

**Date:** September 18, 2017  
**To:** Garrett Stevenson, Planner  
**From:** Natalie Goss, Senior Planner  
**cc:** Brandon Sloan, Manager of Long Range Planning & Policy Planning  
**Subject:** Official Plan Amendment (OP17/003/F/GS) and Zone Change Application (ZC17/010/F/GS) – 507 Frederick Street, 40, 44 and 48 Becker Street

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The Long Range and Policy Planning Section has received the circulation of Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications for the development of the subject lands to accommodate an addition to the existing funeral home and expansion of the existing parking lot. We provide the following comments for your consideration.

### **Official Plan**

The City's new Official Plan was approved in 2014, and some portions are currently under appeal.

### *Urban Structure*

A portion of the subject lands (the portion containing the existing funeral home use) are located within a 'Community Node'. The planned function of 'Community Nodes' is to provide for commercial uses with a mix of residential and institutional uses necessary to support and complete surrounding residential communities (OP policy 3.C.2.31 – in effect). Community Nodes are generally located along existing or planned transit corridors (OP policy 3.C.2.30 – in effect). OP policy 3.C.2.31 (under appeal) states that where the Community Node is located at the intersection of existing or planned transit corridors the primary land use designation of abutting land shall be 'Mixed Use'.

The remainder of the lands is located within a 'Community Area'. The planned function of 'Community Areas' is to provide for residential uses as well as non-residential supporting uses intended to serve the immediate residential area (OP policy 3.C.2.50 – in effect).

To accommodate the proposed development, **an OPA is required to change the urban structure of a portion of these lands from 'Community Area' to 'Community Node'.**

### *Land Use Designation*

The subject lands are designated 'Mixed Use' and 'Low Rise Residential' in the City's Official Plan. The applicant is proposing to change the land use of the subject lands to 'Commercial'. At this time the 'Commercial' land use Official Plan policies remain under appeal.

As mentioned above, where a Community Node is located at the intersection of existing or planned transit corridors the primary land use designation of abutting land shall be 'Mixed Use'. As this property is not located at the intersection of existing/planned transit, and as this property houses what has become a rare use within the City of Kitchener, policy staff do not object to the 'Commercial' land use being proposed.

Additionally, the existing building and proposed addition is located towards the Frederick Street frontage providing massing at the street and providing a buffer between the funeral home and



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residential uses that are to be retained on both Fife Avenue and Ann Street. Policy staff recommends that to ensure that this buffering is maintained, the zoning by-law incorporate appropriate setbacks and landscaped buffer requirements.

Depending on the timing of consideration of the OPA by Council (i.e. should it be before the commercial policies are in effect), the amendment may need to include site specific policies. Policy staff will work with the file planner on the content of the OPA when required.

## **Existing Zoning, Comprehensive Review of the Zoning By-law (CRoZBy) and, Proposed Zone Change**

The City's Comprehensive Review of the Zoning By-law (CRoZBy) project is well underway to update the By-law and implement the new Official Plan within the next several years. As part of the first draft, staff recommended that the portion of the subject properties currently designated 'Mixed Use' be re-designated 'Commercial' and proposed to zone this portion COM-2 (General Commercial). At this time it is anticipated that updated zoning for the 'Low Rise Residential' designated portion of the subject site will be proposed for this site in Winter 2019.

The applicant is proposing to rezone the residential portion of the site to CR-2 with special provisions to establish the front lot line/front yard as Frederick Street and to reduce the minimum floor space ratio to 0.17. Given the proposed COM-2 zoning for a portion of the site, staff recommends that a commercial zone (e.g. C-2) be applied to the site with any necessary modifications to have it comply with the City's Official Plan. The proposed COM-2 zone may provide guidance in this regard.

Should the OPA and ZBA as proposed be approved by Council in advance of the CRoZBy, staff will update the draft zoning of the subject property accordingly.

## **Urban Design**

Staff trusts that the Urban Designer on the file will address detailed design comments and specifications.

## **Summary**

In summary, policy staff agrees that the proposed Official Plan amendment and zone change are generally consistent with the intent of the 'Community Node' policies of the Official Plan. As the properties are not located at the intersection of existing/planned transit, an alternative land use for these lands can be supported. Additionally, policy staff agrees that a 'Commercial' land use to recognize and provide for expansions of the existing funeral home (with appropriate buffering) are appropriate as this is becoming a unique use within the City of Kitchener.

Please let us know if you have any questions pertaining to these comments.

  
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Natalie Goss, MA, MCIP, RPP  
Senior Planner  
P: 519-741-2200 ext. 7067  
E: [natalie.goss@kitchener.ca](mailto:natalie.goss@kitchener.ca)

**Date:** August 25, 2017  
**To:** Garrett Stevenson  
**From:** Niall Melanson  
**cc:** Linda Cooper  
**Subject:** Zone Change Application: ZC17/010/F/GS  
Official Plan Amendment: OP17/003/F/GS  
Site Address: 507 Frederick Street and 40, 44 & 48 Becker Street  
Project Description: Consolidation of 40, 44 & 48 Becker Street with 507 Frederick Street along with the closing and purchase of Becker Street north of Fife Avenue.  
Owner: Henry Walser Funeral Homes, Ltd, Leeann Marie Walser, Henry James Walser and 2544770 Ontario Inc.

**For Approval of Zone Change and Official Plan Amendment:**

The following documentation was requested for review by Engineering (Received June 29, 2017):

- 1.) A Functional Servicing plan showing outlets to the municipal servicing system along with the storm and sanitary design sheets are required to the satisfaction of the Engineering Division. The sanitary zoned and actual peak flow must also be submitted to the Engineering Division to run the sanitary capacity modeling. The City of Kitchener will use this information to determine if there are any downstream issues. If the capacity analysis determines that the pipes will need to be upgraded to support the development, then these upgrades will be rolled into the development costs. Further studies will be required at the time of development to determine the approximate length of sanitary sewers that will need to be upgraded to accommodate the above developments. **Please note that a Preliminary Servicing Strategy Brief prepared by Meritech Engineering (June 21, 2017) has been received and the following comments have been provided:**
  - a. Provide sanitary and storm sewer design sheets. Please note that design sheets should reflect City of Kitchener values.
  - b. Cash in Lieu for quality control should be revised to reflect the area of 40, 44 & 48 Becker Street as well as all area included in the Becker Street right-of-way to be purchased by the owner. The 2017 rates are \$96,670/ha. Alternatively, retention of 25mm of rain could be provided for the new lands in which case Cash in Lieu would not be required. Please note that 12.5mm of retention would still be required for the existing lands.
  - c. The Preliminary Servicing Drawing shows that private storm sewers and structures will be installed on the proposed City of Kitchener servicing easement on Becker Street. Permanent storm structures should be limited in the easement.
  - d. Overland flow routs are acceptable.
  - e. Based on the total proposed site area (1.47 ha) a total volume for infiltration for retention should be 183.75m<sup>3</sup>. Furthermore, it is expected that the entire site contribute to retention, not just the roof water, in order to achieve retention targets. It should be noted that infiltration is just one method of retention. Evapotranspiration or rain water re-use are other methods that can be counted towards achieving retention targets.

- 2.) A Water Distribution Report is required to the satisfaction of the Engineering Division in consultation with Kitchener Utilities and the Region of Waterloo. **Please note that a Preliminary Water Distribution Letter prepared by Meritech Engineering (June 21, 2017) has been received and the following comments have been provided:**
  - a. Kitchener Utilities has confirmed that the 150mm diameter watermain currently feeding the site is accurate.
  - b. Kitchener Utilities has requested that a flow test from the nearest hydrants be completed in order to confirm existing flows and pressure.
- 3.) After initial review of the Preliminary Stormwater Management Plan the City notes that the incorrect IDF parameters have been used.

**For the Becker Street Road Closure:**

- 1.) A properly sized servicing easement in favour of The City of Kitchener will be required over the existing municipal infrastructure, the sanitary forcemain and sewer, the storm sewer and the watermain, that is a minimum of 5.0m wide or twice the depth, whichever is the larger. Permanent structures should be limited to storm servicing as required.
- 2.) A properly sized access easement in favour of 8 Fife Avenue will be required in order to provide access to the existing detached garage off of Becker Street.
- 3.) Engineering requests a copy of the Record of Site Condition.

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Niall Melanson, C.E.T.  
Project Manager

S:\General\03-06-002 Site Plan Files\Site Plans\507 Frederick St\2017\507 Frederick Street - ZC & OPA Engineering Submission Comments.doc



## Garett Stevenson

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**From:** Niall Melanson  
**Sent:** Friday, May 7, 2021 9:18 AM  
**To:** 'Christopher Togerez'; Angela Mick  
**Cc:** Shailesh Shah; Garrett Stevenson; Steve Head  
**Subject:** RE: 507 Frederick St - Servicing JQ2312

Good morning Chris

Thank you for the email. Ang will be able to work with your requested 150mm diameter service request. As for your FSR, please submit it as is (once complete). I will work internally with Shailesh, who is the Engineering's liaison from the City on the HWY 7 project, to confirm what the MTO plans are and then relay that information back to you as we move forward.

I hope this helps and please let me know if you have any questions.

Thanks

**Niall Melanson, C.E.T.**

Engineering Technologist | Development Engineering | City of Kitchener  
519-741-2200 Ext. 7133 | TTY 1-866-969-9994 | niall.melanson@kitchener.ca

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**From:** Christopher Togerez <christophert@meritech.ca>  
**Sent:** Thursday, May 06, 2021 11:27 PM  
**To:** Niall Melanson <Niall.Melanson@kitchener.ca>; Angela Mick <Angela.Mick@kitchener.ca>  
**Cc:** Shailesh Shah <Shailesh.Shah@kitchener.ca>; Garrett Stevenson <Garrett.Stevenson@kitchener.ca>; Steve Head <steveh@meritech.ca>  
**Subject:** [EXTERNAL] RE: 507 Frederick St - Servicing JQ2312

Good day Niall and Angela,

We are working on finalizing revisions to the FSR in accordance with an email from February, where we heard that "the MTO project to raise Frederick Street and relocate the existing services on Becker Street into Fife Ave and Ann St is on hold". As such, our report and figures are going to show some additional storm structures, but leaving the forcemain, watermain, and storm/sanitary sewers in Becker Street as-is (for now!).

I see a different story in the drawing snip below – is this a future condition that I don't need to concern myself with, or is additional coordination / understanding needed before we re-issue the FSR for the planned building expansion for your review and approval? The snippet below shows, for example, some new sanitary sewers on Becker Street that actually aren't required.

In regards to the size of the new water service: because the details of the future addition aren't known yet, I am assuming that there's some chance that at least a part of the proposed expansion could be sprinklered. Thus, I would request a 150mm water service.

Thanks for your assistance,  
Chris

**From:** Niall Melanson <[Niall.Melanson@kitchener.ca](mailto:Niall.Melanson@kitchener.ca)>  
**Sent:** Wednesday, May 5, 2021 8:52 AM  
**To:** Christopher Togeretz <[christophert@meritech.ca](mailto:christophert@meritech.ca)>  
**Cc:** Angela Mick <[Angela.Mick@kitchener.ca](mailto:Angela.Mick@kitchener.ca)>; Shailesh Shah <[Shailesh.Shah@kitchener.ca](mailto:Shailesh.Shah@kitchener.ca)>; Garrett Stevenson <[Garrett.Stevenson@kitchener.ca](mailto:Garrett.Stevenson@kitchener.ca)>  
**Subject:** FW: 507 Frederick St - Servicing

Good morning Chris

Can you please review the below email chain and advise of the size of the proposed new water service? Also, were you looking to relocate other services?

