

December 30, 2022

Project: MG.KI

**VIA ONLINE SUBMISSION**

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**Re: Region of Waterloo Official Plan Amendment 6  
ERO#: 019-5952**

SGL Planning & Design Inc. has been retained by 2079546 Ontario Limited (Mattamy Homes), regarding their lands in the City of Kitchener, which have immediate access to full municipal services and adjacent to an approved secondary plan south of Bleams Road and west of Fischer-Hallman Road but are located outside the urban boundary as shown on **Figure 1**. This land represents a logical location for growth to support more housing supply in the Region of Waterloo in the next five to ten years.

Mattamy's land holdings immediately north of this land include a draft plan approved community with schools, parks, mixed uses, open space and approval for up to 4,000 residential units. This land is a remnant parcel to the larger land holding. It is approximately 10 hectares in size and remains outside the of the Urban Boundary (**Figure 2**).

The lands are not located in the Protected Countryside (as shown on **Figure 1**). The adjacent property to the south and east is owned by Big Spring Farms Limited (Schlegel Urban Developments). The Mattamy and Schlegel properties are the only properties in this part of the Region that are outside of the Protected Countryside.

Numerous and extensive studies have been undertaken on the Mattamy and Schlegel properties. The conclusions of these reports support an adjustment to the Regional Recharge Area (RRA) as shown on ROP Map 4 and 6g, including the removal of RRA from the Mattamy and Schlegel Lands.

From a policy perspective, the Growth Plan requires that the feasibility of a settlement area boundary expansion will be determined and the most appropriate location for the proposed expansion will be identified based on a comprehensive application of all of the policies in the Growth Plan.

The Growth Plan policies also speak to avoiding key hydrologic areas and the Growth Plan's natural heritage system, of which there are none on the Mattamy property although there are woodlots adjacent to the property and a natural heritage linkage is proposed on the north part of the property.

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Further, the Growth Plan policies also speak to the need for infrastructure to be financially viable over their full life cycle. Road, water and sanitary services have been designed (and some installed and paid for) to accommodate the development of both the Mattamy and Schlegel Lands. The downstream infrastructure is already installed to accommodate urban development on the Mattamy and Schlegel lands, which represents an efficient and appropriate use of existing, costly municipal infrastructure.

It is also important to note that the Rosenberg Secondary Plan bounds the Mattamy lands to the north and the Mattamy lands could relatively easily be incorporated into that secondary plan through amendment as have other lands owned by Mattamy. As shown on **Figure 3**, a development concept is shown for both the Mattamy and the adjacent Schlegel properties that are both located just outside the urban boundary. The figure shows how the lands can be comprehensively developed and tied into the developing and planned urban fabric to the north and east on immediately adjacent lands within the urban boundary.

Mattamy's size, expertise and talent will ensure that these lands contribute to the many priorities identified by the Province, and Mattamy is committed to contribute in a meaningful way to building more homes quickly to help with the goal of building 1.5 million new homes over the next ten years.

Based on all of the above, these lands are in a logical location to support housing supply in the next five years. It is requested that the Province consider the inclusion of the Mattamy lands within the settlement area boundary of the City of Kitchener.

We would be happy to discuss this matter with you in more detail at your convenience.

