



April 20, 2022

Katie Anderl  
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City of Kitchener  
200 King Street West  
Kitchener ON N2G 4V6  
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**Re: Official Plan Amendment OPA22-004-V-KA  
Zoning Bylaw Amendment ZBA22-006-V-KA  
130-142 Victoria Street South  
1936026 Ontario Inc.**

Dear Ms. Anderl,

The Grand River Conservation Authority (GRCA) staff have reviewed the above-noted application for a 25-storey, mixed-use development.

### **Recommendation**

We have no objections to the application.

### **Documents Reviewed by Staff**

Staff have reviewed the following documents submitted with this application:

- Topographic survey (JD Barnes, June 17, 2021)
- Functional Survey and Grading Plans (WalterFedy, revised February 1, 2022)
- Architectural Package (Core Architects, December 17, 2021)

This submission follows our pre-consultation comments on July 26, 2021.

## **GRCA Comments**

The GRCA has reviewed this application as per our Provincial delegated responsibility to review natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a public body under the Planning Act, and in accordance with Ontario Regulation 150/06, GRCA's Board approved policies, and our MOU with the Region of Waterloo.

The properties are located in the flood fringe portion of a two-zone floodplain policy area. Development may be permitted in the floodplain subject to meeting the requirements set out in the Kitchener Official Plan (OP). The functional grading plan demonstrates the building and underground parking will be floodproofed, and the topographic survey demonstrates that safe access along Victoria Street South and Bramm Street is available.

As part of a subsequent site plan application, the GRCA requests the following details:

- Revising the architectural cross-section plans to show geodetic elevations;
- Demonstration that:
  - Elevator access to the below-grade parking is prevented during flooding;
  - Sump pump facilities are included; and,
  - Electrical and mechanical services are floodproofed.

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This is considered a minor official plan / zoning bylaw amendment. Consistent with GRCA's 2022 approved fee schedule, we will invoice the applicant \$445 for our review. A separate fee will be required for a GRCA permit.

We trust this information is of assistance. If you have any questions or require additional information, please contact me at 519-621-2763 ext. 2292 or [theywood@grandriver.ca](mailto:theywood@grandriver.ca).

Sincerely,



Trevor Heywood  
Resource Planner  
Grand River Conservation Authority

cc: Victor Labreche, IBI Group