Thanks

**Niall Melanson, C.E.T.**

Engineering Technologist | Development Engineering | City of Kitchener  
519-741-2200 Ext. 7133 | TTY 1-866-969-9994 | [niall.melanson@kitchener.ca](mailto:niall.melanson@kitchener.ca)

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**From:** Angela Mick <[Angela.Mick@kitchener.ca](mailto:Angela.Mick@kitchener.ca)>  
**Sent:** Tuesday, May 04, 2021 3:50 PM  
**To:** Niall Melanson <[Niall.Melanson@kitchener.ca](mailto:Niall.Melanson@kitchener.ca)>  
**Cc:** Steve Allen <[Steve.Allen@kitchener.ca](mailto:Steve.Allen@kitchener.ca)>; Shailesh Shah <[Shailesh.Shah@kitchener.ca](mailto:Shailesh.Shah@kitchener.ca)>  
**Subject:** RE: 507 Frederick St - Servicing

Yes please.

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**From:** Niall Melanson <[Niall.Melanson@kitchener.ca](mailto:Niall.Melanson@kitchener.ca)>  
**Sent:** Tuesday, May 4, 2021 3:43 PM  
**To:** Angela Mick <[Angela.Mick@kitchener.ca](mailto:Angela.Mick@kitchener.ca)>  
**Cc:** Steve Allen <[Steve.Allen@kitchener.ca](mailto:Steve.Allen@kitchener.ca)>; Shailesh Shah <[Shailesh.Shah@kitchener.ca](mailto:Shailesh.Shah@kitchener.ca)>  
**Subject:** RE: 507 Frederick St - Servicing

Hey Ang

We received the attached in 2020 and it does not show the proposed size of the new service. Would you like me to follow up with Meritech?

**Niall Melanson, C.E.T.**

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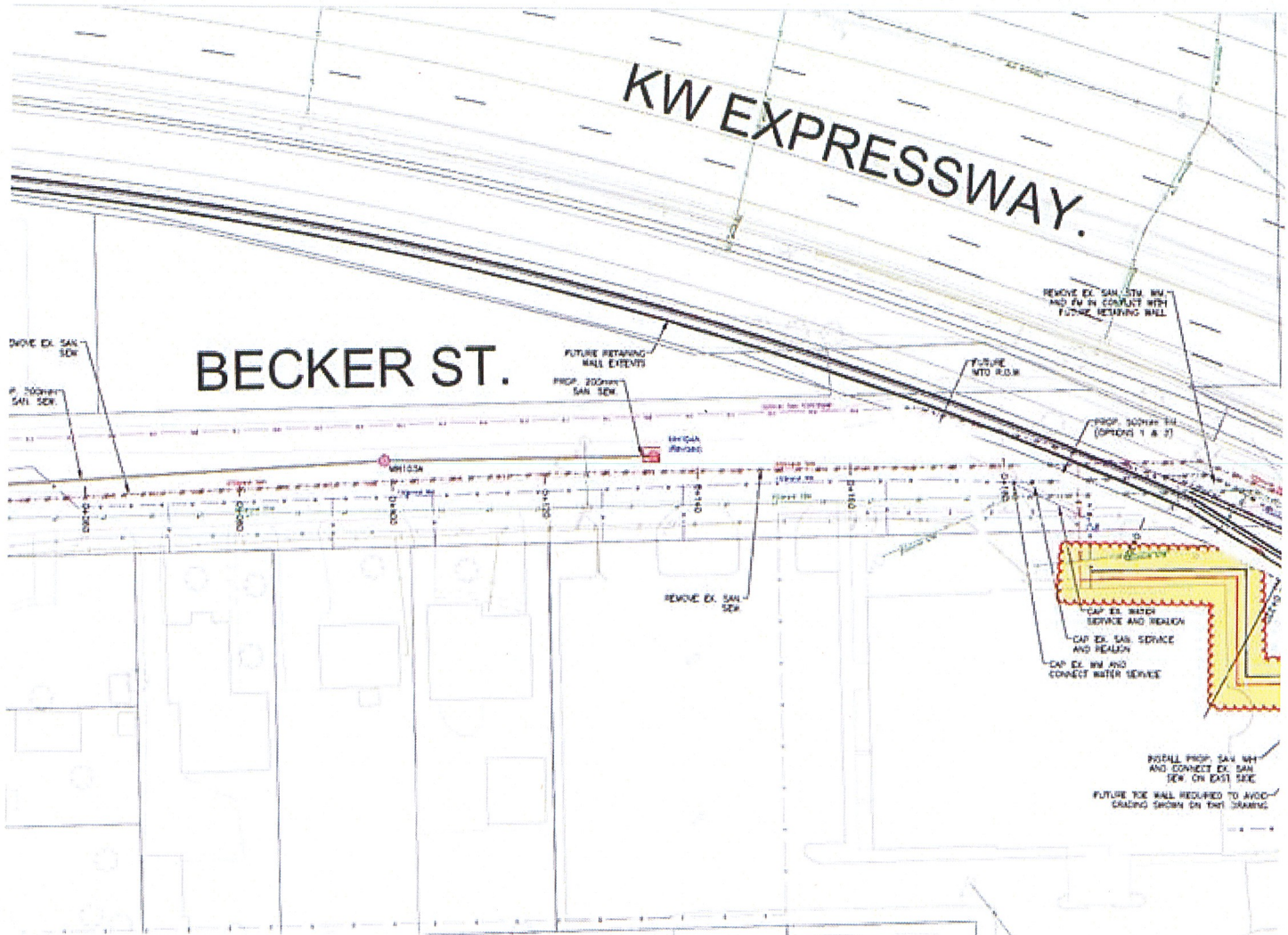
**From:** Angela Mick <[Angela.Mick@kitchener.ca](mailto:Angela.Mick@kitchener.ca)>  
**Sent:** Tuesday, May 04, 2021 3:08 PM  
**To:** Niall Melanson <[Niall.Melanson@kitchener.ca](mailto:Niall.Melanson@kitchener.ca)>  
**Cc:** Steve Allen <[Steve.Allen@kitchener.ca](mailto:Steve.Allen@kitchener.ca)>  
**Subject:** 507 Frederick St



Hi Niall,

We are meeting with the MTO about relocations for the Frederick St Bridge. They are cutting off the watermain on Becker and relocating the service to Frederick St for the funeral home. We had some communication about the FSR back in February but does the consultant know what size of service they need and if they want it at the same location? The MTO will just replace with the same size. This work may start this summer.

Angela



Regards,

**Angela Mick, P.Eng** (she/her pronouns)

Manager – Quality Management and Water Programs | Kitchener Utilities | City of Kitchener  
519-741-2600 x 4408 | TTY 1-866-969-9994 | [angela.mick@kitchener.ca](mailto:angela.mick@kitchener.ca)



**Garett Stevenson**

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**From:** Niall Melanson  
**Sent:** Friday, September 23, 2022 10:27 AM  
**To:** Garett Stevenson  
**Cc:** Katie Anderl; Angela Mick  
**Subject:** 507 Frederick St & 40-48 / 61-63 Becker Street, ZC17/010/F/GS

Good morning Garett

Please be advised that Engineering and Kitchener Utilities can provide our clearance for zone change. Please let me know if you have any questions.

Thanks

**Niall Melanson, C.E.T.**

Engineering Technologist | Development Engineering | City of Kitchener  
519-741-2200 Ext. 7133 | TTY 1-866-969-9994 | [niall.melanson@kitchener.ca](mailto:niall.melanson@kitchener.ca)





# Internal Memo

## Community Services Department

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Date: September 6, 2017

To: Garrett Stevenson, Planner

From: Lenore Ross, Urban Designer

Subject: Comments OP17/003/F/GS and ZC17/010/F/GS  
507 Frederick St., 40, 44 & 48 Becker St.  
Henry Walser Funeral Home Ltd, Leeann Marie Walser, Henry James Walser & 2544770 Ontario Inc.  
Walser Funeral Home expansion

### PROPOSAL

The application proposes to change the land use designation of all the above-noted properties to Commercial and to change to the zoning to Commercial Residential Two (CR-2) with Special Use Provision 268U. The proposed change to the land use designation and zoning regulations are requested to accommodate an addition to the existing funeral home, as well as an expansion to the existing parking lot. The existing funeral home is 1519 square metres and has a parking lot with 113 parking spaces. The proposed addition is 998 square metres and the plans shows 84 new additional parking spaces, for a total of 197 parking spaces.

### General information

Within the City's approved Official Plan there are numerous sections that are relevant including Part C, Section 11 Urban Design.

[http://www.kitchener.ca/en/insidecityhall/resources/Planning/New-OP/PLAN\\_New-Official-Plan---CONSOLIDATED-Version-Modifications-Deferrals--Appeals.pdf](http://www.kitchener.ca/en/insidecityhall/resources/Planning/New-OP/PLAN_New-Official-Plan---CONSOLIDATED-Version-Modifications-Deferrals--Appeals.pdf)

A link to the City of Kitchener Urban Design Manual – UDM - is provided. Please be aware that over the next year this document will be updated to reflect Official Plan policies and new standards of best practice. <http://www.kitchener.ca/en/insidecityhall/urban-design-manual.asp>

**Part A** of the Manual provides further urban design and built form objectives. **Part B** of the Manual contains Design Briefs which outline specific requirements related to particular geographic areas or land uses. **Part C** of the Manual contains City standards for many site development requirements and these should be accurately reflected in the proposal: parking stall dimensions; aisle widths; sidewalk dimensions; planting rates; landscape plan details; dark-sky luminaire compliance and photometric details.

### Comments

- the circulation letter (paragraph - Closure of Becker Street north of Fife Ave) and Planning Justification Report both note that a pedestrian connection will be provided through the proposed parking area from Fife Avenue to Frederick Street; the preliminary development concept does not incorporate a complete connection and this is required and should be explicitly noted as part of the PJR.



