

From: Mike Seiling
Sent: Tuesday, October 25, 2022 12:26 PM
To: Brian Bateman
Subject: FW: Circulation for Comment - 7 Morrison Road (OPA/ZBA)
Attachments: [7 Morrison Road Agency Letter.pdf](#)

Building; No concerns

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Tuesday, October 25, 2022 10:07 AM
To: CPR (<CP_Proximity-Ontario@cpr.ca> <cp_proximity-ontario@cpr.ca>; MTO - Allan Hodgins (<Allan.Hodgins@ontario.ca> <allan.hodgins@ontario.ca>; 'clerks@cambridge.ca' <clerks@cambridge.ca>; _DL_#_DSD_Planning <DSD-PlanningDivision@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Carlos Reyes <Carlos.Reyes@kitchener.ca>; Darren Kropf <Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Ellen Straus <Ellen.Straus@kitchener.ca>; Enova Power Corp. - Greig Cameron <greig.cameron@enovapower.com>; Enova Power Corp. - Shaun Wang <shaun.wang@enovapower.com>; 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>; Justin Readman <Justin.Readman@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Park Planning (SM) <Park.Planning@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>; Sylvie Eastman <Sylvie.Eastman@kitchener.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (<elaine_burns@wrdsb.ca> <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>
Cc: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: Circulation for Comment - 7 Morrison Road (OPA/ZBA)

Please see attached. Additional documentation can be found in AMANDA folders 22-124797 & 22-124799 (City staff) and [ShareFile](#) (external agencies). Comments or questions should be directed to **Brian Bateman**, Senior Planner (copied on this email).

Christine Kompter

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



City of Kitchener
COMMENT FORM

Project Address: 7 Morrison Road
Application Type: Official Plan Amendment OPA22/013/M/BB
Zoning By-law Amendment ZBA22/024/M/BB

Comments of: Environmental Planning – City of Kitchener
Commenter's Name: Carrie Musselman
Email: carrie.musselman@kitchener.ca
Phone: 519-741-2200 X 7068
Date of Comments: January 17, 2023

1. Plans, Studies and Reports submitted as part of a complete Planning Act Application:

- Arborist Report, 7 Morrison Road Kitchener ON, prepared by WSP Canada Inc., dated November 2022.

2. Site Specific Comments & Issues:

I have reviewed the study noted above to support an official plan and zoning bylaw amendment to permit a development that includes two stacked townhouse buildings with 16 units each (total of 32 units) with amenity areas and a private access road, and note:

- 1) An Arborist Report was submitted in support of the application. In summary, the report noted:
 - 1.1. No trees on applicant land will be preserved.
 - Of the trees being removed on the subject property, there are nineteen (19) in good condition, twelve (12) in fair condition, one (1) in poor condition, and two (2) are dead.
 - 1.2. Some trees on adjacent properties may be injured or require removal, they are:
 - 1.2.1. Canadian Pacific Railway Property
 - (16) sixteen of these trees will require permission to injure and/or remove as their driplines will be impacted by the proposed site grading. Generally, permission has been granted.
 - 1.2.2. Hospital property
 - (2) two trees will require permission to injure as their driplines will be impacted by the proposed site grading. Permission has been granted, the letter notes if the trees die within 5 years, they will be replaced at a 2:1 ratio.
 - (8) eight trees will require permission to remove. (6) six of the (8) eight trees are dead from Emerald Ash Borer. Permission has been granted; the letter notes the replacement of (2) two trees at a 2:1 replacement ratio.
 - 1.2.3. 25 Morrison Road, Kitchener ON
 - (7) seven trees will require permission to injure as their driplines will be impacted by the proposed site grading. Permission has been granted, the letter notes if the trees die within 5 years, they will be replaced at a 2:1 ratio.
 - (1) one tree will require permission to remove. Permission has been granted; the letter notes the replacement of two trees at a 2:1 replacement ratio.

- 2) In summary, the proposed new development and related grading works will require the removal of (44) forty-four individual trees.
- 3) Tree protection fencing is recommended to be installed around trees noted for retention.

An extensive landscape planting plan is proposed as part of the site plan process. The planting plan should aim to exceed the number of trees removed from site and so the Zoning By Law Amendment can be supported.

3. Conditions of Approval in Principal (AIP) and/or Full Site Plan Approval:

City Environmental Planning supports Approval-In-Principle (AIP) provided the following custom and/or modified conditions are incorporated into the AIP and/or Section 41 Development Agreement.

- The proposed development is in accordance with the Arborist Report, prepared by WSP Canada Inc., dated November 22, 2022.

4. Policies, Standards and Resources:

Tree Management

- As per Section 8.C.2.16. of the Official Plan, the City will require the preparation and submission of a tree management plan in accordance with the City's Tree Management Policy (available on the City's Website), where applicable, as a condition of a development application.
 - Any tree management plan must identify the trees proposed to be removed, justify the need for removal, identify the methods of removal and specify an ecologically sound tree replacement scheme and any mitigative measures to be taken to prevent detrimental impacts on remaining trees.
- policy 8.C.2.6., the City will incorporate existing and/or new trees into the streetscape or road rights-of-way and encourage new development or redevelopment to incorporate, protect and conserve existing healthy trees and woodlands in accordance with the Urban Design Policies in Section 13 (Landscape and Natural Features) of the Urban Design Manual and the Development Manual.

Woodlands

- As per Section 8.C.2.17. of the Official Plan, the City will consider the importance of woodlands, not classified as significant, during the development review process by considering the following:
 - a) the potential impact of the proposed development, redevelopment or site alteration on the ecological functions of the woodland;
 - b) the impact of the proposed development, redevelopment or site alteration on the extent and distribution of woodland cover in the watershed, the city and the local planning community; and,
 - c) opportunities to restore or re-establish productive forest habitats consisting of native species following the completion of the proposed development.
- As per Section 8.C.2.18. of the Official Plan, the City will minimize the impact of development, redevelopment or site alteration on woodlands, not classified as significant through the implementation of appropriate mitigation measures, which may include compensation.

