

## Katie Anderl

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**From:** Mike Seiling  
**Sent:** Friday, December 16, 2022 3:03 PM  
**To:** Katie Anderl  
**Subject:** FW: Circulation for Comment - 265 Cotton Grass Street (OPA/ZBA)  
**Attachments:** department & agency letter - 265 Cotton Grass.pdf; ZBA22026CKA\_MAP1.pdf; OPA22015CKA\_MAP5.pdf

Building; no concerns

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**From:** Christine Kompter <Christine.Kompter@kitchener.ca>  
**Sent:** Friday, December 16, 2022 2:42 PM  
**To:** \_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:** Katie Anderl <Katie.Anderl@kitchener.ca>  
**Subject:** Circulation for Comment - 265 Cotton Grass Street (OPA/ZBA)

Please see attached. Additional documentation can be found in AMANDA folders 22-128716 & 22-128724 (City staff) and [ShareFile](#) (external agencies). Comments or questions should be directed to **Katie Anderl**, Senior Planner ([katie.anderl@kitchener.ca](mailto:katie.anderl@kitchener.ca); 519-741-2200 x7987).

### 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)



## **Katie Anderl**

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**From:** Niall Melanson  
**Sent:** Monday, December 19, 2022 2:58 PM  
**To:** Chelsea Dahmer  
**Cc:** Angela Mick; Katie Anderl  
**Subject:** 265 Cotton Grass St - 1st submission FSR comments  
**Attachments:** 265 Cotton Grass St - 1st Submission ZBA Engineering Comments.pdf

Hey Chelsea

Please see attached. I don't have any concerns but would request you update the FSR and I am curious what your responses are to my comments.

Cheers

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

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



**DEVELOPMENT ENGINEERING SERVICES**

Niall Melanson, C.E.T.  
Project Manager  
200 King St. W. 9<sup>th</sup> Floor  
Kitchener, ON N2G 4G7  
Phone: (519) 741-2200 ext. 7133  
niall.melanson@kitchener.ca

December 19, 2022

MTE Consultants Inc.  
Chelsea Dahmer  
520 Bingemans Centre Drive  
Kitchener, ON N2B 3X9

Dear Ms. Dahmer

**Re: 265 Cotton Grass Street, ZBA22/025/N/BB - 1<sup>st</sup> Submission ZBA Engineering Comments  
City of Kitchener**

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**Sanitary Servicing:**

- 1) Please note that with a Floor Space Ratio of 0.92 this development is probably closer to a MIX-1 zoning which has a population of 312peo/ha. With that said, since the subdivision was given a unit count to adhere to the increased flows generated were not reviewed.
- 2) Please be advised that with the decommissioning of the Interim Bleams Road Pumping Station the flows generated along Commonwealth Crescent, Commonwealth Street (south of Max Becker Drive), Frey Crescent, Helena-Feasby Street, Harding Crescent and Riehm Crescent now all drain into the City's Middle Strasburg Sanitary Sewer. This would remove 201 units from the Appendix B count.

**Water Servicing – Comments provided by Angela Mick with Kitchener Utilities:**

- 3) No Concerns

**Storm Servicing & Stormwater Management:**

- 4) Detailed review of the SWM design will be reviewed during the Site Plan Application process.

Please make the requisite revisions and resubmit one (1) copy of same for review at your earliest convenience.

Sincerely,

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

**From:** Niall Melanson  
**Sent:** Tuesday, February 28, 2023 9:19 AM  
**To:** Katie Anderl  
**Subject:** RE: 265 Cotton Grass - Resubmission

Thanks Katie. No concerns.

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

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

---

**From:** Katie Anderl <[Katie.Anderl@kitchener.ca](mailto:Katie.Anderl@kitchener.ca)>  
**Sent:** Monday, February 27, 2023 4:12 PM  
**To:** Niall Melanson <[Niall.Melanson@kitchener.ca](mailto:Niall.Melanson@kitchener.ca)>  
**Subject:** FW: 265 Cotton Grass - Resubmission

Hi Niall, Forwarding to you for your information and records. I don't think you had concerns, however the SWM/Serviceing have been updated in accordance with the updated site design and extra block of units.