# Internal Memo

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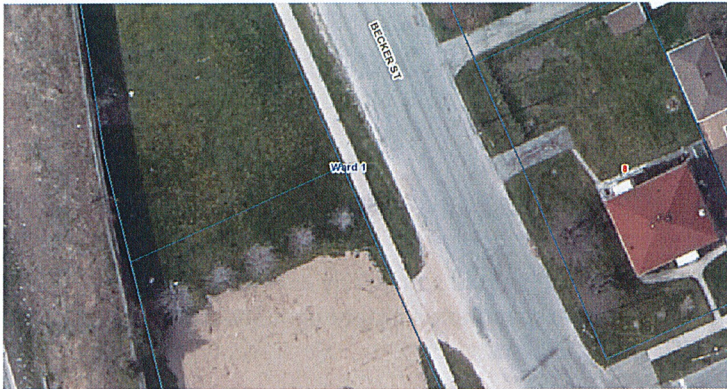
[www.kitchener.ca](http://www.kitchener.ca)

- the City should ensure that the easement obtained for servicing includes provisions for pedestrian access over the required sidewalk on the subject lands between Fife Avenue and Frederick Street
- the preliminary renderings provided in the Planning Justification Report seem to show a second story or mezzanine over a portion of the building – floor plans should be provided and GFA should be confirmed
- The proposed preliminary development concept requires revisions prior to the submission of a formal site plan application including the provision of the following:
  - explanation of courtyard? or recessed entry ? between existing building and proposed addition
  - a complete pedestrian connection from Fife Avenue to Frederick Street;
  - pedestrian connections in an alternate material through the drive aisles;
  - adequate drive aisle dimensions;
  - additional landscaped space along eastern and southern fence lines to accommodate the 'enhanced landscaping' that is contemplated in Section 8 of the Planning Justification Report;
  - landscaped islands *within* the parking areas;
  - barrier-free parking to City standards;
  - barrier free parking spaces ramped flush with the adjacent curb;
  - adequate planting space and required landscaping along new exterior property lines
  - confirmation of the extent of curbing and required driveway opening on both sides of the former Becker St right of way;
  - confirmation of an alternate site layout that accommodates required garbage storage, adequate parking and required vehicle movement *outside* of MTO limits;
  - required easements should be shown on the site plan;
  - the preliminary renderings provided in the Planning Justification Report seem to show a second story or mezzanine over a portion of the building – floor plans should be provided and GFA should be confirmed

Tree Management Plan – GSP drawing L0.0 dated July 19 2017 – revisions will be required

- Additional trees on-site and on adjacent lands should be illustrated on the Tree Management Plan e.g. trees near existing building and proposed expansion; trees on 8 Fife Avenue; dripline of trees on adjacent properties
- Trees #1-5 are incorrectly located on the subject property; they should be shown accurately on adjacent lands and fully protected.





- The tree management plan should identify all existing trees to be retained, relocated and removed and the tree management methods to be employed to protect any existing trees during construction in accordance with the City's Tree Management Policy. This plan should also identify all trees located on adjacent properties, where the dripline encroaches onto the subject property, in order to ensure that these trees are not directly impacted by any proposed grading.
- Written permission for removal of or impact to trees in joint ownership along property lines is required
- There are numerous trees immediately adjacent to the site that must be adequately protected throughout demolition, grading and construction; the driplines of these trees may impact the limit of development for these lots.
- The tree management plan should accurately show the driplines of the trees; identify the species, condition of the tree, impact of development on the tree and show the existing and proposed grades.
- The methods for protection must be clearly identified and accurately shown on the plan.
- An assessment of the value of the vegetation proposed for removal is required and compensation plantings to that value should be provided beyond UDM base standards through the Landscape Plan that will be required as part of final Site Plan approval

**The following conditions will likely be required for Final Site Plan Approval:**

**A Landscape Plan is required - please see UDM Part C, Section 15**

- Please locate both ground supported and portable signs within the landscape and note on the plan. Portable signage requires screening as detailed in the Urban Design Guidelines.
- Please see City of Kitchener fence and sign bylaws for requirements
- landscape screening should be provided for ground-based HVAC, generators and equipment
- additional landscaped space along eastern and southern fence lines should be provided to accommodate the 'enhanced landscaping' that is contemplated in Section 8 of the Planning Justification Report
- landscaped islands *within* the parking areas should be provided
- landscaping along new exterior lot lines is required
- bicycle racks should be provided to 10% of required parking on a hard surface and in a location with good natural oversight





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**A copy of the Grading Plan must be submitted with the Landscape Plan**

**Irrigation Plans are required** - please see UDM Part C, Section 15

**A Lighting Plan is required** - please see UDM Part C, Section 4

- There are existing flood lights on the Frederick Street frontage that should be replaced with downlights on the building
- New parking lot lighting is required to City standards and should sensitively accommodate the adjacent residential properties. Low height poles, timers, and appropriate light spectrum use should be employed in the updated lighting plans

**Building Elevations, floor plans and a 3-D Massing Model/images are required**

- Black line drawings or full colour renderings specifying all materials and colours are required.
- All HVAC should be fully screened from public views
- the preliminary renderings provided in the Planning Justification Report seem to show a second story or mezzanine over a portion of the building – floor plans should be provided and GFA should be confirmed

**Cost Estimate and Letter of Credit (LOC)**

- A cost estimate for all required on-site development works will be required in standard City format
- A Letter of Credit for 50% of the approved Cost Estimate will be required
- The developer should contact City Legal Services 519.741.2200 x 7858 **in advance of obtaining their Letter of Credit**, in order to have the DBRS rating checked and pre-cleared.
- Certification of the completed site works will be required

**Plan Review Fees**

- Plan review fees will be required at the rate of 5% of the approved cost estimate.

**A Fire Route Plan is required**

Contact Jeff Wildfang [jeff.wildfang@kitchener.ca](mailto:jeff.wildfang@kitchener.ca) 519.741.2200 x 5515 or Greg Reitzel for information and approval [greg.reitzel@kitchener.ca](mailto:greg.reitzel@kitchener.ca) 519.741.2200 x 5510



**City of Kitchener  
Comment Form**

**Project Address:** 507 Frederick St

**File Number:** OP17/003/F/GS and ZC17/010/F/GS – revised land area and inclusion of Crematorium

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Comments Of: Urban Design

Commenter's Name: Lenore Ross

Email: Lenore.ross@kitchener.ca

Phone: 519-741-2200 ext 7427

Date of Comments: October 5 2020

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**Original Proposal**

The Official Plan Amendment application, an initially submitted, proposed to change the land use designation of all the above-noted properties to Commercial and to change to the zoning to Commercial Residential Two (CR-2) with Special Use Provision 268U. An addition to the existing funeral home was proposed to the rear of the existing building. The closure of Becker Street was also proposed.

**Revised Proposal**

The revised development concept also shows an addition to the existing building and 128 parking spaces. The building is now proposed to include a cremation tribute centre. The Owner has indicated that they would like to install a Facultative FT-III cremator that exceeds the requirements of the Ministry of the Environment, Conservation, and Parks (MECP).

Becker Street is no longer proposed to be part of the redevelopment proposal and will remain in City ownership.

**1. Site Specific Comments:**

1. The Land Use Compatibility Study prepared by Trinity Consultants Ontario Inc. indicates that the proposed cremators are compatible *because* they will meet required Provincial regulations. Meeting minimum environmental regulations is not the sole test of compatibility and the minimum distance separations indicated by the Ontario Ministry of the Environment, Conservation and Parks between sensitive land uses and the proposed cremators will not be achieved even if separation distances are measured between the emissions exhaust stack and adjacent sensitive use property lines.
2. The proposed site layout still shows a very narrow landscape buffer along the eastern property line and this should be increased to provide a minimum of 1.5m to allow for not only the required 1.8m visual barrier but also landscape plantings composed of high canopy trees.

3. Pedestrian connections from Becker Street and the off-property parking area should be included and shown correctly. The existing sidewalk is on the west side of Becker St and is shown on the proposed plan on the east
4. The required 3m setback between the Becker St right of way and parking is not provided and the drawing should be revised to allow for the required landscape buffer
5. The off-property parking area also does not illustrate the required 3m setback between the Becker St right of way and parking spaces and the drawing should be revised to allow for the required landscape buffer. The existing pavement surrounding this area will need to be removed and the land restored to allow for perimeter plantings of large canopy trees.

☐ I have no concerns with the proposed Site Plan.

2. To support this revised concept the following are required:

☒ Updated site layout addressing above comments

☒ **An updated Tree Management Plan and Arborist's Report (A2) is required to support the revised site design and to update original tree information provided almost four years ago.**

Please see UDM Part C, Section 13 and [www.kitchener.ca/treemanagement](http://www.kitchener.ca/treemanagement) for detailed submission requirements.

- The tree management plan should identify all existing trees to be retained, relocated and removed and the tree management methods to be employed to protect any existing trees during construction in accordance with the City's Tree Management Policy. This plan should also identify all trees located on adjacent properties, where the dripline encroaches onto the subject property, in order to ensure that these trees are not directly impacted by any proposed grading.
- Written permission for removal of or impact to trees in joint ownership along property lines is required
- There are several City trees on the boulevard along Ann Street and these tree should be adequately protected during demolition and construction. If removal of these trees is necessary, please contact Lindsay Button at [Lindsay.Button@kitchener.ca](mailto:Lindsay.Button@kitchener.ca) 519.741.2600 x 4181. Protection and/or compensation may be required.
- There are numerous trees on adjacent properties that must be adequately protected throughout demolition, grading and construction; the driplines of these trees may impact the limit of development for the subject property.
- The tree management plan should accurately show the driplines of the trees; identify the species, condition of the tree, impact of development on the tree and show the existing and proposed grades.
- The methods for protection must be clearly identified and accurately shown on the plan.
- **An assessment of the value of the vegetation proposed for removal is required and compensation plantings to that value should be provided beyond UDM base standards through the Landscape Plan that will be required as part of final Site Plan approval**



## Garett Stevenson

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**From:** Carrie Musselman  
**Sent:** Wednesday, October 7, 2020 11:45 AM  
**To:** Garett Stevenson  
**Cc:** Lenore Ross  
**Subject:** RE: Circulation for Comment - OPA/ZBA (507 Frederick Street, 40, 44, & 48 Becker Street)

Hi Garett,

As commented previously, Environmental Planning can generally support this application.

We have reviewed the properties and there are no natural heritage features of local, Regional, Provincial or Federal significance on or adjacent to them. I can advise that the GRCA does not regulate any areas on or adjacent to the subject properties. However, there are some trees on and adjacent to the properties. Therefore, Environmental Planning (OPA/ZBA) and Urban Design (SP) will require a study to meet the requirements of the Council-adopted Tree Management Policy. A Tree Preservation/Enhancement Plan as per the City's Tree Management Policy should be submitted in support of / at the time of the OPA/ZBA application.

I do see that you've listed a Tree Management Plan was submitted as supporting information with the original application. I can't find the plan or my or the urban designers' comments on it and so I don't know if we would support it or the current development concept. Can you please send me a copy of the Tree Management Plan? I'll do my best to review/comment on it this week.