Hedgerows

- As per Section 8.C.2.19. of the Official Plan, when considering development, redevelopment or site alteration proposals, the City may require the protection and enhancement of hedgerows, especially where:
 - a) they link other elements of the Natural Heritage System;

- b) wildlife regularly use them as habitat or movement corridors;
- c) they are composed of mature, healthy trees;
- d) they contain trees that are rare, unique, culturally important or over 100 years in age; or,
- e) they contribute to the aesthetics of the landscape.

Natural Heritage Features

- The mapping and criteria for identifying individual natural heritage features is included in the Kitchener Natural Heritage System Technical Background Report (rev. June 2014).

City of Kitchener - Comment Form

Project Address: 7 Morrison Road

Application Type: OPA and ZBA

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

Commenter's name: Gaurang Khandelwal

Email: gaurang.khandelwal@kitchener.ca

Phone: 519-741-2200 x 7611

Written Comments Due: November 18, 2022

Date of comments: November 14, 2022

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

- Sustainability Statement – Official Plan and Zoning By-law Amendment, 7 Morrison Road, Kitchener, prepared by MHBC, dated September 26, 2022

2. Comments & Issues:

I have reviewed the documentation (as listed above) to support an Official Plan Amendment and a Zoning By-law Amendment to develop the subject lands with two stacked townhouse buildings with 16 units each, regarding sustainability and energy conservation and provide the following:

- Based on my review of the supporting documentation, some sustainability elements are being proposed and the development is contemplated to meet or exceed the Ontario Building Code.
- Although the Ontario Building Code (OBC) is advanced, going forward all developments will need to include robust energy conservation measures as the City (and Region of Waterloo) strive to achieve our greenhouse gas reduction target.
- It is strongly suggested that the proposed development achieve more efficient standards than the minimum OBC requirements.
- A Sustainability Statement (as per the City's Terms of Reference) will be required as part of a complete Site Plan Application.
- As the project evolves through the detailed design process, more progressive energy conservation and efficient design elements should be incorporated. Potential items for consideration:
 - Electric vehicle charging stations
 - Community / common gardens and urban agriculture
 - On-site composting
 - Green roofs

- Use of alternative water supply and demand management systems such as rainwater harvesting and grey water reuse
- Use of alternative or renewable energy systems or the capacity to incorporate such systems in the future

3. **Policies, Standards and Resources:**

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

4. **Advice:**

- As part of the Kitchener Great Places Award program every several years there is a Sustainable Development category. Also, there are community-based programs to help with and celebrate and recognize businesses and sustainable development stewards (Regional Sustainability Initiative - <http://www.sustainablewaterlooregion.ca/our-programs/regional-sustainability-initiative> and TravelWise - <http://www.sustainablewaterlooregion.ca/our-programs/travelwise>).
- The '[Sustainability Statement Terms of Reference](#)' can be found on the City's website under 'Planning Resources' at ... <https://www.kitchener.ca/SustainabilityStatement>

From: Real Estate Canada <Real_EstateCanada@cpr.ca>
Sent: Tuesday, December 20, 2022 12:01 PM
To: Brian Bateman
Subject: RE: Circulation for Comment - 7 Morrison Road (OPA/ZBA)

You don't often get email from real_estatecanada@cpr.ca. [Learn why this is important](#)

Good Afternoon,

RE: Comments on 7 Morrison Road (OPA/ZBA), within 500m of CP Rail line

Thank you for reaching out to us again and our apologies on the delay in responding to your request for comments on this development proposal in the vicinity of Canadian Pacific Railway Company. The safety and welfare of residents can be adversely affected by rail operations and CP is not in favour of residential uses that are not compatible with rail operations. CP freight trains operate 24/7 and schedules/volumes are subject to change. CP's approach to development in the vicinity of rail operations is encapsulated by the recommended guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. The 2013 Proximity Guidelines can be found at the following website address: <http://www.proximityissues.ca/>.

CP recommends that the below condition be inserted in all property and tenancy agreements and offers of purchase and sale for all dwelling units in the proposed building(s):

"Canadian Pacific Railway and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, Canadian Pacific Railway will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of-way and/or yard."

Should the captioned development proposal receive approval, CP respectfully requests that the recommended guidelines be followed.

Thank you,

Real Estate Canada



Real_EstateCanada@cpr.ca

7550 Ogden Dale Road SE, Building 1
Calgary AB T2C 4X9

**** Please be advised that CP_Proximity-Ontario@cpr.ca will be deactivated as of January 31, 2023. Effective immediately, please ensure your contact email for CP Proximity-Ontario is updated to**

Real EstateCanada@cpr.ca to ensure your communication is received and replied to in a timely manner **

From: Brian Bateman <Brian.Bateman@kitchener.ca>
Sent: December 9, 2022 12:22 PM
To: CP Proximity-Ontario <CP_Proximity-Ontario@cpr.ca>
Subject: FW: Circulation for Comment - 7 Morrison Road (OPA/ZBA)

This email did not originate from Canadian Pacific. Please exercise caution with any links or attachments.

To Whom it May Concern,

Just following up on correspondence sent to CPR asking for comments regarding a development application located at 7 Morrison Road, Kitchener Ontario. Can you please advise when these comments will be forthcoming as the commenting period ended on November 18. Your comments are important to us as this proposal is adjacent to your railway line. Thank you.