Thanks,  
Katie

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**From:** Katie Anderl  
**Sent:** Monday, February 27, 2023 3:59 PM  
**To:** Shilling Yip <[SYip@regionofwaterloo.ca](mailto:SYip@regionofwaterloo.ca)>; Lenore Ross <[Lenore.Ross@kitchener.ca](mailto:Lenore.Ross@kitchener.ca)>; Katey Crawford <[Katey.Crawford@kitchener.ca](mailto:Katey.Crawford@kitchener.ca)>; Steven Ryder <[Steven.Ryder@kitchener.ca](mailto:Steven.Ryder@kitchener.ca)>  
**Subject:** 265 Cotton Grass - Resubmission

Hello,  
A revised submission for the OPA/ZBA/SP has been received. New materials have been added to ShareFile :  
<https://kitchener.sharefile.com/home/shared/fo17c1b6-360a-42ef-b433-f8759dda166c/folder>

Please review and advise if you have any further outstanding comments or concerns that need to be addressed prior to moving forward with a Recommendation Report.

Shilling – there is an updated Noise Study. Please let me know how you wish to address the implementation piece.

Thanks,  
Katie

**Katie Anderl**

Senior Planner | Planning Division | City of Kitchener  
519-741-2200 x7987 | TTY 1-866-969-9994 | [katie.anderl@kitchener.ca](mailto:katie.anderl@kitchener.ca)





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## Katie Anderl

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**From:** Chris Foster-Pengelly <cfosterpengelly@grandriver.ca>  
**Sent:** Monday, December 19, 2022 10:15 AM  
**To:** Katie Anderl  
**Subject:** RE: Circulation for Comment - 265 Cotton Grass Street (OPA/ZBA)

Good morning Katie,

The subject property is not regulated by the GRCA under Ontario Regulation 150/06. As such, we will not be providing comments.

Thank you,  
Chris

### Chris Foster-Pengelly, M.Sc.,

Office: 519-621-2763 ext. 2319

Toll-free: 1-866-900-4722

[www.grandriver.ca](http://www.grandriver.ca) | [Connect with us on social media](#)

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**From:** Planning <planning@grandriver.ca>  
**Sent:** Friday, December 16, 2022 3:34 PM  
**To:** Chris Foster-Pengelly <cfosterpengelly@grandriver.ca>  
**Subject:** FW: Circulation for Comment - 265 Cotton Grass Street (OPA/ZBA)