Regards,

**Carrie Musselman, 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)

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**From:** Christine Kompter <[Christine.Kompter@kitchener.ca](mailto:Christine.Kompter@kitchener.ca)>  
**Sent:** Wednesday, September 16, 2020 3:57 PM  
**To:** Robert Morgan <[Robert.Morgan@kitchener.ca](mailto:Robert.Morgan@kitchener.ca)>; Barry Cronkite <[Barry.Cronkite@kitchener.ca](mailto:Barry.Cronkite@kitchener.ca)>; MTO - Allan Hodgins ([allan.hodgins@ontario.ca](mailto:allan.hodgins@ontario.ca)) <[allan.hodgins@ontario.ca](mailto:allan.hodgins@ontario.ca)>; MTO - Bonnie Baker <[Bonnie.L.Baker@ontario.ca](mailto:Bonnie.L.Baker@ontario.ca)>; 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)>; GRCA - Planning ([planning@grandriver.ca](mailto:planning@grandriver.ca)) <[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)>; MTO - Allan Hodgins ([allan.hodgins@ontario.ca](mailto:allan.hodgins@ontario.ca)) <[allan.hodgins@ontario.ca](mailto:allan.hodgins@ontario.ca)>; MTO - Bonnie Baker <[Bonnie.L.Baker@ontario.ca](mailto:Bonnie.L.Baker@ontario.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>

**Cc:** Garrett Stevenson <Garrett.Stevenson@kitchener.ca>

**Subject:** Circulation for Comment - OPA/ZBA (507 Frederick Street, 40, 44, & 48 Becker Street)

Please see attached. Comments or questions should be directed to **Garrett Stevenson**, 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)





## Garett Stevenson

---

**From:** Michelle Drake  
**Sent:** Friday, August 18, 2017 9:08 AM  
**To:** Garrett Stevenson  
**Subject:** FW: Circulation for Comment - Official Plan Amendment & Zone Change (507 Frederick Street & 40-48 Becker Street)  
**Attachments:** Walser OPA ZC Agency Circ Package.pdf

No heritage planning concerns.

Michelle

### Michelle Drake, MAES, MCIP, RPP

Senior Heritage & Policy Planner | Planning Division | City of Kitchener  
519-741-2200 ext. 7839 | TTY 1-866-969-9994 | [michelle.drake@kitchener.ca](mailto:michelle.drake@kitchener.ca)



---

**From:** Christine Kompter  
**Sent:** Thursday, August 17, 2017 1:35 PM  
**To:** Barry Cronkite; Bell - c/o MMM Group Limited; Carol Bacon; Cynthia Fletcher; Dan Ritz; Danny Pimentel; Dave Seller; Feds; GRCA - Trisha Hughes ([thughes@grandriver.ca](mailto:thughes@grandriver.ca)); Greg Reitzel; Hydro One - Dennis DeRango ([landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com)); Jeff Wildfang; Joyce Evans; Karen Leasa; K-W Hydro - Greig Cameron; Larry Tansley; Linda Cooper; Mark Parris; Mayor's Office - Admin; Michael May; Mike Seiling; MTO - John Morrissey ([john.morrissey@ontario.ca](mailto:john.morrissey@ontario.ca)); Ontario Power Generation; Region - Amanda Kutler; Region - Blair Allen; Region - Brenna MacKinnon; Region - Bruce Erb; Region - Carolyn Crozier; Region - Joginder Bhatia; Region - Richard Parent; Region - Shilling Yip; Rita Delaney; Robert Morgan; Tim O'Brien; UW - SA; WCDSB - Lindsay Ford; WCDSB - Manpreet Sian; WCDSB - Virina Elgawly; WRDSB - Shawn Callon; Yvonne Westerveld Cardoso; Alain Pinard; Eric Schneider; Joanne Sutherland; Sandra Santos; Tim Seyler; Andrew Pinnell; Brian Bateman; Catherine Lowery; Craig Dumart; Della Ross; Garrett Stevenson; Julianne vonWesterholt; Katie Anderl; Sheryl Rice Menezes; Adam Clark; Barbara Steiner; Brandon Sloan; Dayna Edwards; Lauren Nelson; Leon Bensason; Michelle Drake; Natalie Goss; Sarah Brown; Sarah Coutu; Tina MaloneWright; Janine Oosterveld; Lenore Ross; Lisa Thompson; Michael Palmer; Sandro Bassanese  
**Subject:** Circulation for Comment - Official Plan Amendment & Zone Change (507 Frederick Street & 40-48 Becker Street)

Please see attached. Comments or questions should be directed to **Garett Stevenson** – Planner (519-741-2200 ext. 7070; [garett.stevenson@kitchener.ca](mailto:garett.stevenson@kitchener.ca)).

Sincerely,

### 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)



## CIRCULATION COMMENT FORM

### Re-Circulation of Amended Applications

Official Plan Amendment OP17/003/F/GS  
Zone Change Application ZC17/010/F/GS  
Henry Walser Funeral Homes Ltd, Leeann Marie Walser, Henry James Walser, &  
2544770 Ontario Inc.  
507 Frederick Street, 40, 44, & 48 Becker Street

If you have NO concerns or comments, please complete and return this form.

If applicable, please return your comments in writing by mail, email, or fax by October 16, 2020.

#### Parks & Cemeteries, Design & Development

Department/Agency

October 16, 2020

Date

Carol Bacon

Name of Representative (please print)

Signature of Representative

Please direct all questions, comments and forms to:  
Garett Stevenson  
City Hall, P.O. Box 1118  
Kitchener, Ontario, Canada, N2G 4G7  
PHONE: (519) 741-2200 x 7070  
FAX: (519) 741-2624  
TDD\TTY: 1-866-969-9994  
[garett.stevenson@kitchener.ca](mailto:garett.stevenson@kitchener.ca)



**CIRCULATION COMMENT FORM**

**Official Plan Amendment OP17/003/F/GS  
Zone Change Application ZC17/010/F/GS  
Henry Walser Funeral Homes Ltd, Leeann Marie Walser, Henry James Walser, &  
2544770 Ontario Inc.  
507 Frederick Street, 40, 44, & 48 Becker Street**

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If you have NO concerns or comments, please complete and return this form.

If applicable, please return your comments in writing by mail, email, or fax by September 11, 2017.

**Operations-Environmental Services  
Design & Development**

Department/Agency

**Carol Bacon**

Name of Representative (please print)

**August 23, 2017**

Date

A handwritten signature in blue ink, appearing to read "Carol Bacon", written over a horizontal line.

Signature of Representative

Please direct all questions, comments and forms to:

Garett Stevenson  
City Hall, P.O. Box 1118  
Kitchener, Ontario, Canada, N2G 4G7  
PHONE: (519) 741-2200 x 7070  
FAX: (519) 741-2624  
TDD\TTY: 1-866-969-9994  
[garett.stevenson@kitchener.ca](mailto:garett.stevenson@kitchener.ca)

RECEIVED

AUG 29 2017

COMMUNITY SERVICES DEPT.  
PLANNING DIVISION



## Garett Stevenson

---

**From:** Dave Seller  
**Sent:** Tuesday, October 13, 2020 2:07 PM  
**To:** Garett Stevenson  
**Subject:** RE-CIRCULATION OF AMENDED APPLICATION comments: 507 Frederick Street, 40, 44, & 48 Becker Street (OPA/ZBA)

### City of Kitchener

#### RE-CIRCULATION OF AMENDED APPLICATION

Project Address: **507 Frederick Street, 40, 44, & 48 Becker Street**

Application Type: **ZBA & OPA**

---

Comments of: Transportation Services

Commenter's Name: Dave Seller

Email: dave.seller@kitchener.ca

Phone: 519-741-2200 ext. 7369

Date of Comments: October 13, 2020

---

#### 1. Site Specific Comments:

- a. It was noted in the re-circulation letter that Becker Street is to remain in city ownership, therefore, the noted driveway visibility triangles (DVT) along Becker Street at Fife Avenue be removed from the plan.
- b. The street name; "Becker Street" be noted on the plan.
- c. Plan to note the existing concrete sidewalk along Becker Street between Fife Avenue and Frederick Street.
- d. "New sign" noted on the plan by Becker Street at Fife Avenue be removed from the plan.
- e. Funds for approximately 38 metres of future linear sidewalk along the Becker Street frontage be provided to Engineering. The funds are in direct proportion to the increase in building area.
- f. Two parking spaces are located within the DVT's at the Becker Street access and should be removed from the plan and recommend the parking spaces be replaced with landscaping.
- g. 4.57 metre DVT's be noted on the plan.

#### **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







Grand River Conservation Authority  
Resource Management Division  
Beth Brown, Supervisor of Resource Planning

400 Clyde Road, P.O. Box 729  
Cambridge, Ontario N1R 5W6  
Phone: (519) 621-2761 ext. 2307  
Fax: (519) 621-4945  
E-mail: [bbrown@grandriver.ca](mailto:bbrown@grandriver.ca)

**PLAN REVIEW REPORT:**

**City of Kitchener  
Garett Stevenson**

**DATE:**

September 7, 2017

**YOUR FILE:**

OP 17/003/F/GS &  
ZC 17/010/F/GS

**GRCA FILE:**

507 Frederick St, 40, 44, & 48 Becker St

**RE:**

**Official Plan Amendment and Zone Change Applications (OPA/ZC)**

507 Frederick Street and 40, 44, & 48 Becker Street, City of Kitchener  
Henry Walser Funeral Homes Ltd, Leeann Marie Walser, Henry James Walser &  
2544770 Ontario Inc.

**GRCA COMMENT\*:**

We received a request for comments on the above noted applications. Please be advised that the subject lands do not contain features regulated by the GRCA. Therefore, we will not participate in review of a future application. We trust the City will ensure appropriate stormwater management measures are implemented where applicable.

We trust this information is of assistance. If you have any questions, or require additional information, please contact the undersigned.

Sincerely,

A handwritten signature in blue ink that reads "Beth Brown".

Beth Brown  
Supervisor of Resource Planning  
Grand River Conservation Authority  
BB/dp

*\* These comments are respectfully submitted as advice and reflect resource concerns within the scope and mandate of the Grand River Conservation Authority*

## Garett Stevenson

---

**From:** Planning <planning@wcdsb.ca>  
**Sent:** Friday, October 9, 2020 2:06 PM  
**To:** Garett Stevenson  
**Subject:** [EXTERNAL] RE: Circulation for Comment - OPA/ZBA (507 Frederick Street, 40, 44, & 48 Becker Street)

Good Afternoon,

The Waterloo Catholic District School Board has reviewed the above applications and based on our development circulation criteria have the following comment/condition:

A) That 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).

Sincerely,

**Jordan Neale**

Planning Technician, WCDSB

480 Dutton Dr, Waterloo, ON N2L 4C6

519-578-3660 ext. 2355

---

**From:** Christine Kompter <Christine.Kompter@kitchener.ca>  
**Sent:** Wednesday, September 16, 2020 3:57 PM  
**To:** Robert Morgan <Robert.Morgan@kitchener.ca>; Barry Cronkite <Barry.Cronkite@kitchener.ca>; MTO - Allan Hodgins (allan.hodgins@ontario.ca) <allan.hodgins@ontario.ca>; MTO - Bonnie Baker <Bonnie.L.Baker@ontario.ca>; Aaron McCrimmon-Jones <Aaron.McCrimmon-Jones@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; DSD - Planning Division <DSDPlanningDivision@kitchener.ca>; Feds <vped@feds.ca>; GRCA - Planning (planning@grandriver.ca) <planning@grandriver.ca>; Greg Reitzel <Greg.Reitzel@kitchener.ca>; Hydro One - Dennis DeRango <landuseplanning@hydroone.com>; Jim Edmondson <Jim.Edmondson@kitchener.ca>; K-W Hydro - Greig Cameron <gcameron@kwhydro.on.ca>; Lesley MacDonald <Lesley.MacDonald@kitchener.ca>; Linda Cooper <Linda.Cooper@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; MTO - Allan Hodgins (allan.hodgins@ontario.ca) <allan.hodgins@ontario.ca>; MTO - Bonnie Baker <Bonnie.L.Baker@ontario.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Park Planning (SM) <Park.Planning@kitchener.ca>; Parmi Takk <Parmi.Takk@kitchener.ca>; Region - Planning <PlanningApplications@regionofwaterloo.ca>; Property Data Administrator (SM) <PropDataAdmin@kitchener.ca>; Robert Morgan <Robert.Morgan@kitchener.ca>; Steven Ryder <Steven.Ryder@kitchener.ca>; UW - SA <Steven.amirikah@uwaterloo.ca>; Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine\_burns@wrdsb.ca) <elaine\_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>  
**Cc:** Garett Stevenson <Garett.Stevenson@kitchener.ca>  
**Subject:** Circulation for Comment - OPA/ZBA (507 Frederick Street, 40, 44, & 48 Becker Street)

**Caution** - External Email - This Message comes from an external organization. Do NOT click on unrecognized links or provide your username and/or password.



