

Appendix "D"



PLANNING, DEVELOPMENT
AND LEGISLATIVE SERVICES
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Shilling Yip (226) 753-1064 (C)
File: C14-60/2/22004

May 11, 2022

Tim Seyler, MCIP. RPP
Planner
DSD – Planning Division
City of Kitchener
200 King Street W.
Kitchener, ON N2G 4G7

Dear Mr. Seyler:

**Re: ZBA 22/004/B/ES and
Plan of Subdivision 30T-08206
Mattamy Homes
1525 Bleams Road
CITY OF KITCHENER**

Region staff has reviewed the above-noted applications and provides the following comments for your consideration at this time. The subject property contains a decommissioned pumping station. The lands are zoned Agriculture One (A-1). The Applicant is proposing to demolish the existing building and create 6 residential lots, which are proposed to be developed in conjunction with the Mattamy South Estates subdivision, file 30T-08206. To facilitate this development, the Applicant has requested that the zoning be changed to Residential Six (R-6) with special regulation provisions 671R, 672R, 673R and 674R which align with the zoning for the existing subdivision, and would be the same zoning as the adjacent residential lots.

Proposed modifications to the plan and conditions of draft approval for Plan of Subdivision 30T-08206 to include the subject lands are also proposed.

Water Services

The applicant should be made aware that no connection to the regional watermain on Bleams Road will be permitted.

Corridor Planning

Regional Road Dedication

The subject property had direct frontage with Regional Road 56 (Bleams Road). Bleams Road has a designated road width of 30.480m (100ft) in accordance with Schedule 'A' in the Regional Official Plan (ROP). The existing Bleams Road right of way width in this area is slightly deficient versus the designated road width. As such, a road widening dedication measuring 1.76m will be required. The road widening dedication width is the same as the requirement for the adjacent Plan of Subdivision 30T-08206.

This section of Bleams Road is proposed for major reconstruction in 2024-2025, and additional land dedication for the subject property may be required in association with that project. This will be reflected in the conditions of draft approval for the subdivision.

Access Permit/TIS/Access Regulation

The subject property currently obtains vehicular access to Bleams Road via a single full movement access location. As the subject property will be re-developed for residential lots in association with the adjacent subdivision, vehicular access for the lots will be provided by the new municipal road (Hiland Trail). A Regional Road Access Permit application (<https://forms.regionofwaterloo.ca/Planning-and-Economic-Development/Close-an-Access-Access-Permit-Application>) will be required for the closure of the existing access for the pumping station. There is no fee associated with the closure application.

The formal closure of the physical access does not need to occur until the pumping station is decommissioned. Please remain in contact with Region of Waterloo Design & Construction staff as the removal of the access within the Bleams Road right of way may be completed in association with the future Bleams Road reconstruction.

Stormwater Management & Site Grading

The future grading and servicing for the subject property has been incorporated in the adjacent subdivision. A stormwater management report and detailed civil engineering submission completed by Stantec on behalf of Mattamy Homes have been submitted to the Region of Waterloo for review and approval. The future grading and servicing for the subject property must follow the final Region of Waterloo approved set of plans.

Environmental Noise

The subject property has been included in a previous Environmental Noise Study, "Noise Feasibility Study, Proposed Residential Development, South Estates, Kitchener, ON" (HGC, February 26, 2021). Implementation of the study recommendations shall be secured through the upcoming modifications to Stage 2 of the plan of subdivision to include the subject lands.

Other

As noted above, this section of Bleams Road has been identified in the Region's 10-Year Transportation Capital Program for reconstruction in 2023-2024. The project is

currently going through the Environmental Assessment stage of development. For more information regarding the road reconstruction project please connect with the Region of Waterloo Engage website (<https://www.engagewr.ca/bleams-rd>).

Source Water Protection

Hydrogeology and Water Program (HWP) staff requests that the developer enter into an agreement to complete a Salt Management Plan (SMP) should multiple residential uses be proposed, to the satisfaction of the Region, at Site Plan control.

As part of the SMP, HWP would encourage the proponent to incorporate design considerations with respect to salt management, including:

- Ensure the cold weather stormwater flows are considered in the site design. Consideration should be given to minimize the transport of meltwater across the parking lots or driveway. This also has the potential to decrease the formation of ice and thereby the need for de-icing.
- Directing downspouts towards pervious (i.e. grassy) surfaces to prevent runoff from freezing on parking lots and walkways.
- Locating snow storage areas on impervious (i.e. paved) surfaces.
- Locating snow storage areas in close proximity to catchbasins.
- Using winter maintenance contractors that are Smart About Salt™ certified.
- Using alternative de-icers (i.e. pickled sand) in favour of road salt.