Brian Bateman, MCIP, RPP
Senior Planner
City of Kitchener
519-741-2200 x7869

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Tuesday, October 25, 2022 10:07 AM
To: CPR (CP_Proximity-Ontario@cpr.ca) <cp_proximity-ontario@cpr.ca>; MTO - Allan Hodgins (Allan.Hodgins@ontario.ca) <allan.hodgins@ontario.ca>; 'clerks@cambridge.ca' <clerks@cambridge.ca>; _DL_#_DSD_Planning <DSD-PlanningDivision@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Carlos Reyes <Carlos.Reyes@kitchener.ca>; Darren Kropf <Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Ellen Straus <Ellen.Straus@kitchener.ca>; Enova Power Corp. - Greig Cameron <greig.cameron@enovapower.com>; Enova Power Corp. - Shaun Wang <shaun.wang@enovapower.com>; 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>; Justin Readman <Justin.Readman@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Park Planning (SM) <Park.Planning@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>; Sylvie Eastman <Sylvie.Eastman@kitchener.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>
Cc: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: Circulation for Comment - 7 Morrison Road (OPA/ZBA)

Please see attached. Additional documentation can be found in AMANDA folders 22-124797 & 22-124799 (City staff) and [ShareFile](#) (external agencies). Comments or questions should be directed to **Brian Bateman**, Senior Planner (copied on this email).

Christine Kompter

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



----- IMPORTANT NOTICE - AVIS IMPORTANT ----- Computer viruses can be transmitted via email. Recipient should check this email and any attachments for the presence of viruses. Sender and sender company accept no liability for any damage caused by any virus transmitted by this email. This email transmission and any accompanying attachments contain confidential information intended only for the use of the individual or entity named above. Any dissemination, distribution, copying or action taken in reliance on the contents of this email by anyone other than the intended recipient is strictly prohibited. If you have received this email in error please immediately delete it and notify sender at the above email address. Le courrier electronique peut etre porteur de virus informatiques. Le destinataire doit donc passer le present courriel et les pieces qui y sont jointes au detecteur de virus. L' expéditeur et son employeur declinent toute responsabilite pour les dommages causes par un virus contenu dans le courriel. Le present message et les pieces qui y sont jointes contiennent des renseignements confidentiels destines uniquement a la personne ou a l' organisme nomme ci-dessus. Toute diffusion, distribution, reproduction ou utilisation comme reference du contenu du message par une autre personne que le destinataire est formellement interdite. Si vous avez recu ce courriel par erreur, veuillez le detruire immediatement et en informer l' expéditeur a l' adresse ci-dessus. ----- IMPORTANT NOTICE - AVIS IMPORTANT -----

From: Trevor Heywood <theywood@grandriver.ca>
Sent: Tuesday, October 25, 2022 11:00 AM
To: Brian Bateman
Subject: RE: Circulation for Comment - 7 Morrison Road (OPA/ZBA)

Hey Brian,

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

Thanks,

Trevor Heywood, B.Sc.(Env.)
Resource Planner
Grand River Conservation Authority

400 Clyde Road, PO Box 729
Cambridge, ON N1R 5W6
Phone: 519-621-2763 ext. 2292
Email: theywood@grandriver.ca
www.grandriver.ca | [Connect with us on social media](#)

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Tuesday, October 25, 2022 10:07 AM
To: CPR (CP_Proximity-Ontario@cpr.ca) <cp_proximity-ontario@cpr.ca>; MTO - Allan Hodgins (Allan.Hodgins@ontario.ca) <allan.hodgins@ontario.ca>; 'clerks@cambridge.ca' <clerks@cambridge.ca>; _DL_#_DSD_Planning <DSD-PlanningDivision@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Carlos Reyes <Carlos.Reyes@kitchener.ca>; Darren Kropf <Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Ellen Straus <Ellen.Straus@kitchener.ca>; Enova Power Corp. - Greig Cameron <greig.cameron@enovapower.com>; Enova Power Corp. - Shaun Wang <shaun.wang@enovapower.com>; Feds <vped@feds.ca>; Planning <planning@grandriver.ca>; Greg Reitzel <Greg.Reitzel@kitchener.ca>; Hydro One - Dennis DeRango <landuseplanning@hydroone.com>; Jim Edmondson <Jim.Edmondson@kitchener.ca>; Justin Readman <Justin.Readman@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Park Planning (SM) <Park.Planning@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>; Sylvie Eastman <Sylvie.Eastman@kitchener.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>
Cc: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: Circulation for Comment - 7 Morrison Road (OPA/ZBA)

Please see attached. Additional documentation can be found in AMANDA folders 22-124797 & 22-124799 (City staff) and [ShareFile](#) (external agencies). Comments or questions should be directed to **Brian Bateman**, Senior Planner (copied on this email).

Christine Kompter

Administrative Assistant | Planning Division | City of Kitchener

200 King Street West, 6th Floor | P.O. Box 1118 | Kitchener ON N2G 4G7

519-741-2200 ext. 7425 | TTY 1-866-969-9994 | christine.kompter@kitchener.ca



From: Johnston, Jeremiah (MTO) <Jeremiah.Johnston@ontario.ca>
Sent: Monday, December 12, 2022 10:24 AM
To: Brian Bateman
Subject: RE: Circulation for Comment - 7 Morrison Road (OPA/ZBA)
Attachments: [7 Morrison Road Agency Letter.pdf](#); [16218E - Site Plan - July 18 2022 Plan.pdf](#)

Good afternoon Brian,

7 Morrison Road (OPA/ZBA)

The Ministry of Transportation has no objection to this application, inclusive of 2 stacked town house structures, 32 units total. The subject property (7 Morrison Road) is located beyond our limits of permit control and therefore MTO review, approval and permits will not be required.