Please see attached. Comments or questions should be directed to **Garett Stevenson**, 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)



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RECEIVED

AUG 22 2017

COMMUNITY SERVICES DEPT.  
PLANNING DIVISION

## CIRCULATION COMMENT FORM

Official Plan Amendment OP17/003/F/GS  
Zone Change Application ZC17/010/F/GS  
Henry Walser Funeral Homes Ltd, Leeann Marie Walser, Henry James Walser, &  
2544770 Ontario Inc.  
507 Frederick Street, 40, 44, & 48 Becker Street

If you have NO concerns or comments, please complete and return this form.

If applicable, please return your comments in writing by mail, email, or fax by September 11, 2017.

Waterloo Region DSB  
Department/Agency

Aug 21/17  
Date

Shawn Callon  
Name of Representative (please print)

Shawn Callon  
Signature of Representative

Please direct all questions, comments and forms to:

Garett Stevenson  
City Hall, P.O. Box 1118  
Kitchener, Ontario, Canada, N2G 4G7  
PHONE: (519) 741-2200 x 7070  
FAX: (519) 741-2624  
TDD/TTY: 1-866-969-9994  
[garett.stevenson@kitchener.ca](mailto:garett.stevenson@kitchener.ca)



## Garett Stevenson

---

**From:** Garrett Stevenson  
**Sent:** Tuesday, November 21, 2017 3:46 PM  
**To:** 'Morrisey, John (MTO)'  
**Cc:** Pastor, Tracy (MTO)  
**Subject:** RE: Proposed Road Closure - Becker Street between Fife Avenue and Frederick Street

Thanks John.

Any luck with obtaining a copy of the Noise Study? At minimum, I would appreciate seeing some design drawings showing the location of noise mitigation measures. Residents are curious to understand what changes are coming.

Thank you!

Garett

---

**From:** Morrisey, John (MTO) [mailto:John.Morrisey@ontario.ca]  
**Sent:** Monday, November 20, 2017 9:42 AM  
**To:** Garrett Stevenson  
**Cc:** Pastor, Tracy (MTO)  
**Subject:** RE: Proposed Road Closure - Becker Street between Fife Avenue and Frederick Street

Garett,

I met with our new Highway 7 design team last Wednesday. They continue to review and are focusing on the existing services and how they will be impacted during construction. This may impact the easement arrangements being made between the City and Walser. I'll be circling back with them next week for additional information.

Regards,

John Morrisey  
Corridor Management Planner  
Corridor Management Section  
Engineering Office  
Ministry of Transportation  
659 Exeter Road, London, ON  
N6E 1L3  
Telephone 519-873-4597  
Fax 519-873-4228  
[John.morrisey@ontario.ca](mailto:John.morrisey@ontario.ca)

---

**From:** [Garett.Stevenson@kitchener.ca](mailto:Garett.Stevenson@kitchener.ca) [mailto:Garett.Stevenson@kitchener.ca]  
**Sent:** November-17-17 11:42 AM  
**To:** Morrisey, John (MTO)  
**Subject:** RE: Proposed Road Closure - Becker Street between Fife Avenue and Frederick Street

Hi John,

I haven't received MTO comments on this application. Will you be providing?

Are you able to track down the Noise Study?

Thanks in advance!

Garett

---

**From:** Garrett Stevenson  
**Sent:** Tuesday, October 24, 2017 5:04 PM  
**To:** 'Morrisey, John (MTO)'  
**Subject:** RE: Proposed Road Closure - Becker Street between Fife Avenue and Frederick Street

Hi John,

Any luck with the Noise Study?

Thanks,

Garett

---

**From:** Morrissey, John (MTO) [<mailto:John.Morrissey@ontario.ca>]  
**Sent:** Tuesday, October 03, 2017 3:31 PM  
**To:** Garrett Stevenson  
**Cc:** DeVos, Kevin (MTO); Pastor, Tracy (MTO)  
**Subject:** RE: Proposed Road Closure - Becker Street between Fife Avenue and Frederick Street

Garett,

I have received this latest request for Walser's redevelopment / closure of Becker Street. Continue to use me as your one-window contact.

I'll make the necessary contacts and provide you with a response.

Regards,

John Morrissey  
Corridor Management Planner  
Corridor Management Section  
Engineering Office  
Ministry of Transportation  
659 Exeter Road, London, ON  
N6E 1L3  
Telephone 519-873-4597  
Fax 519-873-4228  
[John.morrissey@ontario.ca](mailto:John.morrissey@ontario.ca)

---

**From:** [Garrett.Stevenson@kitchener.ca](mailto:Garrett.Stevenson@kitchener.ca) [<mailto:Garrett.Stevenson@kitchener.ca>]  
**Sent:** October-03-17 2:53 PM  
**To:** Morrissey, John (MTO)  
**Subject:** FW: Proposed Road Closure - Becker Street between Fife Avenue and Frederick Street

Hi John,

I am wondering if you would be able to kindly assist me in obtaining two key pieces of information that will inform my application and potential road closure of Becker Street.



Firstly, do you have final design drawings for this section of the Highway 85/Highway 7? Do you know if the noise wall is going to be relocated to the new property line between Walser and MTO? If not, will MTO permit a sidewalk over MTO lands between the noise wall and the Walser property?

Do you know where I can obtain a copy of the Noise Study that was completed as part of the Highway 7 EA? I tried contacted Environmental Approvals Access and Service Integration Branch (EAASIB) at the Ministry of the Environment and Climate Change and I was advised I need to submit a FOI request for the whole EA. I left Kevin DeVos a voicemail and have not heard back. I am trying to answer noise mitigation questions that keep arising at my public meetings for Walser and I can't track down a copy to see what is planned.

Thanks very much!

**Garett Stevenson, BES, RPP, MCIP**

Planner | Planning Division | City of Kitchener

519-741-2200 x 7070 | TTY 1-866-969-9994 | [garett.stevenson@kitchener.ca](mailto:garett.stevenson@kitchener.ca)



---

**From:** Garett Stevenson

**Sent:** Monday, September 18, 2017 10:14 AM

**To:** Scott Davey; Linda Cooper; Beth Bruno; Alain Pinard; Scott Berry; Bell - c/o MMM Group Limited ([circulations@mmm.ca](mailto:circulations@mmm.ca)); BERE, Jamie ([james.berere@canadapost.postescanada.ca](mailto:james.berere@canadapost.postescanada.ca)); Greig Cameron ([gcameron@kwhydro.on.ca](mailto:gcameron@kwhydro.on.ca)) ([gcameron@kwhydro.on.ca](mailto:gcameron@kwhydro.on.ca)); Rogers - Abdul Salak ([Abdul.Salak@rci.rogers.com](mailto:Abdul.Salak@rci.rogers.com)); Sylvie Eastman; Greg Reitzel

**Cc:** Barry Cronkite; Robert Morgan

**Subject:** Proposed Road Closure - Becker Street between Fife Avenue and Frederick Street

Hello,

You may have been circulated on an Official Plan Amendment and Zone Change application for this property. This circulation is specific to the potential closure of Becker Street, between Fife Avenue and Frederick Street. If you are not the most appropriate contact for your department or agency, it would be greatly appreciated if you could forward it along for comment to the appropriate representative. I understand these requests are fairly infrequent and I am working from an outdated circulation list, so I apologize if you are not the appropriate contact person and I appreciate your assistance.

The Owner of Henry Walser Funeral Home has purchased 40, 44, and 48 Becker Street and has filed applications for an Official Plan Amendment and Zone Change application to expand the existing building and parking area. If these applications are approved, there would be no residential dwelling units remaining on this section of Becker Street. The proposal for the road closure includes:

- Providing any required servicing easement(s),
- Constructing a sidewalk from Fife Avenue to Frederick Street, with an access easement for the public,
- Providing physical and legal (easement) for rear yard access (detached garage) for 8 Fife Avenue,
- Purchasing the lands for private ownership and maintenance of the lands, and
- Physical closure of the street, rebuilding the intersection of Fife Avenue and Becker Street and constructing a private driveway entry into the parking area.

Please see the attached request for road closure and Official Plan and Zone Change application circulation letter.

Your comments on the proposed road closure are requested by **October 13, 2017.**

Thanks,

Garett

**Garett Stevenson, BES, RPP, MCIP**

Planner | Planning Division | City of Kitchener

519-741-2200 x 7070 | TTY 1-866-969-9994 | [garett.stevenson@kitchener.ca](mailto:garett.stevenson@kitchener.ca)



Hard Copy CC:

**WRPS-ATTN s/sgt Hinsperger**

Traffic Branch  
Regional Police H.Q.  
200 Maple Grove Rd.  
Cambridge, Ontario  
N3H 5M1

**WRPS-ATTN Insp. Omorris, Div.1**

Regional Police Dept.  
134 Frederick Street  
Kitchener, Ontario  
N2G 4G3



## Garett Stevenson

---

**From:** Morrisey, John (MTO) <John.Morrissey@ontario.ca>  
**Sent:** Wednesday, September 30, 2020 11:49 AM  
**To:** Garett Stevenson  
**Cc:** DeVos, Kevin (MTO)  
**Subject:** [EXTERNAL] FW: Henery wWakser Amendments

Garett, please see the response below.

John Morrisey  
Senior Project Manager (A)  
Ministry of Transportation  
West Operations Branch  
Corridor Management Section, West  
659 Exeter Road, London, ON  
N6E 1L3  
Telephone 226-984-8397  
Fax 519-873-4228  
John.Morrissey@ontario.ca

---

**From:** DeVos, Kevin (MTO) <Kevin.Devos@ontario.ca>  
**Sent:** September-30-20 10:39 AM  
**To:** Morrisey, John (MTO) <John.Morrissey@ontario.ca>  
**Cc:** Hochstenbach, Frank (MTO) <Frank.Hochstenbach@ontario.ca>; New Highway 7 (MTO) <newhwy7@ontario.ca>  
**Subject:** RE: Henery wWakser Amendments

The design documented in the 2014 Initial Design Report does not include reinstating this sidewalk.

The property where the sidewalk has been constructed (a portion the Becker Street r-o-w) either has been or will be assumed by the Ministry for highway widening purposes. The sidewalk cannot be reinstated without additional property acquisition from the Walser lands. Additional property acquisition from the Walser lands is not being pursued by the Ministry at this time.