The proponent is eligible for the certification under the Smart About Salt™ program for this property. Completion of the SMP is one part of the program. To learn more about the program and to find accredited contractors please refer to:

<http://smartaboutsalt.com/>. Benefits of designation under the program include cost savings through more efficient use of salt, safe winter conditions by preventing the formation of ice, and potential reductions of insurance premiums.

Based on the modifications the plan of subdivision at this time, lots for single-detached dwellings fronting on a municipal street are proposed, therefore a SMP will not be required.

Record of Site Condition

A Record of Site Condition (RSC) is required according to the guideline as the former pumping station would be considered a high threat according to the Region's database. Note that an RSC would also likely be required according to O. Reg. 153/04 due to the proposed change in use from industrial to residential.

As discussed with yourself and Mattamy Homes, the RSC can be addressed through a holding provision in the proposed zoning amendment, or alternatively through a future condition of draft approval for the subdivision. The latter approach is acceptable to Region staff, and has been included as new Region draft approval No. 25 attached.

Archaeology

A portion of the subject property at 1525 Bleams Road appears to not have been included in the 2008 Archaeological Assessment for the Plan of Subdivision (30T-08206), further this portion continues to possess the potential for the recovery of archaeological resources due to the proximity to a watercourse, proximity to known Registered Archaeological Sites, proximity to historically mapped structures, its location upon a landform associated with the habitation of early people in the area, and its location along an historic road. Due to the small size of the site and the existing disturbance from underground infrastructure, the Region will not be requesting an Archaeological Assessment. The applicant, however, should be made aware that:

- If archaeological resources are discovered during future development or site alteration of the subject property, the applicant will need to immediately cease alteration/development and contact the Ministry of Heritage, Sport, Tourism and Culture Industries. If it is determined that additional investigation and reporting of the archaeological resources is needed, a licensed archaeologist will be required to conduct this field work in compliance with S. 48(a) of the Ontario Heritage Act; and/or,
- If human remains/or a grave site is discovered during development or site alteration of the subject property, the applicant will need to immediately cease alteration and must contact the proper authorities (police or coroner) and the Registrar at the Bereavement Authority of Ontario in Compliance with the Funeral, Burial and Cremation Services Act, 2002 S. 96 and associated Regulations.

Housing

General

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.

Staff recommend considering other ways of providing a mix of housing types on the site, such as secondary dwelling units within or accessory to the proposed single detached dwellings.

Affordability

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	\$368,000
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	\$487,637

*Based on the most recent information available from the PPS Housing Tables (2020).

In order for an owned unit to be deemed affordable, the maximum affordable house price is \$368,000.

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	\$1,420
A unit for which the rent is at or below the average market rent (AMR) in the regional market area	Bachelor: \$863 1-Bedroom: \$1,076 2-Bedroom: \$1,295 3-Bedroom: \$1,359 4+ Bedroom: \$1,359

*Based on the most recent information available from the PPS Housing Tables (2020)

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.

Please do not hesitate to contact Judy Maan Miedema by email at JMaanMiedema@regionofwaterloo.ca should you have any questions or wish to discuss in more detail.

Modifications to Plan and Conditions of Draft Approval 30T-08206

Staff has reviewed the proposed modifications to the plan (dated November 3, 2021) and conditions of draft approval to include the subject lands which show 4 lots for single-detached dwellings, 3 future development blocks and a road widening block.

Staff has no objection to the proposed modifications subject to the following modifications to the conditions of draft approval attached.

Other

Staff acknowledge the Region's required review fees for of the ZBA and proposed modifications to the plan and conditions of draft approval for plan of subdivision 30T-08206 were received May 11, 2022.

If you have any questions, please feel free to contact me (226) 753-1064 (C).

Yours truly,



Shilling Yip, MCIP, RPP
Principal Planner

Attachment

cc. Brad Trussler / Alex Drung, Mattamy Homes

May 11, 2022

**Subdivision 30T-08206 Stage 2 (Mattamy South Estates)
Proposed Modifications to Conditions of Draft Approval**

Proposed modifications shown with asterisk (*) and in bold.

3. REGIONAL MUNICIPALITY OF WATERLOO CONDITIONS

1. That the plan for final approval may incorporate a lot pattern for all blocks in which single detached, semi-detached and townhouse lots are permitted, at a density not exceeding the density identified in the draft approval conditions.
2. That the owner agrees to stage the development for this subdivision in a manner satisfactory to the Regional Commissioner of Planning, Development and Legislative Services;
3. That the subdivision agreement be registered by the City of Kitchener against the lands to which it applies, and a copy of the registered agreement be forwarded to the Regional Commissioner of Planning, Development and Legislative Services prior to final approval of the subdivision plan;
- 4a. That the owner enters into an Agreement for Servicing with the Regional Municipality of Waterloo to preserve access to municipal water supply and municipal wastewater treatment services prior to final approval or any agreement for the installation of underground services, whichever comes first. Where the owner has already entered into an agreement for the installation of underground servicing with the area municipality, such agreement shall be amended to provide for a Regional Agreement for Servicing prior to registration of any part of the plan. The Regional Commissioner of Transportation and Environmental Services shall advise prior to an Agreement for Servicing that sufficient water supplies and wastewater treatment capacity is available for this plan, or the portion of the plan to be registered;
- 4b. That the owner includes the following statement in all agreements of lease or purchase and sale that may be entered into pursuant to Section 52 of the Planning Act, prior to the registration of this plan:

“The lot, lots, block or blocks which are the subject of this agreement of lease or purchase and sale are not yet registered as a plan of subdivision. The fulfillment of all conditions of draft plan approval, including the commitment of water supply and sewage treatment services thereto by the Region and other authorities, has not yet been completed to permit registration of the plan. Accordingly, the purchaser should be aware that the vendor is making no representation or warranty that the lot, lots, block or blocks which are the subject of this agreement or lease, or

purchase and sale will have all conditions of draft plan approval satisfied, including the availability of servicing until the plan is registered.”

5.
 - a) That prior to final approval, the Owner submit for review and approval a detailed functional servicing report for the entire plan, with such report to assess the need for pressure reducing valves; to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services;
 - b) That prior to final approval, the Owner agrees to submit for review and approval, engineering drawings which include the Kitchener Zone 4 750mm trunk watermain within the hydro-corridor easement and a section of Forestwalk Street; to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services;
 - c) deleted
 - d) deleted
6. Where pressure reducing valves are required in Condition No. 5a) above, the Owner must enter into an agreement with the City of Kitchener to provide for such installation; and to include in all offers to purchase and/or rental agreements, a clause identifying the presence of such water pressure reduction device and advising that it may not be removed by the owner/occupant.
- *7. Deleted.**
8. That prior to final approval, the Owner enter into an agreement with the Regional Municipality of Waterloo to distribute source water protection and winter salt management information with all offers to purchase and/or rental agreements to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services.
9. That prior to final approval, the Owner decommissions any monitoring and private wells (not used for long term monitoring) on the property in accordance with O. Reg. 903 prior to any grading on the property; and furthermore, that the owner enter into an agreement with the City of Kitchener to decommission any long term monitoring wells no longer used for such purposes, all to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services.
10. That prior to final approval of all or any part of this plan of subdivision, the Owner submits an interim and/or final lot grading and drainage plan as deemed necessary by the Region, for review and approval by the Regional Commissioner of Planning, Development and Legislative Services. The lot grading and drainage plan must include existing grades / profiles for Bleams Road and address the Region’s requirements set out in its letter “Regional Transportation Planning Comments”

dated January 15, 2014. Furthermore, the Owner enter into an agreement with the Regional Municipality of Waterloo to secure completion and implementation of the above requirements.

11. That prior to final approval of all or any part of this plan of subdivision, the Owner submits an interim and/or final stormwater management report as deemed necessary by the Region, for review and approval by the Regional Commissioner of Planning, Development and Legislative Services. The interim and/or final stormwater management report must:
 - a) establish water quantity trigger levels and/or infiltration benchmarks, and propose a strategy for mitigating impacts in the event there is a shortfall meeting infiltration targets, consistent with the Water Management Strategy for the Rosenberg Secondary Plan;
 - b) identify the design and location of infiltration facilities; and
 - c) address the Region's requirements set out in its letter "Regional Transportation Planning Comments" dated January 15, 2014.

Furthermore, the Owner enter into an agreement with the Regional Municipality of Waterloo to secure completion and implementation of the above stormwater management requirements.

12. That prior to final approval, or prior to commencement of any construction work within the Bleams Road (Regional Road 56) right-of-way, the Owner enter into an agreement with the Regional Municipality of Waterloo to obtain a Municipal Consent and Work Permit from the Region for such works.
13. That prior to final approval, the Owner submits a boulevard restoration plan for Bleams Road, to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services.
14. Deleted.
- *15. That if required by the Region, the Owner obtains a Regional Road Access Permit to close the existing access on Bleams Road (Regional Road 56).**
- *16. That the Owner upon written request by the Region, or that the plan for final approval (whichever comes first), provide for road widening Block 8 (Stage 2), and any road widening dedication along the Bleams Road frontage identified through the Bleams Road environmental assessment project as deemed necessary by the Region, to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services.**
- *17. Deleted.**