Thank you,

[Jeremiah Johnston](#) Corridor Management Planner
Corridor Management Section
Ministry of Transportation Operations Branch West
659 Exeter Road, London, ON N6E 1L3
M: (226)-980-6407

From: Brian Bateman <Brian.Bateman@kitchener.ca>
Sent: December 9, 2022 3:08 PM
To: Johnston, Jeremiah (MTO) <Jeremiah.Johnston@ontario.ca>
Subject: FW: Circulation for Comment - 7 Morrison Road (OPA/ZBA)

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

Hello Jeremiah,
Just following up on attached correspondence sent to Allan regarding a development application at 7 Morrison Road. I presume you are taking this one over? If so, can you provide MTO comments at your earliest convenience. Thanks.
Brian

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Tuesday, October 25, 2022 10:07 AM
To: CPR (CP_Proximity-Ontario@cpr.ca) <cp_proximity-ontario@cpr.ca>; MTO - Allan Hodgins (Allan.Hodgins@ontario.ca) <allan.hodgins@ontario.ca>; 'clerks@cambridge.ca' <clerks@cambridge.ca>; _DL_#_DSD_Planning <DSD-PlanningDivision@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Carlos Reyes <Carlos.Reyes@kitchener.ca>; Darren Kropf <Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Ellen Straus <Ellen.Straus@kitchener.ca>; Enova Power Corp. - Greig Cameron <greig.cameron@enovapower.com>; Enova Power Corp. - Shaun Wang

<shaun.wang@enovapower.com>; 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>; Justin Readman
<Justin.Readman@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; Mike Seiling
<Mike.Seiling@kitchener.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>;
Park Planning (SM) <Park.Planning@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>; Sylvie Eastman <Sylvie.Eastman@kitchener.ca>; WCDSB - Planning
<planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>;
WRDSB - Planning <planning@wrdsb.ca>
Cc: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: Circulation for Comment - 7 Morrison Road (OPA/ZBA)

Please see attached. Additional documentation can be found in AMANDA folders 22-124797 & 22-124799 (City staff) and [ShareFile](#) (external agencies). Comments or questions should be directed to **Brian Bateman**, Senior Planner (copied on this email).

Christine Kompter

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



From: Lenore Ross
Sent: Wednesday, February 8, 2023 5:06 PM
To: Brian Bateman
Subject: RE: Staff & Agency Comments

Thanks Brian,

The revised TPEP is acceptable and P&C have no additional concerns or comments for OPA22/013/M/BB and ZBA22/024/M/BB .

Regards,

Lenore

From: Brian Bateman <Brian.Bateman@kitchener.ca>
Sent: Friday, January 27, 2023 2:57 PM
To: Lenore Ross <Lenore.Ross@kitchener.ca>
Subject: FW: Staff & Agency Comments

Hi Lenore,
Happy Friday! Please see attached being sent from MHBC to address your comments. Please let me know if this is satisfactory.
Brian

From: Luisa Vacondio <lvacondio@mhbcplan.com>
Sent: Thursday, January 19, 2023 11:33 AM
To: Brian Bateman <Brian.Bateman@kitchener.ca>
Cc: Pierre Chauvin <pchauvin@mhbcplan.com>
Subject: FW: Staff & Agency Comments

Hi Brian,

Thanks for accommodating a quick meeting with us yesterday – hopefully tonight’s meeting goes off smoothly.

As I mentioned yesterday, please find attached the revised Arborist Report and TMP that we’ve received from the client to address the comments from Park and Cemeteries.

With regards to the urban design comments that Katey has provided, it seems that many of these comments are more specific to building design and/or site plan details. Can you discuss with Katey and advise if you would be comfortable with deferring these matters to the future site plan application?

Thank you,
Luisa

LUISA VACONDIO, BES | Planner

I am currently working remotely and can best be reached at lvacondio@mhbcplan.com

MHBC Planning, Urban Design & Landscape Architecture

540 Bingemans Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9 | T 519 576 3650 |
F 519 576 0121 | lvacondio@mhbcplan.com

Follow us: [Webpage](#) | [Linkedin](#) | [Facebook](#) | [Twitter](#) | [Vimeo](#) | [Instagram](#)



This communication is intended solely for the named addressee(s) and may contain information that is privileged, confidential, protected or otherwise exempt from disclosure. No waiver of confidence, privilege, protection or otherwise is made. If you are not the intended recipient of this communication, please advise us immediately and delete this email without reading, copying or forwarding it to anyone.

From: Brian Bateman <Brian.Bateman@kitchener.ca>

Sent: December 21, 2022 4:05 PM

To: Luisa Vacondio <lvacondio@mhbcplan.com>

Cc: Pierre Chauvin <pchauvin@mhbcplan.com>

Subject: RE: Staff & Agency Comments

Please see attached comments received to date. I still require comments from the Region, CP and Environmental Planning -Carrie will be sending hers soon – before I can recommend this for approval. In addition, UD has raised some concerns to be addressed. Please contact me should you have any comments or questions.

Brian

From: Brian Bateman

Sent: Wednesday, December 21, 2022 9:31 AM

To: 'Luisa Vacondio' <lvacondio@mhbcplan.com>

Subject: RE: Staff & Agency Comments

This is perfect...thank you! I will be sending you staff/agency comments I have received so far by weeks end.

Brian

From: Luisa Vacondio <lvacondio@mhbcplan.com>

Sent: Wednesday, December 21, 2022 9:15 AM

To: Brian Bateman <Brian.Bateman@kitchener.ca>

Subject: RE: Staff & Agency Comments

Hi Brian,

Just seeing this now – attaching the Word version of the PJR for 7 Morrison. Please confirm receipt and if this is what you were looking for.

Thanks,
Luisa

From: Brian Bateman <Brian.Bateman@kitchener.ca>

Sent: December 20, 2022 9:33 AM

To: Luisa Vacondio <lvacondio@mhbcplan.com>

Subject: RE: Staff & Agency Comments

Hi Luisa,

Favour to ask: Could you please send me the Word document of your planning report. I want to get started on the report. Thanks.

Brian

From: Brian Bateman

Sent: Friday, December 9, 2022 3:00 PM

To: Pierre Chauvin <pchauvin@mhbcplan.com>; Luisa Vacondio <lvacondio@mhbcplan.com>

Subject: Staff & Agency Comments

Hi Pierre & Luisa,

Just want to let you know the commenting period was over but I am still waiting for comments from the Region and CPR and I guess MTO – but unsure if they will have anything to major to say here. In any event, I have sent follow up emails to the Region and CPR and will send over what I have received to date very shortly.