---

**From:** Morrisey, John (MTO) <[John.Morrissey@ontario.ca](mailto:John.Morrissey@ontario.ca)>  
**Sent:** September 28, 2020 1:56 PM  
**To:** DeVos, Kevin (MTO) <[Kevin.Devos@ontario.ca](mailto:Kevin.Devos@ontario.ca)>  
**Subject:** FW: Henery wWakser Amendments

Kevin,

Can you provide a response regarding the overall design/inclusion of sidewalk??

John

---

**From:** Garett Stevenson <[Garett.Stevenson@kitchener.ca](mailto:Garett.Stevenson@kitchener.ca)>  
**Sent:** September-28-20 1:53 PM



To: Morrissey, John (MTO) <[John.Morrissey@ontario.ca](mailto:John.Morrissey@ontario.ca)>

Subject: RE: Henery wWakser Amendments

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Hello John,

At last discussion, I believe the final design was not completed for the new eastbound Highway 7 ramps from Highway 85. I recall that it was not yet determined how much land was required between the existing building and the existing noise wall.

Do you have any update I can share with the resident enquiring? (I have BCC'd the resident to protect their personal information)

The sidewalk of interest is shown below (from Frederick to Becker).

## Garett Stevenson

---

**From:** HCMS-Do-Not-Reply <HCMS@ontario.ca>  
**Sent:** Thursday, December 31, 2020 10:02 AM  
**To:** Garett Stevenson  
**Subject:** [EXTERNAL] Response to General Inquiry 2020-31L-001131 submitted on September 18, 2020/Réponse à la demande de renseignements généraux n° 2020-31L-001131 soumise le 18 septembre 2020

Please see below a response to the inquiry you submitted on September 18, 2020.

### Response to Inquiry

Good Morning Garett,

MTO has no concerns with the OP and ZBA proposed, my apologies for the delayed response.

MTO has been working closely with this property owner design consultant, to ensure proposed expansion does not impact MTO future works along this corridor.

Regards,

Allan Hodgins | Corridor Management Planner (A)  
MTO – Operation Branch West | Corridor Management Section, West  
Ph: (226) 973-8580 | Email: allan.hodgins@ontario.ca

If you have any questions, please contact:

### Allan Hodgins

Phone: 226-973-8580

Email: Allan.Hodgins@ontario.ca

Ministry of Transportation  
Highway Corridor Management Section - London Office  
659 Exeter Rd  
London, ON  
N6E 1L3

Please retain this email for your records.

Thank You,  
Highway Corridor Management  
Ministry of Transportation of Ontario  
<https://www.hcms.mto.gov.on.ca>

Please note: This email was sent from a notification-only address that cannot accept incoming email. Please do not reply to this message.

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Vous trouverez ci-dessous une réponse à la demande que vous avez soumise le 18 septembre 2020.

## Réponse à la demande

Good Morning Garrett,

MTO has no concerns with the OP and ZBA proposed, my apologies for the delayed response.

MTO has been working closely with this property owner design consultant, to ensure proposed expansion does not impact MTO future works along this corridor.

Regards,

Allan Hodgins | Corridor Management Planner (A)  
MTO – Operation Branch West | Corridor Management Section, West  
Ph: (226) 973-8580 | Email: allan.hodgins@ontario.ca

Si vous avez des questions, veuillez communiquer avec :

**Allan Hodgins**  
Téléphone : 226-973-8580  
Adresse de courriel : Allan.Hodgins@ontario.ca

Ministry of Transportation  
Highway Corridor Management Section - London Office  
659 Exeter Rd  
London, ON  
N6E 1L3

Veuillez conserver ce courriel pour vos dossiers.

Cordialement,  
Gestion des couloirs routiers  
Ministère des Transports de l'Ontario  
<https://www.hcms.mto.gov.on.ca>

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## Garett Stevenson

---

**From:** Katie Anderl  
**Sent:** Friday, November 4, 2022 4:10 PM  
**To:** Garett Stevenson  
**Cc:** Niall Melanson; Dave Seller  
**Subject:** FW: (SP) SPRC Meeting for 507 Frederick Street  
**Attachments:** 507 Frederick Street- Site Plan.pdf; Preliminary Design (Becker St).pdf

Please see MTO comments below and attached.

Looks like a few comments – mostly site plan level stuff – garbage location or at least the truck access to it may need to be reconsidered.

It does sound like there will be a period of time when Becker is under construction that they will not have access to Becker or limited access, and works will need to be coordinated between the projects.

They have some questions/comments about services in proximity to the addition as well.

Katie

---

**From:** Hodgins, Allan (MTO) <Allan.Hodgins@ontario.ca>  
**Sent:** Friday, November 4, 2022 3:10 PM  
**To:** Katie Anderl <Katie.Anderl@kitchener.ca>  
**Cc:** Joanne Sutherland <Joanne.Sutherland@kitchener.ca>; McIver, Maureen (MTO) <Maureen.McIver@ontario.ca>; Laura M. Gurr <gurr@cohenhighley.com>; hwalser@henrywalser.ca; mvignault@henrywalser.ca; kbarisdale@gspgroup.ca  
**Subject:** RE: (SP) SPRC Meeting for 507 Frederick Street

Hello Katie,

The Ministry of Transportation (MTO) has completed its review of the Site Plan and associated documents prepared by GSP Group Inc. dated June 2022, for 507 Frederick St, Kitchener ON. The subject site has been considered in accordance with the *Public Transportation and Highway Improvement Act* (PTHIA), MTO's Highway Corridor Management Manual (HCMM) and all related guidelines and policies. The following outlines our comments:

Highway 7 along the subject property is classified as a *Provincial Freeway* and designated as a *Controlled Access Highway* (CAH). As such, all requirements, guidelines and best practices in accordance with this classification and designation shall apply.

The owner should be aware that the property lies within MTO's Permit Control Area (PCA), and as such, MTO Permits are required before any demolition, grading, construction or alteration to the site commences. In accordance with the Ontario Building Code, municipal permits may not be issued until such time as all other applicable requirements (i.e.: MTO permits/approvals) are satisfied.



## General Comments

MTO has initiated the detail design of Frederick Street underpass (GWP 408-88-00 Highway 7 New, Kitchener to Guelph, Detailed Design of the Grand River Crossing, Preliminary Design of other Highway/Structural Elements – Woodlawn Rd. Interchange Reinstatement, Reference Concept Design), where additional consultation will be occurring regarding maintaining access during construction staging.

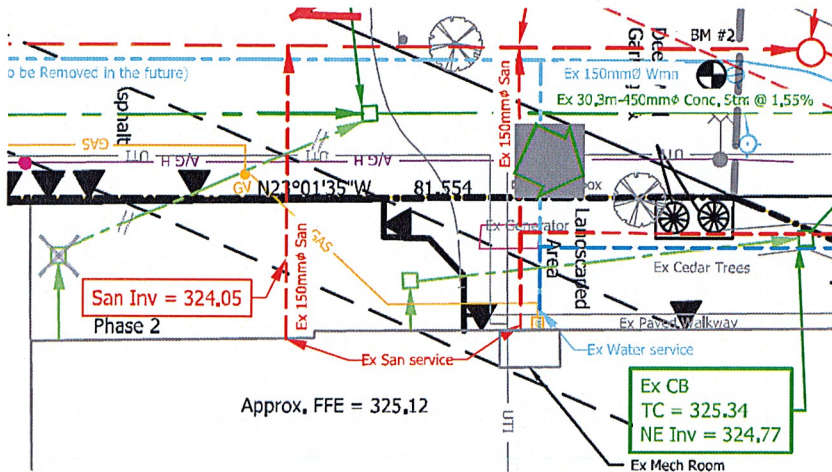
To ensure time and space requirements can be achieved between contractors working on the 507 Frederick St development and the MTO contract, MTO requires the anticipated timeline and duration of the proposed works on 507 Frederick St.

MTO welcomes the opportunity to meet to discuss our comments further to ensure the proponents, City and MTO needs are addressed and both projects are a success.

### Servicing Plan:

MTO will be reconstructing Becker St as part of the above noted GWP 408-88-00, which includes a number of servicing relocations will be required, see Preliminary Design (Becker St) attached for reference.

- It appears phase 2 will be constructed over number of services, i.e. gas and storm, with only the south most catch-basin (#32 on MTO drawing) and sewer pipe being removed. Will the gas line and 2<sup>nd</sup> catch-basin (#11 on MTO drawing) and associated sewer pipe being relocated to accommodate the Phase 2?



### Truck Turning Movement Plan:

MTO will be reconstructing Becker St as part of the above noted GWP 408-88-00, which includes reconstructing a standard cul-de-sac to dead end Becker St. Based on this reconstruction the movement illustrated on plan will not be able to be performed. See Preliminary Design (Becker St) attached for reference and preliminary design of this cul-de-sac approx. 5m north of the southern wall face on the existing building. Alternative location for Garbage & Recycling collection should be determined.

### Preliminary Grading Plan:

Given the Frederick St bridge replacement has as grade raised involved, MTO requires confirmation of the proposed grade for the main entrance from Frederick St into the site, to verify existing and future conditions achieve required slope.

Should the applicant choose to proceed with the proposal, multiple MTO Permits may be required for this site:

## MTO Permits



One (1) MTO Building and Land Use permit is required prior to any construction or grading taking place on the subject parcel. As a condition of MTO permits, the owner shall submit a site plan, site-servicing plan, grading plan, illumination plan and a stormwater management report for the proposed development to MTO for review and approval. And

One (1) MTO Sign Permit may also be required for this site; Please provide a plan identifying the entire site signage proposed (visible from MTO property limits), fully dimensioned, for any permanent and/or temporary signs visible from the MTO property limits.

Again, MTO welcomes the opportunity to meet to discuss our comments further to ensure the proponents, City and MTOs needs are addressed and both projects are a success.

Regards,

**Allan Hodgins | Corridor Management Planner**

Ph. (226) 973-8580 | Fax (519) 873-4228

E-mail: [allan.hodgins@ontario.ca](mailto:allan.hodgins@ontario.ca)



The Ministry of Transportation of Ontario

West Operations Branch | Corridor Management Section, West

1<sup>st</sup> Floor | 659 Exeter Road, London, Ontario, N6E 1L3

For General Inquiries, Pre-consultations or Permit Application, please see our automated system: <https://www.hcms.mto.gov.on.ca>

---

**From:** Katie Anderl <[Katie.Anderl@kitchener.ca](mailto:Katie.Anderl@kitchener.ca)>

**Sent:** October 12, 2022 12:34 PM

**To:** Hodgins, Allan (MTO) <[Allan.Hodgins@ontario.ca](mailto:Allan.Hodgins@ontario.ca)>

**Cc:** Joanne Sutherland <[Joanne.Sutherland@kitchener.ca](mailto:Joanne.Sutherland@kitchener.ca)>

**Subject:** RE: (SP) SPRC Meeting for 507 Frederick Street

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Thanks Allan,

I appreciate you stepping in on this one – I know the applicant is anxious for comments so that they can continue to refine their plans if necessary.