---

**From:** Christine Kompter <[Christine.Kompter@kitchener.ca](mailto:Christine.Kompter@kitchener.ca)>  
**Sent:** December 16, 2022 2:42 PM  
**To:** \_DL\_#\_DSD\_Planning <[DSD-PlanningDivision@kitchener.ca](mailto:DSD-PlanningDivision@kitchener.ca)>; Bell - c/o WSP <[circulations@wsp.com](mailto:circulations@wsp.com)>; Carlos Reyes <[Carlos.Reyes@kitchener.ca](mailto:Carlos.Reyes@kitchener.ca)>; Darren Kropf <[Darren.Kropf@kitchener.ca](mailto:Darren.Kropf@kitchener.ca)>; Dave Seller <[Dave.Seller@kitchener.ca](mailto:Dave.Seller@kitchener.ca)>; David Paetz <[David.Paetz@kitchener.ca](mailto:David.Paetz@kitchener.ca)>; Ellen Straus <[Ellen.Straus@kitchener.ca](mailto:Ellen.Straus@kitchener.ca)>; Enova Power Corp. - Greig Cameron <[greig.cameron@enovapower.com](mailto:greig.cameron@enovapower.com)>; Enova Power Corp. - Shaun Wang <[shaun.wang@enovapower.com](mailto:shaun.wang@enovapower.com)>; Feds <[vped@feds.ca](mailto:vped@feds.ca)>; Planning <[planning@grandriver.ca](mailto:planning@grandriver.ca)>; Greg Reitzel <[Greg.Reitzel@kitchener.ca](mailto:Greg.Reitzel@kitchener.ca)>; Hydro One - Dennis DeRango <[landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com)>; Jim Edmondson <[Jim.Edmondson@kitchener.ca](mailto:Jim.Edmondson@kitchener.ca)>; Justin Readman <[Justin.Readman@kitchener.ca](mailto:Justin.Readman@kitchener.ca)>; Katherine Hughes <[Katherine.Hughes@kitchener.ca](mailto:Katherine.Hughes@kitchener.ca)>; Mike Seiling <[Mike.Seiling@kitchener.ca](mailto:Mike.Seiling@kitchener.ca)>; Ontario Power Generation <[Executivevp.lawanddevelopment@opg.com](mailto:Executivevp.lawanddevelopment@opg.com)>; Park Planning (SM) <[Park.Planning@kitchener.ca](mailto:Park.Planning@kitchener.ca)>; 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)>; Sylvie Eastman <[Sylvie.Eastman@kitchener.ca](mailto:Sylvie.Eastman@kitchener.ca)>; WCDSB - Planning <[planning@wcdsb.ca](mailto:planning@wcdsb.ca)>; WRDSB - Board Secretary ([elaine\\_burns@wrdsb.ca](mailto:elaine_burns@wrdsb.ca)) <[elaine\\_burns@wrdsb.ca](mailto:elaine_burns@wrdsb.ca)>; WRDSB - Planning <[planning@wrdsb.ca](mailto:planning@wrdsb.ca)>  
**Cc:** Katie Anderl <[Katie.Anderl@kitchener.ca](mailto:Katie.Anderl@kitchener.ca)>  
**Subject:** Circulation for Comment - 265 Cotton Grass Street (OPA/ZBA)

Please see attached. Additional documentation can be found in AMANDA folders 22-128716 & 22-128724 (City staff) and [ShareFile](#) (external agencies). Comments or questions should be directed to **Katie Anderl**, Senior Planner ([katie.anderl@kitchener.ca](mailto:katie.anderl@kitchener.ca); 519-741-2200 x7987).

**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

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## Katie Anderl

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**From:** Deeksha Choudhry  
**Sent:** Tuesday, January 10, 2023 4:13 PM  
**To:** Katie Anderl  
**Subject:** Re: Circulation for Comment - 265 Cotton Grass Street (OPA/ZBA)

Hi Kaite,

No heritage planning issues or concerns for this application.

Thanks!

Kind Regards,

Deeksha Choudhry, **MSc, BES**  
Heritage Planner | Planning Division | City of Kitchener  
519-741-2200 ext. 7291 | TTY 1-866-969-9994  
deeksha.choudhry@kitchener.ca



Residents are encouraged to visit [kitchener.ca/covid19](https://kitchener.ca/covid19) for the most up-to-date information about City services.



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**From:** Christine Kompter <Christine.Kompter@kitchener.ca>  
**Sent:** Friday, December 16, 2022 2:42 PM  
**To:** \_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:** Katie Anderl <Katie.Anderl@kitchener.ca>

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**Christine Kompter**

Administrative Assistant | Planning Division | City of Kitchener  
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519-741-2200 ext. 7425 | TTY 1-866-969-9994 | [christine.kompter@kitchener.ca](mailto:christine.kompter@kitchener.ca)



# City of Kitchener Comment Form

**Project Address:** 265 Cotton Grass St

**File Number:** OPA22/015/C/KA; ZBA22/026/C/KA; SP22/184/C/KA

**Date of Site Plan Review Committee Meeting:** Jan 19 /25 2023

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Comments Of: Parks & Cemeteries