Brian Bateman, MCIP, RPP
Senior Planner
City of Kitchener
519-741-2200 x7869

City of Kitchener
OPA/ZBA Comment Form

Project Address: **7 Morrison Road**

File Number: OPA22/013/M/BB and ZBA22/024/M/BB

Comments Of: Policy Planning

Commenter's Name: John Zunic

Email: john.zunic@kitchener.ca

Phone: 519.741.2200 ext. 7685

Date of Comments: December 1, 2021

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

1. Planning Context:

- The site is located within a “Community Area” on the Urban Structure map of the Official Plan (Map 2) and has a “Low Rise Residential” land use designation on Map 3: Land Use.
- Policy 3.C.2.50 of the Official Plan notes that 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 areas.
- Policy 3.C.2.52 of the Official Plan states “Limited intensification may be permitted within Community Areas in accordance with the applicable land use designation on Map 3 and the Urban Design Policies in Section 11. The proposed development must be sensitive to and compatible with the character, form and planned function of the surrounding context.”
- Policy 15.D.3.10 of the Official Plan indicates that the net residential density for lands which are designated Low Rise Residential will be a maximum of 30 units per hectare. Further, Policy 15.D.3.11 of the Official Plan indicates that the maximum FSR for Low Rise Residential lands is 0.6.
- The property is currently zoned R-6 in Zoning By-law 85-1 and RES-5 in Zoning By-law 2019-051. Special Use Provision 201U as part of Zoning By-law 85-1 applies to the property and indicates that “...a craftsman shop only for a sign making business shall also be permitted in accordance with the regulations set out in Section 12.2.”

- [Section 40.6](#) of the City of Kitchener Zoning By-law 85-1 indicates that the Maximum Floor Space Ratio for properties zoned R-6 is 0.6.
- “Table 7-5: For Cluster Townhouse Dwelling Units” in Zoning By-law 2019-051 indicates that the Maximum Floor Space Ratio for Cluster Townhouse Dwelling Units on lands zoned RES-5 is 0.6
- This process recognizes that there is a housing crisis and climate emergency currently impacting Kitchener.
- Based on the policy framework identified above and policy analysis contained within the Planning Justification Report prepared as part of this application, Policy Planning staff are supportive of the proposed Official Plan Amendment and Zoning By-law Amendment for 7 Morrison Road.
- Policy Planning staff encourage a reduction in the drive aisle width as a site plan consideration, in keeping with requirements for fire access and truck turning movements, in an effort to reduce the amount of impermeable surface on the site.



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

Shilling Yip (226) 753-1064 (C)
Files: D17-40/2/22013
C14-60/2/22024

February 8, 2023

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

Dear Mr. Bateman:

Post Circulation Comments
OPA 22/013/M/BB
ZBA 22/024/M/BB
Klondike Homes Ltd.
7 Morrison Road
CITY OF KITCHENER

Region staff has reviewed the above-noted applications and provides the following comments for your consideration at this time. The applicant is proposing Official Plan Amendment and Zoning By-law Amendment for the development of two (2) stacked townhouse buildings with 16 units each, for a total of 32 units. The proposed residential development also includes amenity areas, a private access road, 45 parking spaces and secure indoor bicycle storage spaces.

The OPA is to add a special policy area to the Low Rise Residential designation in order to permit a maximum floor area ratio (FSR) of 0.9 and a density exceeding 30 units per hectare. The ZBA is to re-zone the lands from R-6 to RES-5 with site specific for FSR, building height, parking, visitor parking and rear yard relief.

The lands are designated Urban Area “Built-Up Area” and within the “Central Transit Corridor” on Map 3a in the Regional Official Plan (ROP). Lands included within the Built-Up Area are intended to accommodate the majority of the Region’s growth within

the time horizon of the ROP. This development will contribute to the intensification target within the Built-Up Area.

Water Services

Water Services Engineering and Planning staff has reviewed the Functioning Servicing and SWM Report and have the following comment: In detailed design, the applicant must vacuum excavate the regional watermain, in daylight, to confirm the depth and horizontal/vertical alignment to ensure there is no conflict with the proposed sanitary servicing. Please submit engineering drawings for review.

Hydrogeology & Water Programs (Source Water Protection)

Hydrogeology and Water Program (HWP) staff has indicated the proposed development falls within the WHPA D for the Fountain Street wellfield and the Hidden Valley Intake (IPZ 3).

Staff has requested that a prohibition on geothermal energy systems as defined in the Regional Official Plan be included in the Zoning By-law amendment for the subject property. Proposed wording,

“Geothermal Wells are prohibited on site. A geothermal well is defined as a vertical well, borehole or pipe installation used for geothermal systems, ground-source heat pump systems, geo-exchange systems or earth energy systems for heating or cooling; including open-loop and closed-loop vertical borehole systems. A geothermal well does not include a horizontal system where construction or excavation occurs to depths less than five metres unless the protective geologic layers overlaying a vulnerable aquifer have been removed through construction or excavation.”

Salt Management Plan

A Salt Management Plan (SMP) will be required as part of site plan for private parking lots and/or private roadways. Implementation of the SMP may be secured through future Planning Act applications.

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

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

The proponent is eligible for certification under the Smart About Salt™ program for this property. Completion of the SMP is one part of the program. To learn more about the program and to find accredited contractors please refer to: <http://www.smartaboutsalt.com/>. Benefits of designation under the program include cost savings through more efficient use of salt, safe winter conditions by preventing the formation of ice, and potential reductions in insurance premiums.

Corridor Planning

Functional Servicing and Stormwater Management (SWM) Report

The subject lands do not abut directly King Street East (Regional Road 08), but the CPR/Grand River Railway Company (GRR) lands abutting these lands directly abut the Regional road.