18. Deleted.
- *19. That prior to final approval, the Owner enter into an agreement with the Regional Municipality of Waterloo for the installation of a 1.5 metres high chain link fence along any lot properties fronting Bleams Road (Regional Road 56), to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services.**
- *20. Deleted.**
21. Deleted.
- *22. a)That the Owner enter into an agreement with the Regional Municipality of Waterloo for Lots 1 to 4, Block 5 and Block 6, all inclusive, to provide for the installation of a forced air-ducted heating system suitably sized and designed for the future installation of a central air conditioning system by the occupant.**
- b)That the Owner enter into an agreement with the Regional Municipality of Waterloo for Lots 1 to 4, Block 5 and Block 6, all inclusive, to include the following warning clause in all offers to purchase and/or rental agreements:**
- “Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks.**
- “This dwelling unit has been designed with the provision 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 limits of the Municipality and the Ministry of the Environment, Conservation and Parks.**
23. Previous condition deleted.
- *24. Deleted.**
- *25. That prior to area grading, servicing or final approval of all or any part of the plan of subdivision, the SUBDIVIDER complete a Record of Site Condition (RSC) for all of the lands in Stage 2 accordance with Ontario Regulation 153/04. A copy of the completed RSC, acknowledgement from the Ministry of the Environment, Conservation and Parks, and any other documents (e.g., Environmental Site Assessment reports) completed in support of the RSC must be forwarded to the Regional Commissioner of Planning, Development**

and Legislative Services. The RSC boundaries must exclude any land being dedicated to the Region for road widening purposes.

City of Kitchener
Zoning by-law Amendment Comment Form

Address: 1525 Bleams Road
Owner: Mattamy (South Estates) Ltd.
Application: Zoning By-law Amendment ZBA22/004/B/ES

Comments Of: Parks and Cemeteries
Commenter's Name: Ashley DeWitt
Email: Ashley.dewitt@kitchener.ca
Phone: 519-741-2600 x4182

Date of Comments: March 4, 2022

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

1. Documents Reviewed:

I have reviewed the documentation noted below submitted in support of a ZBA for the creation of 6 residential lots, which are proposed to be added to the Mattamy South Estates (30T-08206) Subdivision through a subdivision modification.

Documents Reviewed:

- Planning Justification Report
- Subdivision Modification Report

2. Site Specific Comments & Issues:

.1 Parkland Dedication

- .1 Parkland Dedication requirements will be taken as cash in lieu of land. Parkland Dedication will be taken at the policy standard rate of 5% of the appraised land value, which is \$9,200 per linear meter of frontage as per the Street Fronting Residential development land class for the new lots. See section 5. Anticipated Fees
- .2 Dedication requirements are subject to the Parkland Dedication Policy current at the time of draft approval of subdivision.
- .3 Should any further revisions be made to the plan, a revised parkland dedication may be required.
- .4 In the event of a discrepancy between the parkland dedication calculation form and this memo, please contact the above-noted Parks & Cemeteries staff for clarification.

.2 Street Trees

- .1 Street Trees relative to the proposed lotting have been accommodated in the Street Tree Master Plan for the South Estates Subdivision.

City of Kitchener
Zoning by-law Amendment Comment Form

3. Comments on Submitted Documents

No Comments

4. Policies, Standards and Resources:

- Parkland Dedication Policy
- Chapter 690 of the current Property Maintenance By-law
- Parks Strategic Plan
- Cycling & Trails Masterplan
- Multi-Use Pathways & Trails Masterplan
- Development Manual

5. Anticipated Fees:

Parkland Dedication

Payment of Parkland Dedication of 5% of the appraised land value, which is \$9,200 per linear meter of frontage as per the Street Fronting Residential development land class for the new lots at the time of draft approval of subdivision modification.

From: Jessica Conroy <jconroy@grandriver.ca>
Sent: Monday, February 28, 2022 10:45 AM
To: Tim Seyler <Tim.Seyler@kitchener.ca>
Subject: [EXTERNAL] ZBA22/004/B/ES (1525 Bleams Road) - GRCA Comment

Good morning,

Grand River Conservation Authority (GRCA) has no objection to the approval of application ZBA22/004/B/ES. The subject property does not contain any watercourses, floodplains, shorelines, wetlands, valley slopes or other environmental features of interest to GRCA. The property is not subject to Ontario Regulation 150/06 and therefore a permission from GRCA is not required.

Sincerely,

Jessica Conroy, MES PI.
Resource Planning Technician
Grand River Conservation Authority

400 Clyde Road, PO Box 729
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Office: 519-621-2763 ext. 2230
Toll-free: 1-866-900-4722
Email: jconroy@grandriver.ca
www.grandriver.ca | [Connect with us on social media](#)

From: Planning <planning@wcdsb.ca>
Sent: Friday, March 4, 2022 5:33 PM
To: Tim Seyler <Tim.Seyler@kitchener.ca>
Subject: [EXTERNAL] RE: Circulation for Comment - Zoning By-law Amendment (1525 Bleams Road)

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).

If you require any further information, please contact me by e-mail at Jordan.Neale@wcdsb.ca.

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