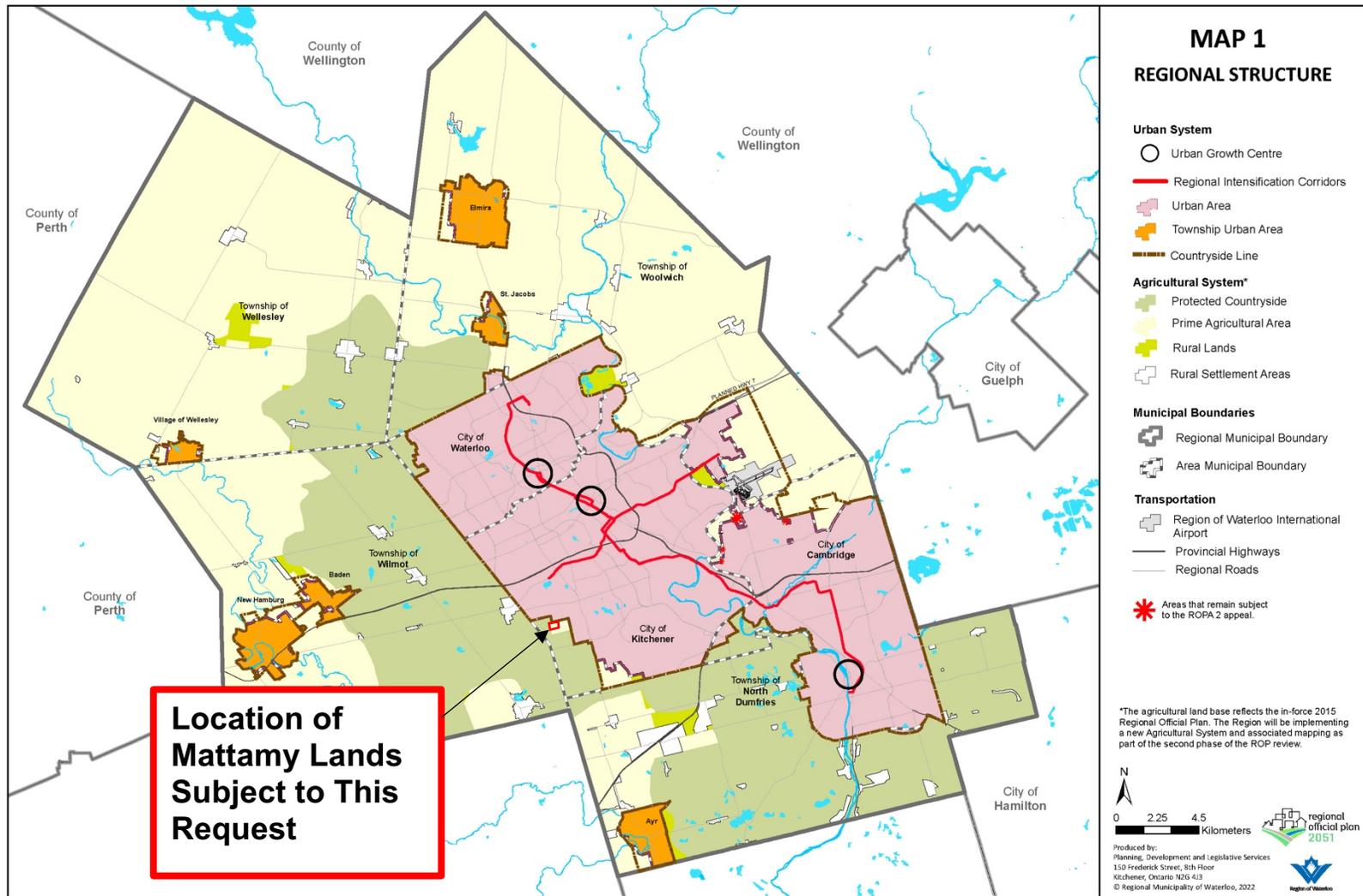
Yours very truly,  
SGL PLANNING & DESIGN INC