The Functional Servicing & SWM Report dated September 21, 2022 prepared by JPE Engineering has concluded that the required services are available for the proposed development. With respect to storm water management, the report has found that currently the side sheet flows into the King Street right-of-way through swales/ditches, ultimately to a creek on the south side of the road. The report confirms that under developed conditions the flows will be attenuated to pre-existing levels and will be discharged into road side ditch along Morrison Road. The report indicates a detailed SWM report will be prepared at the Site Plan stage when more details are available.

The following points need to be clarified/noted further:

- a) The report mentioned that the soils are non conductive and a cash-in-lieu will be the option for the SWM drainage. Clarification is required, whether there will be any concentrated storm flow or a storm connection directly within the King Street right-of-way from the SWM management system.
- b) Will there be more than the current flows than under the existing conditions as a result of this cash-in-lieu option?
- c) If yes for the above, is there sufficient capacity to take the discharge in the existing system? More details must be provided in this regard.
- d) A Sanitary connection is proposed within the King Street right-of-way. Please note that this will require Regional approval through a separate process of Municipal Consent. Additional comments, if any, will follow.

Environmental Noise

The Environmental Noise Study dated August 3, 2022 prepared by JPE Engineering is currently under review. The following clarifications are required:

- a) The proposed development is within a 75m vibration influence zone as per Railway Proximity Guidelines. No assessment of vibration is included in the report. A vibration study will be required to confirm that railway vibration from the

CPR is not a concern, and does not require any mitigation measures in the building design. This may be secured through the use of a holding provision.

- b) It appears that the railway noise is based on the 2015 railway data. Please confirm that the data used in this regard will remain valid for future 10 years rail traffic forecasts. Alternatively, a conservative approach be used to calculate the future rail traffic.
- c) Please confirm that the noise levels from road and rail noise are combined together for reaching the ultimate noise levels at the assessment points. This is unclear in the report.
- d) The OLA location appears to be analysed very close to the proposed noise barrier. A central location should be analysed to assess the noise impacts for the OLA.
- e) The proposed noise barrier is only few metres from the railway. Please confirm that any specific vibration design is not required, a typical design detail for the proposed noise barrier be added in the report.
- f) Maintenance arrangements for the proposed noise barrier be confirmed by City of Kitchener staff and be detailed in the report.

The above matters may be addressed prior to adoption of the ZBL amendment or secured through the use of a holding provision.

Conditions for Site Plan Application

Site Grading & Stormwater Management

Storm sewers within the Regional road right-of-way are generally sized and designed to only accommodate stormwater from the right-of-way and in some instances off road surface drainage under existing conditions. A private stormwater connection to any storm sewer on King Street East (RR #08) will be discouraged where an alternate stormwater connection is available, including infiltration if soil conditions and Source Protection under the Clean Water Act permit, or if it is determined that the King Street East storm sewer does not have the sufficiency (condition and capacity) to accommodate private stormwater flows from this site. It is the responsibility of the applicant's engineering consultant to determine an appropriate stormwater outlet from this site and the sufficiency of the receiving storm system if there is no other option available and to include this information in the stormwater management report. The applicant or their consultant should contact Mr. Malcolm Lister, Manager, Technical Services for the Region of Waterloo at 519-575-4432 or mlister@regionofwaterloo.ca to determine if any engineering plans and/or further technical information for King Street East (RR #08) is available which may be of assistance.

The applicant must submit electronic copies of detailed Site Grading & Drainage Control Plan(s) and Site Servicing Plan(s) along with a SWM report for Regional review and approval. This should include 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 site grading must be compatible with the existing road grades and any future project of King Street East (RR #08). The site must be graded in accordance with the approved plan and the Regional Road allowance must be restored to the satisfaction of the Regional Municipality of Waterloo.

Transit Planning

There will be no transit requirements for the proposed development. However, staff note the following points:

- This area is well-served by Routes 204 iXpress (two-way) and Route 27. Beginning in May 2022, Route 27 will be revised to operate in a one-way loop northbound on Morrison.
- Pedestrian infrastructure along Morrison Road is lacking in this vicinity. The City undertook some underground works in this area last year, and the sidewalk on the west side of Morrison may have been constructed as part of this project. The City should consider a sidewalk on east side of Morrison Road and pedestrian connections from the proposed development to help use of transit service in the area.

Airport Zoning (Advisory Comments)

The subject lands are located within the 6 km Development Regulation Area (Transport Canada). For further information in this regard please contact:

Jordan Vander Veen, Senior Engineer, Design and Construction (Airport)

519.648.2256 ext. 8514 Email: jvanderveen@regionofwaterloo.ca

Site Servicing / Work Permit / Municipal Consent

A Municipal Consent will be required for the installation of any new/update to / removal of the existing services within the King Street right-of-way.

Also, a Region of Waterloo Work Permit must be obtained from the Region of Waterloo prior to commencing construction within the Region's right of way. For further information in this regard, please visit <https://rmow.permitcentral.ca/>

Conditions for Condominium / Consent Application Stage

Detailed Environmental Noise Study

Pending acceptance of the above-mentioned Noise Study, the recommendations of the above noised study will be implemented through a registered agreement with the Region of Waterloo; as a regional condition for any future Plan of Condominium/Consent application(s) as may be required for the proposed development.

Although, the requirement of a detailed noise study may not be a condition of Site Plan application, it is strongly recommended that the proponent undertake a detailed noise study and construct the site/buildings/units accordingly to avoid any retrofit at a later stage. It's the proponents' responsibility to ensure that there are no environmental noise impacts from/on the proposed development.

Land Use Compatibility

The subject property is immediately adjacent to the Grand River Hospital Freeport site. Staff recommends a warning clause (Type E) pursuant to NPC-300 be included in all offers to purchase and/or lease agreements. Proposed wording for the warning clause reads,

"Purchasers/tenants are advised that due to the proximity of the adjacent hospital facility/Freeport Hospital, noise from Freeport Hospital may at times be audible."

This requirement should be secured through a registered agreement with the City of Kitchener as part of any future Planning Act application, including consent or plan of condominium .

