



Committee of Adjustment Agenda

Tuesday, July 16, 2024, 10:00 a.m. - 12:00 p.m.

Conestoga Room

City of Kitchener

200 King Street W, Kitchener, ON N2G 407

(Pursuant to the Planning Act, R.S.O. 1990, c.P. 13, as amended,
and Ontario Regulations 197/96 and 200/96, as amended)

TAKE NOTICE THAT the Committee of Adjustment for the City of Kitchener **will meet in the Conestoga Room, Main Floor, Kitchener City Hall, 200 King Street West, on Tuesday, JULY 16, 2024, commencing at 10:00 a.m.** for the purpose of hearing the following applications for Minor Variance and/or Consent.

Applicants or Agents must attend in support of the application. This is a public meeting. Anyone having an interest in any of these applications may make an oral submission at the meeting or provide a written submission for Committee consideration. Please note this is a public meeting and will be livestreamed and archived at www.kitchener.ca/watchnow.

The complete agenda, including staff reports will be available online the Friday prior to the week of the meeting date.

Pages

1. **COMMENCEMENT**

2. **MINUTES**

3. **DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

Members of Council and members of the City's local boards/committees are required to file a written statement when they have a conflict of interest. If a conflict is declared please visit www.kitchener.ca/conflict to submit your written form.

4. **APPLICATIONS FOR MINOR VARIANCE AND / OR CONSENT PURSUANT TO THE PLANNING ACT**

5. **NEW BUSINESS**

- 5.1 A 2024-052 - 250 Frederick Street**
Requesting a minor variance to permit a parking requirement of 117 parking spaces rather than the minimum required 140 parking spaces, and 8 visitor parking spaces rather than the required 28 spaces; to facilitate the development of 4 additional dwelling units to an existing multiple dwelling having 108 units in accordance with Site Plan Application SP24/032/F/SRM.
- 5.2 A 2024-053 - 224 Countrystone Crescent**
Requesting a minor variance to permit a lot width of 8.1m rather than the minimum required 10.5m; a northerly side yard setback of 2.2m rather than the minimum required 2.5m; and, 2 parking spaces rather than the minimum required 3 parking spaces to recognize the location of a rear yard addition and to permit the development of an additional dwelling unit to an existing duplex townhouse dwelling.
- 5.3 A 2024-054 - 124 Woolwich Street**
Requesting a minor variance to permit parking spaces to be located within the front yard, whereas the Zoning By-law does not permit parking spaces in the front yard; to permit a northerly side yard setback of 2.5m rather than the minimum required 3m; a rear yard setback of 5.5m rather than the minimum required 7.5m; and, a Floor Space Ratio of 0.75 rather than the maximum permitted 0.6 to facilitate the development of two stacked townhouse buildings, consisting of 44 dwelling units in total (22 units per building), in accordance with Conditionally Approved Site Plan Application SP23/085/W/AP.
- 5.4 A 2024-055 - 71 Kingsbury Drive**
Requesting minor variances to permit a minimum parking requirement of 46 parking spaces (1 parking space per 59 sq. m Gross Floor Area (GFA)) rather than the minimum required 68 parking spaces (1 space for 40 sq. m GFA); and, to permit a minimum landscaped area of 17% rather than the minimum required 20%, to facilitate the redevelopment of the site with a 'Commercial School' providing on-site hockey instruction in accordance with Conditionally Approved Site Plan Application SP24/016K/CD.
- 5.5 A 2024-056 - 359 Highland Road West**
Requesting a minor variance to permit a parking requirement of 6 parking spaces (0.6 parking spaces per dwelling unit) rather than the minimum required 10 parking spaces (0.9 parking spaces per dwelling unit) to facilitate the redevelopment of a 3-storey multiple dwelling having 10 dwelling units.

5.6 B 2024-013 - 1188 Fischer Hallman Road

Requesting permission to sever a parcel of land having a width of approximately 40m on Westmount Road, a depth of approximately 4.2m, and an area of approximately 60 sq.m. to convey as a lot addition to 525 Erinbrook Drive subject to Site Plan Application SP23/019/E/TS.

5.7 B 2024-014 - 267 Dumfries Avenue

Requesting permission to sever a parcel of land into 2 lots of equal size, having a width of 9.7m on the easterly side, a lot depth of 40.5m and a lot area of 395.3 sq. m, to facilitate the demolition of the existing detached dwelling and the construction of 2 new duplex dwellings on each of the severed and retained lots.

5.8 B 2024-015 - 82 York Street

Requesting permission to sever a parcel of land having a width of 11m, a depth of 19.3m and an area of 210 sq. m. to convey as a lot addition to the rear yard of 509 Park Street.

5.9 B 2024-016 & A 2024-057 - 176 Woolwich Street

Requesting permission to sever a parcel of land in the westerly side yard of the subject property having a width of 32.6m, a depth of 60.9m and an area of 1,988 sq.m. The lands to be retained will have a width of 23.1m, a depth of 114.6m and an area of 2,655 sq.m and will contain the existing single detached dwelling. Minor variances are also being requested for the retained land to legalize the existing driveway having width of 16m rather than the maximum permitted width of 11.6m (width of the attached garage) and, to permit the driveway to be setback 0m from the southerly property line rather than the minimum required 1.9m. A single detached dwelling is proposed for the severed land.

6. ADJOURNMENT

7. PLANNING ACT INFORMATION

- Additional information is available at the Legislated Services Department, 2nd Floor, Kitchener City Hall, 200 King Street West, Kitchener 519-741-2203 or by emailing CofA@kitchener.ca.
- Copies of written submissions/public agencies' comments are available the Friday afternoon prior to the meeting on the City of Kitchener website www.kitchener.ca/meetings in the online Council and Committee calendar; see the meeting date for more details.
- Anyone having an interest in any of these applications may attend this meeting.
- Only the Applicant, Minister, **specified person (as defined in Section 1 of the Planning Act)** or public body that has an interest in the matter has the right to appeal of decisions of the Committee of Adjustment. These parties must make written submissions to the Committee prior to the Committee granting or refusing Provisional Consent otherwise, the Ontario Land Tribunal (OLT) may dismiss the appeal.
- Any personal information received in relation to this meeting is collected under the authority s. 28(2) of the Planning Act, R.S.O. 1990, c. P.13, and will be used by the City of Kitchener to process Committee of Adjustment applications. Questions about the collection of information should be directed to Marilyn Mills at marilyn.mills@kitchener.ca.
- If you wish to be notified of a decision, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, Kitchener City Hall, 200 King St. W., Kitchener ON, N2G 4G7.

The Notice of Hearing for this meeting was published in the Record on the 28th day of June, 2024.

Marilyn Mills
Secretary-Treasurer
Committee of Adjustment