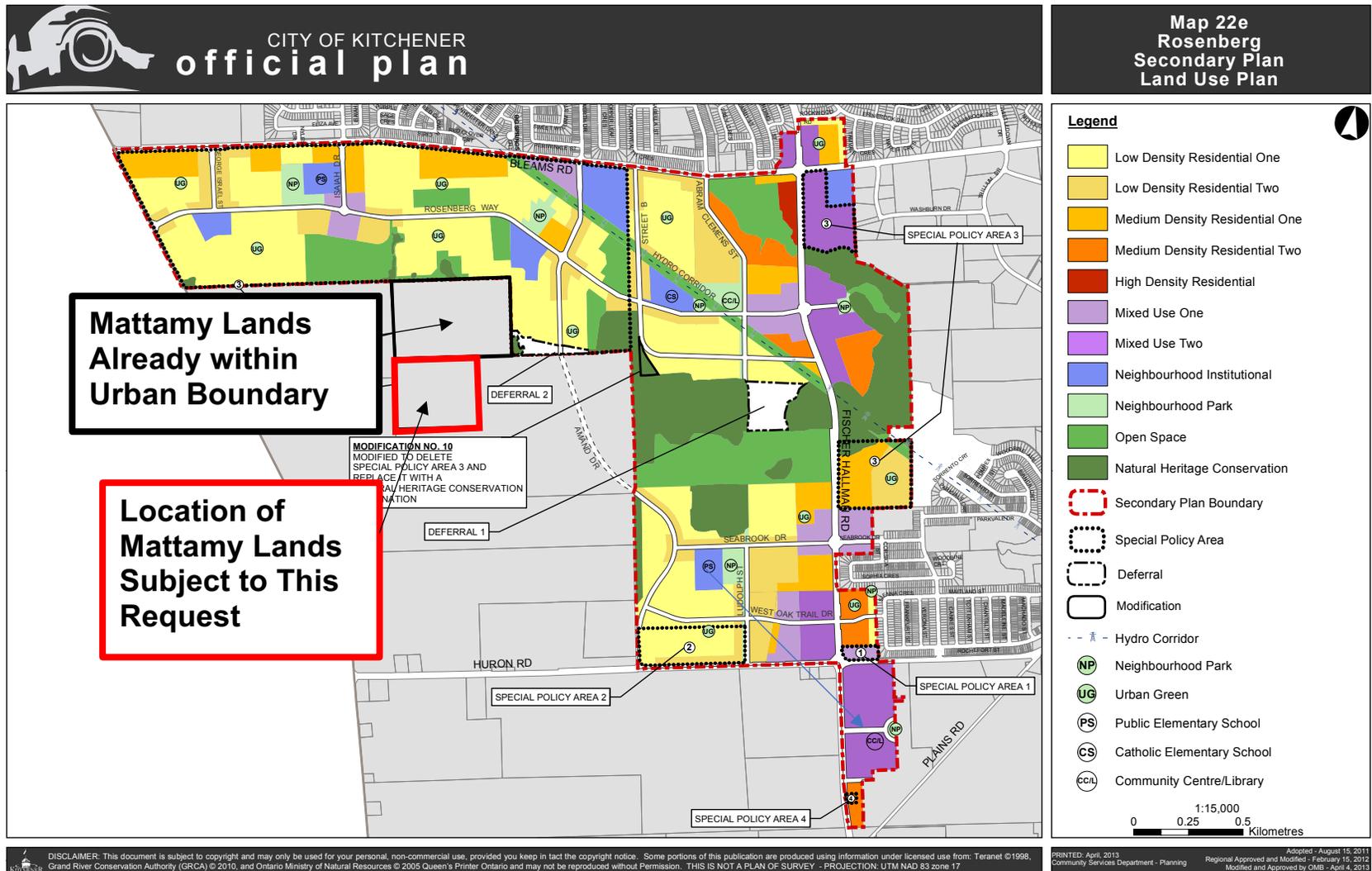
Paul Lowes, MES, MCIP, RPP  
*Principal*