Thanks,

Katie

---

**From:** Hodgins, Allan (MTO) <[Allan.Hodgins@ontario.ca](mailto:Allan.Hodgins@ontario.ca)>

**Sent:** Wednesday, October 12, 2022 8:44 AM

**To:** Katie Anderl <[Katie.Anderl@kitchener.ca](mailto:Katie.Anderl@kitchener.ca)>

**Cc:** Joanne Sutherland <[Joanne.Sutherland@kitchener.ca](mailto:Joanne.Sutherland@kitchener.ca)>

**Subject:** RE: (SP) SPRC Meeting for 507 Frederick Street

Hi Katie,

I am unable to attend the meeting this morning for 507 Fredrick St Site Plan meeting. MTO comments have yet to be finalized for the subject site, please note there is a major reconstruction project being design currently for the Fredrick St underpass structure at the moment. MTO had previously reviewed site plan, however the previous Project Manager is currently out of office on a personal leave, with staff attempting to review in their absence.

I will provide an update shortly, as I will do what I can to expedite these comments being provided.





PLANNING, DEVELOPMENT  
AND LEGISLATIVE SERVICES  
Community Planning

150 Frederick Street 8th Floor  
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Telephone: 519-575-4400  
TTY: 519-575-4608  
Fax: 519-575-4466  
[www.regionofwaterloo.ca](http://www.regionofwaterloo.ca)

Carolyn Crozier 575-4757 ext. 3657  
File: C14-60/2/17010  
D17-40/2/17003

October 10, 2017

Garett Stevenson  
Planner  
City of Kitchener  
200 King Street West  
P.O. Box 1118  
Kitchener, ON N2G 4G7

Dear Mr. Stevenson,

**Re: Proposed Official Plan Amendment OP17/003/F/GS and  
Zoning By-Law Amendment ZC17/010/F/GS  
507 Frederick Street and 40, 44 and 48 Becker Street  
Henry Walser Funeral Homes Limited and 2544770  
Ontario Inc.  
CITY OF KITCHENER**

Regional staff has completed its circulation of the above-noted proposed Official Plan and Zoning By-law Amendment and provide the following comments for your consideration.

The purpose of the proposed Zoning By-Law Amendment is to re-zone the Becker Street properties from Residential Six (R-6) to Commercial Residential (CR-2) with Special Use Provision 268U so that they have the same zoning as 507 Frederick Street.

The purpose of the proposed Official Plan Amendment is to re-designate both the lands at 507 Frederick Street (Mixed Use), and the Becker Street lands (Low Rise Residential) to Commercial. The subject lands are designated Built-Up Area within the Region of Waterloo Official Plan.

The purpose of both the Official Plan and Zoning By-law Amendments are to accommodate a proposed addition to the existing funeral home as well as an expansion to the existing parking lot.

## **Community Planning**

### **Record of Site Condition/Holding Provision**

The subject lands are identified in the Region's Threats Inventory Database (TID) as having a high threat of contamination on the property.

In accordance with the Region's Implementation Guideline for the Review of Development Applications On or Adjacent to Known and Potentially Contaminated Sites, a Record of Site Condition (RSC) is required where a zoning application for a change to or addition of a non-sensitive use is received.

The proposed expansion of the funeral home does not require a RSC; however, the proposed CR-2 zoning includes several sensitive uses that would, if developed on the lands in the future, require a RSC based on the guideline.

A holding provision ("H") will be required to be included in the zoning by-law amendment which would prohibit the following sensitive uses until such time that the City of Kitchener is in receipt of a letter of acknowledgement from the Ministry of the Environment and Climate Change advising that a Record of Site Condition has been completed:

- Day Care Facility
- Duplex Dwelling
- Dwelling Unit
- Education Establishment
- Hospice
- Lodging House
- Multiple Dwelling
- Private Home Day Care
- Residential Care Facility
- Semi-detached Dwelling
- Street Townhouse Dwelling

### **Water Services**

Staff have reviewed the proposed Official Plan and Zoning By-law Amendments, and the supporting documentation including the Planning Justification Report, Preliminary Water Distribution Letter and Preliminary Stormwater Management Plan and provide the following comments.

- The forcemain identified on Becker Street is owned by the Region of Waterloo. If Becker Street is to be closed, an easement in favor of the Region will be required. This can be addressed at Site Plan.
- The Region has supplied modeling results to Meritech Engineering in support of background data to address any servicing concerns.



- MTO has identified the needs for utility relocation as part of the Highway 7 Design Build Project. The City of Kitchener and the Region have acquired the services of WSP Highways to identify alternative utility relocations. Some solutions may directly impact the proposed design options for the site. These design matters can be addressed at Site Plan.

## **Corridor Planning**

### **Stormwater Management**

The applicant must submit 2 copies of the detailed Site Grading and Drainage Control Plan(s) and detailed Stormwater Management Report to the Region of Waterloo for approval. This should include infiltration of roof top runoff where soil conditions permit, showing drainage details for the subject property, abutting properties and the public road allowance so as to ensure compatible drainage and to show thereon all existing and proposed connections to the municipal storm sewers, sanitary sewers and water mains and all detailed erosion and siltation control features, all to the satisfaction of the Regional Municipality of Waterloo. The grading plans must show the full details in the Region's right of way. These can be submitted as part of a future Site Plan application.

### **Work Permit/Municipal Consent**

The applicant is advised that any new/upgraded servicing connections into Frederick Street (RR #06) right-of-way would require Municipal Consent as a separate approval process. Also any work in the Frederick Street right-of-way will require a Regional Work Permit. In this regard the applicant will be required to submit 6 copies of the plans illustrating all the proposed grading, servicing, sidewalk and landscaping on the Regional Road to the Region's Transportation Engineering Services Division (Lindsay Hemmerling @ 519-575-4757 x3751 email: [LHemmerling@regionofwaterloo.ca](mailto:LHemmerling@regionofwaterloo.ca)). These plans can be submitted as part of a future Site Plan Application.

### **Site Plan Review Fee**

The applicant will be required to submit the Regional review fee of \$700 as part of a future Site Plan Application.

## **Fees**

The Regional acknowledges receipt of the required Zone Change application fee. The Official Plan Amendment fee of \$5,000 is payable after City Council adopts the amendment.

## **Summary**

**In summary, Regional Staff has no objection to approval of the proposed Zone Change Application and Official Plan Amendment subject to the inclusion of a**

**Holding Provision in the implementing site specific zoning by-law requiring a Record of Site Condition, acknowledged by the Ministry of Environment and Climate Change, prior to any sensitive uses permitted in the CR-2 zoning be allowed.**

**General Comments**

Any future development on the lands subject to the above-noted application(s) will be subject to the provisions of Regional Development Charge By-law 14-046 or any successor thereof.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in cursive script, reading "Carolyn Crozier".

Carolyn Crozier M.Sc.PI, MCIP, RPP  
Principal Planner





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](http://www.regionofwaterloo.ca)

Melissa Mohr 1-226-752-8622  
File: C14-60/2/17010  
D17-40/2/17003

February 8, 2021

Garett Stevenson  
Senior Planner  
City of Kitchener  
200 King Street West  
P.O. Box 1118  
Kitchener, ON N2G 4G7

Dear Mr. Stevenson,

**Re: Proposed Official Plan Amendment OP17/003/F/GS and  
Zoning By-Law Amendment ZC17/010/F/GS – second  
submission  
507 Frederick Street and 40, 44 and 48 Becker Street  
Henry Walser Funeral Homes Limited  
CITY OF KITCHENER**

---

Regional staff has completed its recirculation of the above-noted proposed Official Plan and Zoning By-law Amendment and provide the following comments for your consideration.

*Original Proposal*

The initial Official Plan Amendment was proposed to redesignate the subject properties to commercial and to amend the Zoning to Commercial Residential Two (CR-2) with Special Use Provision 268U. These amendments were proposed to facilitate an addition to the existing funeral home from the rear of the existing building. Closure of Becker Street was also proposed through the initial submission.

*Revised/Current Proposal*

The revised proposal includes an addition to the existing building with 128 parking spaces. The building is proposed to include a cremation tribute centre, which will



include the installation of a Facultative FT-III cremator on site. Regional staff understand that the closure of Becker Street is no longer included in the redevelopment proposal and Becker Street will remain in City of Kitchener ownership.

The current designation of 507 Frederick Street is Mixed Use and the Becker Street properties are designated Low Rise Residential in the City of Kitchener Official Plan. The Official Plan Amendment is required in order to designate all properties Commercial and to permit a Crematorium/Cremator as a permitted use on site.

The current zoning of 507 Frederick Street is Commercial Residential CR-2 Zone with special provision 268U. The Becker Street properties are zoned Residential Six (R-6) Zone with Special Regulation 362U. The Zoning By-law Amendment is required to rezone the Becker Street properties from R6 to CR-2 (268U) with provision to define the front yard and reduced floor space ratio. In addition, the recirculated proposal includes the addition of a special Use Regulation to permit a crematorium/cremator on site, a reduced setback from Becker Street to 0 metres/nil and to permit 11 parking spaces on the other side of Becker Street associated with the development.

### **Community Planning** **Regional Official Plan**

The subject lands are designated "Urban Area" and "Built-Up Area" on Schedule 3a of the Regional Official Plan (ROP).

Section 1.2.6 of the Provincial Policy Statement, 2020 requires major facilities and sensitive land uses to be developed to be planned to avoid or where avoidance is not possible, minimize and mitigate any adverse impacts. In addition, Section 2.G.10 of the Regional Official Plan requires the City of Kitchener to establish policies within their Official Plan to minimize the impact of Sensitive Land Uses and potential incompatible land uses from each other. Studies may be required to assess the compatibility of these uses.

Regional Planning staff understand the applicant has submitted a land use compatibility study entitled "Land Use Compatibility Study Henry Walser Funeral Home Ltd. 507 Frederick Street, Kitchener, Ontario" prepared by Trinity Consultants Ontario Inc. dated June 24, 2020. Regional staff further understand that the city has requested a peer review of the compatibility study. Regional planning staff request a copy of the findings of the peer review and will withhold final comments on the development proposal until the peer review has been completed and reviewed by Regional staff.

In addition to the above, Regional staff have the following technical comments for the City's consideration.

### **Record of Site Condition/Holding Provision**

The Region has concerns with the following sensitive land uses permitted on site without receipt of a Record of Site Condition and Ministry Acknowledgement Letter. Regional staff would recommend removing these permitted uses from the zoning by-law or implementing a holding zone until such time that a record of site condition is completed to permit the following uses:

- Day Care Facility
- Duplex Dwelling
- Dwelling Unit
- Education Establishment
- Hospice
- Lodging House
- Multiple Dwelling
- Private Home Day Care
- Residential Care Facility
- Semi-detached Dwelling
- Street Townhouse Dwelling

### **Water Services**

Please note that the Region requires an updated Preliminary Water Distribution Brief and preliminary Stormwater Management Report and Plan that reflects the current proposal. **The Region shall receive and approve this document prior to a recommendation being made on the Official Plan and Zoning By-law Amendment.**

### **Corridor Planning**

#### **Site Plan Approval Stage:**

#### ***Stormwater Management & Site Grading:***

Region of Waterloo staff have received the "Preliminary Stormwater Management Plan" dated June 2017 and "Preliminary Servicing Strategy Brief" dated June 2017, both completed by Meritech Engineering, and will provide formal comments under separate cover. Please be advised that a connection from the subject property to the existing storm sewer within the Frederick Street right of way (as identified in the plan and brief) will only be accepted provided that sufficiency (capacity and adequate condition) of the Frederick Street storm sewer is documented. Region of Waterloo staff will follow up directly with Meritech Engineering for comments and review.