Commenter's Name: Lenore Ross

Email: Lenore.ross@kitchener.ca

Phone: 519-741-2200 ext 7427

Date of Comments: Jan 19 2023

Documents Reviewed: Cover Letter prepared by Schlegel Urban Developments Corp; Planning Justification Report prepared by GSP Group Inc.; Urban Design Report prepared by GSP Group Inc.; Conceptual Site Plan, Elevations & Floor Plans prepared by 4 Architecture Inc. • 3D Massing Model prepared by Schlegel Urban Developments Corp. • Existing Conditions Plan and Preliminary Grading Plan prepared by MTE Consultants Inc.; Site Plan Application Form; Site Plan; Elevations; Functional Grading Plan; Urban Design Report.

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

1. OPA and ZBA Comments

Parks and Cemeteries has no concerns with the proposed OPA22/015/C/KA and ZBA22/026/C/KA and have no further requirements for these applications.



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)

Shilling Yip (226) 753-1064 (C)  
Files: D17-40/2/22015  
C14-60/2/22026

January 25, 2023

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

Dear Ms. Anderl:

**OPA 22/015/C/KA  
ZBA 22/026/C/KA  
Schlegel Urban Developments Corp.  
265 Cotton Grass Street  
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 a 28 unit back-to-back stacked townhouse development which includes 52 parking spaces and 14 Class A bicycle spaces.

The OPA is to add a Specific Policy Area to permit multiple dwellings in a stand-alone building.

The ZBA is to add:

- A special use provision to the existing C-2 zone to add multiple dwelling as a permitted use;
- A special regulation to permit a minimum setback of 0.5m to a porch and 1.5m to the bldg. for the NE corner of the bldg;
- To permit dwelling units on the ground floor; and
- To permit a parking rate of 1.5 spaces/unit and a visitor parking rate of 0.15 spaces/unit.

A site plan application, SP22/184/C/KA accompanies the applications.

The lands are designated Urban Area “Designated Greenfield Area” on Map 3a in the Regional Official Plan (ROP).

### **Water Services**

Water Services Engineering and Planning staff has no concern with the applications and offer no comments.

### **Hydrogeology & Water Programs (Source Water Protection)**

The lands are designated Wellhead Protection Sensitivity 8 on Map 6a of the Regional Official Plan (ROP). The purpose of the mapping and policies contained in Chapter 8 of the ROP is to protection long-term municipal groundwater supplies.

Hydrogeology and Water Program (HWP) staff request that a prohibition on vertical closed-loop and open-loop geothermal energy systems be included in the Zoning By-law amendment for the subject property.

### **Salt Management Plan**

A Salt Management Plan (MTE, November 29, 2022) has been submitted in support of these applications. This report is currently under review and comments will be provided as soon as they become available.

### **Corridor Planning**

Corridor Planning staff provides the following comments at this time. A noise study entitled, “Noise Feasibility Study, Proposed Residential Development, 265 Cotton Grass Street, Kitchener, Ontario” (HGC, November 29, 2022) has been submitted in support of the applications. The report is currently under review and comments will be provided as soon as they become available. In the meantime, should the application move forward staff supports the use of a holding provision to secure review of the report to the Region’s satisfaction.

### **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. 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. Rent levels and house prices that are considered affordable according to the Regional Official Plan are provided below in the section on affordability.

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.

Staff further recommend meeting with Housing Services to discuss the proposal in more detail and to explore opportunities for partnerships or programs and mechanisms to support a defined level of affordability.

Affordability

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

Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households	\$385,500
Housing for which the purchase price is at least 10 percent below the average	\$576,347

purchase price of a resale unit in the regional market area	
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\*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, Principal Planner (Housing) directly by email at [JMaanMiedema@regionofwaterloo.ca](mailto:JMaanMiedema@regionofwaterloo.ca) should you have any questions or wish to discuss in more detail.