Record of Site Condition (RSC)

A RSC is required according to the Region's guideline on site contamination. There are high and medium threats in the Region's Threats Inventory Database for the adjacent property to the west at 3570 King St E (Grand River Hospital – Freeport Campus). There is also a rail line to the south of the site which would be considered a medium threat.

The RSC requirement was noted in the pre-submission comments, but it does not appear that an RSC has been filed in the interim. The RSC along with the MECP Acknowledgement will be required prior to adoption of the ZBL amendment, or secured through the use of a holding provision.

Environmental Planning

No comments.

Archaeology

No comments.

Housing

General

The following Regional policies and initiatives support the development and maintenance of affordable housing:

- Regional Strategic Plan
 - Objective 4.2 requires the Region to make affordable housing more available to individuals and families.
- 10-Year Housing and Homelessness Plan
 - contains an affordable housing target which is that 30% of all new residential development between 2019 and 2041 in Waterloo Region is to be affordable to low and moderate income households.
- Building Better Futures Framework
 - shows how the Region plans to create 2,500 units of housing affordable to people with low to moderate incomes by 2025.
- Region of Waterloo Official Plan
 - Section 3.A (range and Mix of Housing) contains land use policies that ensure the provision of a full and diverse range and mix of permanent housing that is safe, affordable, of adequate size, and meets the accessibility requirements of all residents.

The Region supports the provision of a full range of housing options, including affordable housing. Rent levels and house prices that are considered affordable according to the Regional Official Plan are provided below in the section on affordability. Should this development application move forward, staff recommend that the applicant consider providing a number of affordable housing units on the site, as defined in the Regional Official Plan.

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

Affordability

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

Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross	\$385,500
--	-----------

annual household income for low and moderate income households	
Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area	\$576,347

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

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

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

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

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

In order for a rental unit to be deemed affordable, the average rent for the proposed units which have fewer than 3 bedrooms must be at or below the average market rent in the regional market area as shown above. For proposed units with three or more bedrooms, the average rent for the units must be below \$1,470.

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

Proposed Zoning By-law Amendment

As noted above under HWP comments, staff has requested that a prohibition on geothermal energy systems as defined in the Regional Official Plan be included in the Zoning By-law amendment for the subject property. Proposed wording provided above.

Staff recommends the use of a holding provision to secure the completion of a railway vibration study, Record of Site Condition (if not completed and MECP acknowledged prior to adoption of ZBL amendment), and final acceptance of the environmental noise study noted above.

Regional Development Charges

Any future development on the subject lands will be subject to provisions of Regional Development Charges By-law 19-037 or any successor thereof.

Other

Staff acknowledges the Region's required review fees for the OPA and ZBA applications were received November 3, 2022.

Region staff has no objection to proceeding with a City staff recommendation to Kitchener Council subject to the above-noted comments.

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

Yours truly,



Shilling Yip, MCIP, RPP
Senior Planner

cc. Pierre Chauvin, MHBC Planning

City of Kitchener

Application Type: Official Plan and Zoning By-law Amendments

Application: Official Plan Amendment OPA22/013/M/BB

Zoning By-law Amendment ZBA22/024/M/BB

Project Address: 7 Morrison Road

Comments of: Transportation Services

Commenter's Name: Dave Seller

Email: dave.seller@kitchener.ca

Phone: 519-741-2200 ext. 7369

Date of Comments: November 17, 2022

- a. After reviewing the Scoped Traffic Impact Study (August 25, 2022) submitted by R.V. Anderson Associates Limited (RVA), Transportation Services offer the following comments.

The applicant is proposing to development 32 stacked townhouse units, with one full move vehicular access provided along Morrison Road. The development is estimated to generate 12 AM and 12 PM peak hour vehicle trips.

Under the forecasted 2028 Future Total Traffic Volumes, Morrison Road at the site access point is operating with sufficient vehicle capacity, vehicle delays not exceeding LOS B and no vehicle queueing concerns in either the AM or PM peak hours. Also, there are no recommendations to provide additional physical capacity near this access in response to the site generated traffic.

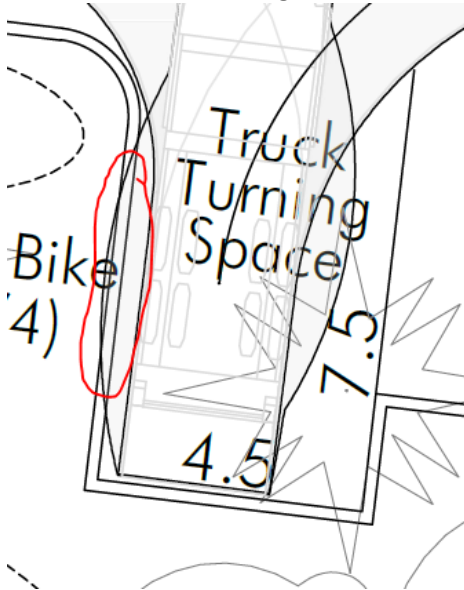
The forecasted 2028 Future Total Traffic Volumes at the intersection of King Street East and Morrison Road is currently operating with reserve capacity, minimal delays, and no queuing issues for most vehicle movements. The one movement experiencing delay is the southbound movement along Morrison Road at King Street East, in the PM peak hour. This is due to the higher traffic volumes on King Street East, where fewer gaps are provided for southbound vehicles along Morrison Road. This results in the southbound movement experiencing delays of approximately two minutes in the 2028 horizon year, without the subject development traffic. However, despite the delay, the low volumes result in reserve capacity for the movement (v/c ratio does not exceed 0.44) and minimal queueing (approximately two (2) vehicles). With the inclusion of site generated traffic, delays increase marginally by approximately 10 seconds, but the movement is still operating with reserve capacity and queues are not impeding on the proposed site access.