#### ***Regional Road Dedication:***

The subject property at 507 Frederick Street has direct frontage on Frederick Street (Regional Road 06). No further road widening dedication is required in association with Schedule 'A' of the Regional Official Plan (ROP).

#### ***Access Permit/TIS/Access Regulation:***

The subject property currently functions with a single full movement access to Frederick Street. The proposed Concept Plan provided with the application does not show any

modifications to the vehicular access. A Regional Road Access Permit will not be required under these applications or a future Site Plan application.

*Transit Planning:*

Grand River Transit (GRT) currently operates Route 20 along this section of Frederick Street, with existing transit amenities located immediately in front of the subject property.

**Fees**

As indicated previously, the Regional acknowledges receipt of the required Zone Change application fee. The Official Plan Amendment fee of \$5,750 is payable after City Council makes a decision on the application. It is recommended that this fee be paid as soon as possible to ensure the decision (once made) is processed in a timely manner.

**Summary**

**Regional staff will withhold final comments and recommendations regarding the above noted proposal subject to receipt of the peer review findings on the Compatibility Study, an updated Preliminary Water Distribution Letter and preliminary Stormwater Management Report for review and approval prior to providing final comments or a recommendation on the Official Plan and Zoning By-law Amendment.**

**General Comments**

Any future development on the lands subject to the above-noted application(s) will be subject to the provisions of Regional Development Charge By-law 19-037 or any successor thereof.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in cursive script that reads "Melissa Mohr".

Melissa Mohr, MCIP, RPP  
Principal Planner

cc. Henry Walser Funeral Home C/O Henry Walser (owner)  
GSP Group C/O Kristen Barisdale (applicant)





PLANNING, DEVELOPMENT  
AND LEGISLATIVE SERVICES  
Community Planning

150 Frederick Street 8th Floor  
Kitchener Ontario N2G 4J3 Canada  
Telephone: 519-575-4400  
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Fax: 519-575-4466  
[www.regionofwaterloo.ca](http://www.regionofwaterloo.ca)

Melissa Mohr 1-226-752-8622  
File: C14-60/2/17010  
D17-40/2/17003

November 2, 2022

Garett Stevenson  
Senior Planner  
City of Kitchener  
200 King Street West  
P.O. Box 1118  
Kitchener, ON N2G 4G7

Dear Mr. Stevenson,

**Re: Proposed Official Plan Amendment OP17/003/F/GS and  
Zoning By-Law Amendment ZC17/010/F/GS – third  
submission  
507 Frederick Street and 40, 44 and 48 Becker Street  
Henry Walser Funeral Homes Limited  
CITY OF KITCHENER**

---

Regional staff has completed its recirculation of the above-noted proposed Official Plan and Zoning By-law Amendment and provide the following comments for your consideration.

*Original Proposal*

The initial Official Plan Amendment was proposed to redesignate the subject properties to commercial and to amend the Zoning to Commercial Residential Two (CR-2) with Special Use Provision 268U. These amendments were proposed to facilitate an addition to the existing funeral home from the rear of the existing building. Closure of Becker Street was also proposed through the initial submission.

*Revised/Current Proposal*

The revised proposal includes an addition to the existing building with 128 parking spaces. The building is proposed to include a cremation tribute centre, which will include the installation of a Facultative FT-III cremator on site. Regional staff

understand that the closure of Becker Street is no longer included in the redevelopment proposal and Becker Street will remain in City of Kitchener ownership.

The current designation of 507 Frederick Street is Mixed Use and the Becker Street properties are designated Low Rise Residential in the City of Kitchener Official Plan. The Official Plan Amendment is required in order to designate all properties Commercial and to permit a Crematorium/Cremator as a permitted use on site.

The current zoning of 507 Frederick Street is Commercial Residential CR-2 Zone with special provision 268U. The Becker Street properties are zoned Residential Six (R-6) Zone with Special Regulation 362U. The Zoning By-law Amendment is required to rezone the Becker Street properties from R6 to CR-2 (268U) with provision to define the front yard and reduced floor space ratio. In addition, the recirculated proposal includes the addition of a special Use Regulation to permit a crematorium/cremator on site, a reduced setback from Becker Street to 0 metres/nil and to permit 11 parking spaces on the other side of Becker Street associated with the development.

### **Community Planning** **Regional Official Plan**

The subject lands are designated "Urban Area" and "Built-Up Area" on Schedule 3a of the Regional Official Plan (ROP). Regional staff understand that the applicant has proposed a use that is considered an industrial use within a commercial building; therefore, a land use compatibility study has been submitted for review.

#### **Land Use Compatibility:**

Section 1.2.6 of the Provincial Policy Statement, 2020 requires major facilities and sensitive land uses to be developed to be planned to avoid or where avoidance is not possible, minimize and mitigate any adverse impacts. In addition, Section 2.G.10 of the Regional Official Plan requires the City of Kitchener to establish policies within their Official Plan to minimize the impact of Sensitive Land Uses and potential incompatible land uses from each other. Studies may be required to assess the compatibility of these uses.

Regional Planning staff understand the applicant has submitted a number of studies to address land use compatibility, air quality and noise including:

- Land Use Compatibility Study, Henry Walser Funeral Homes Ltd. (Trinity Consultants, June 24, 2020)
- Emission Summary and Dispersion Modelling (ESDM) Report, Henry Walser Funeral Homes Ltd. (Trinity Consultants, September 28, 2020)
- Acoustic Assessment Report, Henry Walser Funeral Homes Ltd. (Trinity Consultants, October 6, 2020)
- Emission Summary and Dispersion Modelling (ESDM) Report, Henry Walser Funeral Homes Ltd. (Trinity Consultants, Updated April 1, 2021)

Trinity Consultants recommended that the funeral home use be a Class I facility requiring a minimum setback from sensitive land uses of 20 m as per the MECP D-6 Compatibility Guidelines. In addition to this classification, Trinity Consultants

recommends various mitigation measures including, but not limited to, noise walls and parapet walls along the extent of the building addition.

Regional staff further understand that the City of Kitchener has engaged RWDI to undertake a peer review of the above studies and the following peer reviews have been received by the Region:

- Peer Review, "Peer Review Documents Prepared by Trinity Consultants" (RWDI, January 29, 2021)
- Peer Review, "Peer Review Documents Prepared by Trinity Consultants" (RWDI, May 26, 2021)

Through the peer review, RWDI disagreed with Trinity Consultants classification of the land use as a Class I facility as they are of the opinion that the use be classified as a Class II facility requiring a minimum setback from sensitive land uses of 70m. Despite the classification, RWDI has indicated that their concerns have been addressed as the Acoustic Assessment Report demonstrated that with proposed setbacks and mitigation in the form of a noise wall, sound levels from the facility will meet the requirements of MECP's NPC-300 Noise guideline.

With respect to air quality, RWDI is satisfied with the updated ESDM report noting that with reducing the number of cremation units from two to one, it will bring the facility into compliance with the applicable benchmarks. RWDI did indicate that periodic testing be conducted on the unit to ensure it operates optimally.

Based on the above, Regional staff have no concerns with the peer review undertaken by RWDI for the proposed installation of a Facultative FT-III cremator on the subject lands and require the following implementation measures to be addressed at the site plan stage:

Air Quality:

Regional staff require the following air quality requirement to be secured in the site plan agreement:

That the landowner agrees to conduct periodic air quality testing of the cremation unit to ensure it operates optimally and in compliance with the MECP Environmental Compliance Approval.

Noise:

Regional staff require the following noise mitigation measures be secured within the site plan agreement:

That the two 3 metre high noise walls as shown on Figure A-6 of the Acoustic Assessment Report being 15m and 21 m in length adjacent to 133 Ann Street be included in the architectural drawings and within the site plan agreement. A detailed



noise wall design shall be part of the site plan approval and the agreement must make provision for the long-term maintenance of these walls by the landowner. Furthermore, a 4-foot high parapet atop the roof is required along the perimeter of the building expansion to provide attenuation to rooftop mechanical equipment. Finally, Acoustic Louvers on the proposed mechanical equipment are required and the land owner is to provide a certificate of compliance from a professional engineer qualified in acoustics indicating that all required mitigation (including physical noise walls) have been installed as per the acoustic assessment report and that the required mitigation complies with MECP NPC-300 noise guideline criteria.

In addition to the above, Regional staff have the following technical comments for the City's consideration:

### **Record of Site Condition/Holding Provision**

The Region has concerns with the following sensitive land uses permitted on site without receipt of a Record of Site Condition and Ministry Acknowledgement Letter. Regional staff would recommend removing these permitted uses from the zoning by-law or implementing a holding zone until such time that a record of site condition is completed to permit the following uses:

- Day Care Facility
- Duplex Dwelling
- Dwelling Unit
- Education Establishment
- Hospice
- Lodging House
- Multiple Dwelling
- Private Home Day Care
- Residential Care Facility
- Semi-detached Dwelling
- Street Townhouse Dwelling

### **Regional Water Services**

Regional Water Services has reviewed the Servicing Strategy Brief prepared by Meritech dated January 2021 and acknowledges the proposed new water and sanitary servicing connection from Frederick St and has no further objection to the application based on the proposed new connections.

Please be advised that the proposed "deep well garbage and recycling" is in close proximity to the existing forcemain and shall not be permitted until the forcemain is relocated. The timing for the sanitary forcemain relocation is unknown at this time.

## **Corridor Planning**

### **Site Plan Approval Stage:**

#### *Stormwater Management & Site Grading:*

Regional staff have received and reviewed the studies entitled "Preliminary Stormwater Management Plan" dated June 2017 and "Preliminary Servicing Strategy Brief" dated June 2017, both completed by Meritech Engineering and have no further concerns with the Reports at this stage (Official Plan Amendment and Zoning By-law Amendment stage). Detailed comments may be provided under a future Site Plan application.

#### *Access Permit/TIS/Access Regulation:*

The subject property currently functions with a single full movement access to Frederick Street. The proposed Concept Plan provided with the application does not show any modifications to the vehicular access, therefore, a Regional Road Access Permit will not be required under these applications or a future Site Plan application.

## **Fees**

As indicated previously, the Regional acknowledges receipt of the required Zone Change application fee (received in 2017) and Official Plan Amendment Application fee (received November 1, 2022)

## **Summary**

Based on the above, Regional staff have no objection to the applications subject to the implementation of the accepted mitigation measures within the required Site Plan Agreement and the implementation of a holding provision requiring a Record of Site Condition for the entirety of the subject lands prior to any sensitive land uses being permitted on site. Alternatively, the Region requires all sensitive land uses be removed from the Zoning By-law applying to subject lands.

## **General Comments**

Any future development on the lands subject to the above-noted application(s) will be subject to the provisions of Regional Development Charge By-law 19-037 or any successor thereof.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,



Melissa Mohr, MCIP, RPP  
Senior Planner

cc. Henry Walser Funeral Home C/O Henry Walser (owner)  
GSP Group C/O Kristen Barisdale (applicant)