### **Proposed Zoning By-law Amendment**

Staff continues to review the proposed zoning for the lands.

### **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 January 13, 2023.

Staff continues to review the applications.

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

Yours truly,



Shilling Yip, MCIP, RPP  
Senior Planner

cc. Applicant



PLANNING, DEVELOPMENT  
AND LEGISLATIVE SERVICES  
Community Planning  
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Shilling Yip (226) 753-1064 (C)  
Files: D17-40/2/22015  
C14-60/2/22026

March 14, 2023

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

Dear Ms. Anderl:

**OPA 22/015/C/KA  
ZBA 22/026/C/KA  
Schlegel Urban Developments Corp.  
265 Cotton Grass Street  
CITY OF KITCHENER**

Further to the Region's comments of January 25, 2023, staff provides the following additional comments at this time.

### **Salt Management Plan**

A Salt Management Plan (MTE, November 29, 2022) has been submitted in support of these applications. The report is acceptable to the Region, and must be implemented as part of the site plan.

### **Draft Zoning By-law Amendment**

Staff has reviewed the draft zoning by-law amendment which includes provision to prohibit the use of geothermal energy systems, and a holding provision to secure the submission and approval of a road traffic and stationary noise study to the Region's satisfaction. These provisions are satisfactory to Region staff.

### **Other**

Subject to the above, the Region's comments of January 25, 2023 continue to apply.

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

Yours truly,



Shilling Yip, MCIP, RPP  
Senior Planner

cc. Applicant

# City of Kitchener - Comment Form

**Project Address:** 265 Cotton Grass St

**Application Type:** OPA and ZBA

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

**Commenter's name:** Gaurang Khandelwal

**Email:** gaurang.khandelwal@kitchener.ca

**Phone:** 519-741-2200 x 7611

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**Written Comments Due:** January 18, 2023

**Date of comments:** January 18, 2023

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

- 265 Cotton Grass Street OPA/ZBA/SPA - Sustainability Checklist prepared by Schlegel Urban Developments, dated November 28, 2022

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

I have reviewed the documentation (as listed above) to support an Official Plan Amendment and a Zoning By-law Amendment for the proposed 28 unit stacked townhouse development, regarding sustainability and energy conservation and provide the following:

- 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.
- **Based on my review of the supporting documentation, the Official Plan and Zoning Bylaw Amendments can be supported as several sustainable measures have been proposed or are being considered for the development.**
- A Sustainability Statement (as per the City's Terms of Reference) will be required as part of a complete Site Plan Application which can further explore and/or confirm additional sustainability measures that are best suited to the development as the design evolves.
- Potential items for consideration:
  - Electric vehicle charging stations
  - Alternative water supply systems such as rainwater harvesting or grey water reuse, or the ability to incorporate such systems in the future
  - Alternative energy systems such as solar panels or the ability to incorporate such systems in the future

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

- 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.
- 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:** Steven Ryder  
**Sent:** Friday, March 10, 2023 11:31 AM  
**To:** Katie Anderl  
**Subject:** RE: 265 Cotton Grass - Resubmission -OPA/ZBA comments from TP

Hi Katie,

We have reviewed the updated materials from the applicant and are generally supportive of the overall site plan concept, as well as the proposed parking rates. I do not have any more concerns regarding the OPA/ZBA applications.

If you have any questions or concerns, please let me know.

Regards,

**Steven Ryder, C.E.T.**

Traffic Planning Analyst | Transportation Services | City of Kitchener  
519-741-2200 ext 7152 | TTY. 1-866-969-9994 | [Steven.Ryder@kitchener.ca](mailto:Steven.Ryder@kitchener.ca)