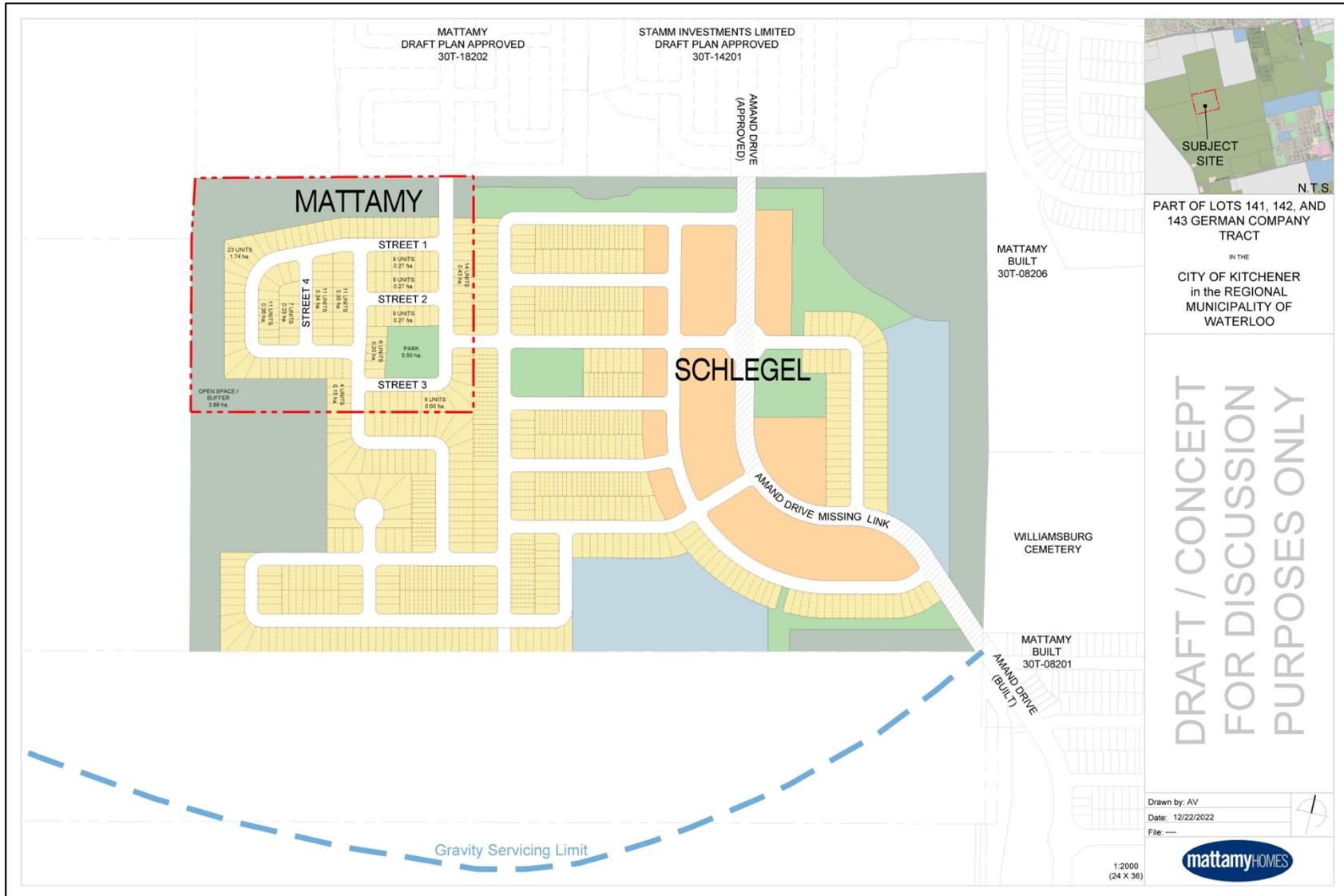
David Riley, BES, MCIP, RPP  
*Principal*



**Figure 1:** Location of Mattamy Lands on Waterloo Regional Official Plan Map 1



**Figure 2:** Location of Mattamy Lands on Map 22e of the City of Kitchener Official Plan (Rosenberg Secondary Plan)



**Figure 3:** Concept for Mattamy and Schlegel Lands