A stopping sight distance (SSD) analysis was completed along Morrison Road at the site access utilizing the Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads. Based on a 40km/h speed limit, a 50km/h design speed, where a 65m SSD is recommended. However, Morrison Road has an approximate 8% downgrade while travelling south towards King Street East. To account for the slope along Morrison Road, RVA utilized TAC methodologies yielding

an increased SSD of 73m from the recommended 65m. Based on RVA field observations, a SSD of 74m was achieved along Morrison Road, exceeding the recommended SSD.

Therefore, based on the field analysis completed by RVA, the proposed site access location should provide sufficient stopping sight distance for oncoming vehicles along Morrison Road. Also, the traffic generated by this development will have minimal impact on the surround road network.

- b. The Garbage Truck Turning Movement 1 plan submitted by MHBC for the “Wayne Titan” design vehicle illustrates a conflict with the concrete curbing noted below in red. Transportation Services recommends correcting this conflict.



- c. As part of the City of Kitchener’s Official Plan, Morrison Road is designated for a road widening, with an ultimate road width between King Street East and Manor Drive of 20 metres. Therefore, a conveyance of a portion of lands along the Morrison Road frontage is required. The approximate location of the widening is noted below in red hatching. A reference plan be submitted noting the road widening.



Not to scale

From: Katey Crawford
Sent: Friday, March 10, 2023 9:16 AM
To: Brian Bateman
Subject: RE: 7 Morrison - Updated Urban Design Brief

Hi Brian,

The last page of the brief includes the previous outdated rendering. That page will need to be updated with the new rendering concept. I have no other concerns besides that.

Thanks,

Katey

From: Brian Bateman <Brian.Bateman@kitchener.ca>
Sent: Thursday, March 9, 2023 5:56 PM
To: Katey Crawford <Katey.Crawford@kitchener.ca>
Subject: FW: 7 Morrison - Updated Urban Design Brief

Hello Katey,
Can you please confirm this is acceptable. Thanks.
Brian

From: Luisa Vacondio <lvacondio@mhbcplan.com>
Sent: Thursday, March 9, 2023 3:11 PM
To: Brian Bateman <Brian.Bateman@kitchener.ca>
Cc: Pierre Chauvin <pchauvin@mhbcplan.com>; Paul Florica <paul@klondikehomes.com>
Subject: 7 Morrison - Updated Urban Design Brief

Good Afternoon Brian,

Please find attached the revised Urban Design Brief for inclusion in your final staff report package, which reflects the changes to the site plan and elevations. Let us know if there is anything else you'll need from us to complete your report.

Thanks,
Luisa

LUISA VACONDIO, BES | Planner

I am currently working remotely and can best be reached at lvacondio@mhbcplan.com

MHBC Planning, Urban Design & Landscape Architecture

540 Bingemans Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9 | T 519 576 3650 |
F 519 576 0121 | lvacondio@mhbcplan.com

Follow us: [Webpage](#) | [Linkedin](#) | [Facebook](#) | [Twitter](#) | [Vimeo](#) | [Instagram](#)



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

This communication is intended solely for the named addressee(s) and may contain information that is privileged, confidential, protected or otherwise exempt from disclosure. No waiver of confidence, privilege, protection or otherwise is made. If you are not the intended recipient of this communication, please advise us immediately and delete this email without reading, copying or forwarding it to anyone.

From: Planning <planning@wcdsb.ca>
Sent: Thursday, November 17, 2022 5:24 PM
To: Brian Bateman
Subject: RE: Circulation for Comment - 7 Morrison Road (OPA/ZBA)
Attachments: RE: Notice of (OPA/ZBA/SP) Pre-submission Consultation Meeting - 7 Morrison Road

Good Afternoon Brian,

The Waterloo Catholic District School Board has reviewed the subject application and based on our development circulation criteria have no new comments beyond those submitted for the presubmission consultation. Those comments are attached to this email.

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

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

From: Christine Kompter <Christine.Kompter@kitchener.ca>
Sent: Tuesday, October 25, 2022 10:07 AM
To: CPR (CP_Proximity-Ontario@cpr.ca) <cp_proximity-ontario@cpr.ca>; MTO - Allan Hodgins (Allan.Hodgins@ontario.ca) <allan.hodgins@ontario.ca>; 'clerks@cambridge.ca' <clerks@cambridge.ca>; _DL_#_DSD_Planning <DSD-PlanningDivision@kitchener.ca>; Bell - c/o WSP <circulations@wsp.com>; Carlos Reyes <Carlos.Reyes@kitchener.ca>; Darren Kropf <Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Ellen Straus <Ellen.Straus@kitchener.ca>; Enova Power Corp. - Greig Cameron <greig.cameron@enovapower.com>; Enova Power Corp. - Shaun Wang <shaun.wang@enovapower.com>; 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>; Justin Readman <Justin.Readman@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Park Planning (SM) <Park.Planning@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>; Sylvie Eastman <Sylvie.Eastman@kitchener.ca>; Planning <planning@wcdsb.ca>; WRDSB - Board Secretary (elaine_burns@wrdsb.ca) <elaine_burns@wrdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>
Cc: Brian Bateman <Brian.Bateman@kitchener.ca>
Subject: Circulation for Comment - 7 Morrison Road (OPA/ZBA)

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. Additional documentation can be found in AMANDA folders 22-124797 & 22-124799 (City staff) and [ShareFile](#) (external agencies). Comments or questions should be directed to **Brian Bateman**, Senior Planner (copied on this email).

Christine Kompter

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



Disclaimer - This email and any files transmitted with it are confidential and contain privileged or copyright information. You must not present this message to another party without gaining permission from the sender. If you are not the intended recipient you must not copy, distribute or use this email or the information contained in it for any purpose other than to notify us. If you have received this message in error, please notify the sender immediately, and delete this email from your system. We do not guarantee that this material is free from viruses or any other defects although due care has been taken to minimize the risk. Any views expressed in this message are those of the individual sender, except where the sender specifically states them to be the views of the Waterloo Catholic District School Board.