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**From:** Katie Anderl <[Katie.Anderl@kitchener.ca](mailto:Katie.Anderl@kitchener.ca)>  
**Sent:** Monday, February 27, 2023 3:59 PM  
**To:** Shilling Yip <[SYip@regionofwaterloo.ca](mailto:SYip@regionofwaterloo.ca)>; Lenore Ross <[Lenore.Ross@kitchener.ca](mailto:Lenore.Ross@kitchener.ca)>; Katey Crawford <[Katey.Crawford@kitchener.ca](mailto:Katey.Crawford@kitchener.ca)>; Steven Ryder <[Steven.Ryder@kitchener.ca](mailto:Steven.Ryder@kitchener.ca)>  
**Subject:** 265 Cotton Grass - Resubmission

Hello,

A revised submission for the OPA/ZBA/SP has been received. New materials have been added to ShareFile :

<https://kitchener.sharefile.com/home/shared/fo17c1b6-360a-42ef-b433-f8759dda166c/folder>

Please review and advise if you have any further outstanding comments or concerns that need to be addressed prior to moving forward with a Recommendation Report.

Shilling – there is an updated Noise Study. Please let me know how you wish to address the implementation piece.

Thanks,  
Katie

**Katie Anderl**

Senior Planner | Planning Division | City of Kitchener  
519-741-2200 x7987 | TTY 1-866-969-9994 | [katie.anderl@kitchener.ca](mailto:katie.anderl@kitchener.ca)



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**From:** Katey Crawford  
**Sent:** Wednesday, March 1, 2023 9:18 AM  
**To:** Katie Anderl  
**Subject:** RE: 265 Cotton Grass - Resubmission

Hi Katie,

No concerns or comments.

Thanks,

Katey

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**From:** Katie Anderl <[Katie.Anderl@kitchener.ca](mailto:Katie.Anderl@kitchener.ca)>  
**Sent:** Monday, February 27, 2023 3:59 PM  
**To:** Shilling Yip <[SYip@regionofwaterloo.ca](mailto:SYip@regionofwaterloo.ca)>; Lenore Ross <[Lenore.Ross@kitchener.ca](mailto:Lenore.Ross@kitchener.ca)>; Katey Crawford <[Katey.Crawford@kitchener.ca](mailto:Katey.Crawford@kitchener.ca)>; Steven Ryder <[Steven.Ryder@kitchener.ca](mailto:Steven.Ryder@kitchener.ca)>  
**Subject:** 265 Cotton Grass - Resubmission

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Thanks,

Katie

**Katie Anderl**

Senior Planner | Planning Division | City of Kitchener

519-741-2200 x7987 | TTY 1-866-969-9994 | [katie.anderl@kitchener.ca](mailto:katie.anderl@kitchener.ca)



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## Katie Anderl

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**From:** Planning <planning@wcdsb.ca>  
**Sent:** Monday, January 16, 2023 3:11 PM  
**To:** Katie Anderl  
**Subject:** RE: Circulation for Comment - 265 Cotton Grass Street (OPA/ZBA)

Good Afternoon Katie,

The Waterloo Catholic District School Board has reviewed the subject application and based on our development circulation criteria have the following comment(s)/condition(s):

A) That any Education Development Charges shall be collected prior to the issuance of a building permit(s).

If you require any further information, please contact me by e-mail at [Jordan.Neale@wcdsb.ca](mailto:Jordan.Neale@wcdsb.ca).

Thank you,

**Jordan Neale**

Planning Technician, WCDSB

480 Dutton Dr, Waterloo, ON N2L 4C6

519-578-3660 ext. 2355

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**From:** Christine Kompter <Christine.Kompter@kitchener.ca>  
**Sent:** Friday, December 16, 2022 2:42 PM  
**To:** \_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:** Katie Anderl <Katie.Anderl@kitchener.ca>  
**Subject:** Circulation for Comment - 265 Cotton Grass Street (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 22-128716 & 22-128724 (City staff) and [ShareFile](#) (external agencies). Comments or questions should be directed to **Katie Anderl**, Senior Planner ([katie.anderl@kitchener.ca](mailto:katie.anderl@kitchener.ca); 519-741-2200 x7987).

**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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