



Committee of Adjustment Agenda

Tuesday, June 17, 2025, 10:00 a.m. - 12:00 p.m.

Council Chambers

City of Kitchener

200 King Street W, Kitchener, ON N2G 4G7

(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 Council Chambers, 2nd Floor, Kitchener City Hall, 200 King Street West, on Tuesday, JUNE 17, 2025, 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. UNFINISHED BUSINESS**

5.1 A 2024-075 - 96 Wood Street

Requesting minor variances to permit a visibility obstruction 1.83m in height within one side of the Driveway Visibility Triangle (DVT) whereas the by-law permits a maximum height of 0.9m for a visibility obstruction; to permit a lot area of 393sq.m. rather than the minimum required 450sq.m.; to permit a front yard setback of 3.8m rather than the minimum required 4.5m; to permit an exterior side yard setback abutting York Street of 2.5m rather than the minimum required 4m; and, to permit a building height of 12m rather than the maximum permitted 11m to facilitate the redevelopment of the property with an 8-unit multiple dwelling.

6. NEW BUSINESS

6.1 A 2025-055 - 89 Matthew Street

Requesting a minor variance to permit an Additional Dwelling Unit (ADU) (Detached) to have an area of 93sq.m. rather than the maximum permitted 80sq.m.

6.2 A 2025-057 - 386 Wake Robin Crescent

Requesting the following minor variances to facilitate the development of a second storey addition onto an existing detached garage to facilitate the conversion of the detached garage into an Additional Dwelling Unit (Detached), on a lot having a width of 9.2m rather than the required 10.5m; to permit an ADU (Detached) to have a building height of 5.4 m (flat roof) rather than the maximum permitted 3.0m; to permit an ADU (Detached) to be setback 0.1m from the easterly side lot line rather than the minimum required 0.9m; to permit an ADU (Detached) to be located in the area created by extending 4m from and parallel to any wall of the rear façade of the principal dwelling, whereas an ADU (Detached) shall not be located in this area; to permit a 1.1m wide unobstructed walkway from the sidewalk to the principal entrance of the Additional Dwelling Unit (Detached) to be periodically obstructed by vehicles that are actively passing to and from a required parking space; to permit eaves, as an Architectural Feature, to project more than 0.6m into the required minimum interior side yard setback, whereas a maximum projection of 0.6m is permitted; to permit a driveway width of 1.8m rather than the minimum required 2.6m; and, to permit 1 parking space for a Single Detached Dwelling with an ADU (Detached) rather than the minimum required 2 parking spaces.

6.3 A 2025-058 - 175 Hoffman Street

Requesting a minor variance to permit balconies supported by the ground to project 1.5m into the easterly side yard, whereas the Zoning By-law does not permit balconies to project if they are supported by the ground, to facilitate the development of balconies on a 3-storey building

having 14 dwelling units in accordance with Site Plan Application SP24/009/H/ES.

6.4 A 2025-059 - 22 Parkglen Street

Requesting a minor variance to Zoning By-law 85-1 to permit a rear yard setback of 2.6m rather than the minimum required 7m to facilitate the construction of a sunroom addition to an existing detached dwelling.

6.5 B 2025-018 - 73 Second Avenue

Requesting consent to sever a parcel of land having a width of 10m, a depth of 40.2m and an area of 404.7sq.m. The retained land will have a width of 10m, a depth of 40.2m and an area of 404.7sq.m. Both the severed and retained land are proposed to be developed with Duplex Dwellings.

6.6 B 2025-019, B 2025-020, A 2025-060 & A 2025-061 - 181 Borden Avenue North

Requesting consent to sever a parcel of land having a width of 10.2m on Borden Avenue North, a depth of 30.5m and an area of 310.7sq.m. The retained land will have a width of 10.2m on Second Avenue, a depth of 30.4m and an area of 311.2sq.m. Both the severed and retained land are proposed to have 3-storey dwellings containing 4-units. Consent is also requested to create an easement over the shared lot line of the severed and retained land having a width at the front of the parcel of 1.9m and 3m at the rear of the parcel, an overall depth of 30.5m and an area of 65.1sq.m. to facilitate shared driveway access for both the severed and retained lands. Minor variances are also being requested to permit balconies for the proposed dwelling units on both the severed and retained lands that are supported by the ground to project into the required front yard, whereas balconies that project into the front yard and are supported by the ground are not permitted; and, to permit a driveway width of 8.7m rather than the maximum permitted 8m to facilitate the severance of the lot and a shared driveway for the proposed dwellings.

7. ADJOURNMENT

8. 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 30th day of May, 2025.

Marilyn Mills
Secretary-Treasurer
Committee of Adjustment