



## **Committee of Adjustment Agenda**

**Tuesday, August 19, 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, AUGUST 19, 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](http://www.kitchener.ca/watchnow).

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

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### **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](http://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     None.**

**6.     NEW BUSINESS**

**6.1     A 2025-071 - 99 College Street**

Requesting minor variances to allow an interior (northerly) side yard setback of 1.0m rather than the required 1.5m; to allow a maximum building height of 11.4m rather than the maximum permitted 11.0m; to allow the minimum street line façade openings of 17% rather than the required 20%; to allow a minimum landscaped area of 21% rather than the required 30%; to allow a minimum rear yard landscaped area of 35% rather than the required 40%; and, to permit a driveway width of 2.8m rather than the required 3.0m, to facilitate the construction of an additional 4-units on an existing 4-unit multi-residential dwelling, having a total of 8 units.

**6.2     A 2025-072 - 413 Zeller Drive**

Requesting a minor variance to allow a rear yard setback of 0.6m, rather than the required 4m to facilitate the construction of a deck.

**6.3     A 2025-073 - 112 Admiral Road**

Requesting a minor variance to allow the construction of an Additional Dwelling Unit (ADU)(Detached) in the rear yard of an existing single detached dwelling having a building height of 3.4m rather than maximum permitted 3m for a flat roof, measured to the peak of the roof.

**6.4     A 2025-074 - 288 Forest Creek Drive**

Requesting a minor variance to allow a personal service use (Home Occupation) within a single detached dwelling, with one additional dwelling unit (ADU)(attached) whereas the By-law only allows a personal service use in a single detached dwelling.

**6.5     A 2025-075 - 15 Eby Street South**

Requesting minor variances to allow a mixed-use building to have a lot width of 13.1m rather than the required 15m; and, to allow for a lot area of 225.9 sq.m. rather than the required 600 sq.m. to facilitate the use of the building for a head spa business.

**6.6     A 2025-076 - 221 Sydney Street South**

Requesting a minor variance to allow a rear yard setback of 2.09m rather than the required 7.5m to facilitate the construction of a single storey rear yard addition.

**6.7     A 2025-077 - 3 Ivy Lane Court**

Requesting a minor variance to allow a personal service use (Home Occupation) to continue within a single detached dwelling with one additional dwelling unit (ADU)(Attached) whereas the By-law only allows a personal service use in a single detached dwelling.

**6.8 A 2025-078 - 667 Victoria Street South**

Requesting minor variances to allow a minimum lot width of 16.8m rather than the required 30m; to allow an easterly side yard setback of 2.5m rather than the required 4.5m; to allow balconies associated with dwelling units to project 1.9m from the westerly interior lot line to be supported by the ground, whereas the By-law does not permit the balconies to be ground supported; to allow 3 parking spaces for a multi-residential dwelling with 27-units, whereas the By-law requires 27 parking spaces (1.0 space per dwelling unit); to allow 1 visitor parking space, whereas the By-law requires a minimum of 5 visitor parking spaces (0.15 spaces per dwelling unit); and, to have 0 parking spaces to be designed to permit the future installation of electric vehicle supply equipment, whereas the By-law requires 7 parking spaces, to facilitate the construction of a 5 storey multi-residential development containing 27-units as per Site Plan Application SPF25/002/V.

**6.9 A 2025-079 & A 2025-080 - 706 Frederick Street (Unit A & B)**

Requesting minor variances to allow a semi-detached dwelling containing 4-units in each, located outside (Zoning By-law) Appendix C – Central Neighbourhoods, to have a lot width of 7.62m rather than the required 10.5m.

**6.10 A 2025-081 - 942 Audrey Place**

Requesting a minor variance to allow steps that exceed 0.6m in height to be setback of 0.3m from the northern interior lot line, rather than the required 0.75m, to facilitate the construction of an entrance to an Additional Dwelling Unit (ADU) (Attached) in the interior side yard.

**6.11 A 2025-082 - 133 Bloomingdale Road North**

Requesting a minor variance to allow an easterly side yard setback of 2.7m rather than the required 3m to facilitate the construction of a walkway and side porch on an existing single detached dwelling.

**6.12 A 2025-083 - 103 Joseph Street**

Requesting minor variances to allow a lot area of 401.3 sq.m. rather than the required 450 sq.m.; to allow an exterior side yard abutting Richmond Avenue of 2.5m rather than the required 4.5m; to allow a westerly interior side yard setback of 0.8m rather than the required 1.5m; to allow a rear yard setback of 0.7m rather than the required 7.5m; to allow a building length of 26.2m rather than the maximum permitted 24m; and, to allow an accessory structure (bike locker) to be located in the front yard or exterior side yard, whereas the By-law does not permit an accessory structure in either location, to facilitate the conversion of a 6-unit multi-residential dwelling, into a 10-unit multi-residential dwelling.

**6.13 A 2025-084 - 27 Turner Avenue**

Requesting minor variances to allow a 2-storey 10-unit multi-residential dwelling on a lot having a width of 17.9m rather than the required 19m; to allow a multi-residential dwelling to have a westerly interior side yard setback of 1.2m rather than the required 3m; to allow a multi-residential dwelling to have a front yard setback of 4.5m rather than the required 9.5m; to allow 10 off-street parking spaces (1 space/per dwelling unit) rather than the required 12 off-street parking spaces; and, to allow a parking setback of 1.2m from the westerly side lot line rather than the required 1.5m, to facilitate the conversion of an existing 2-storey triplex to a 2-storey multi-residential dwelling containing 10-units.

**6.14 A 2025-085 - 236 Guelph Street**

Requesting minor variances to allow an existing single detached dwelling to have a westerly interior side yard setback of 1.1m rather than the required 1.2m; and to allow an existing rear yard setback of 5.7m rather than the required 7.5m to facilitate the conversion of a single detached dwelling into a single detached dwelling with two Additional Dwelling Units (ADU)(attached) commonly referred to as a triplex.

**6.15 A 2025-086 - 250 Mill Street**

Requesting a minor variance to allow a "Towing Compound" as a permitted use in the 'High Rise Growth Zone (Limited) (SGA-3)' within a High-Rise Growth Zone, whereas the By-law does not allow this use the 'High Rise Growth Zone (Limited) (SGA-3)' within a High-Rise Growth Zone.

**6.16 A 2025-087 - 980 & 1018 Hidden Valley Road**

Requesting minor variances to allow a model home in a Draft Approved Plan of Vacant Condominium instead of a Draft Approved Plan of Subdivision; and, to allow an exterior side yard setback abutting Hidden Valley Road for units 1 and 26 within the Draft Approved Plan of Vacant Condominium to be 4m rather than the required 6m, to facilitate the development of 3 model homes in Draft Approved Plan of Vacant Condominium 30CDM-23204.

**6.17 A 2025-088 - 670 King Street West**

Requesting minor variances to allow a minimum lot area of 975 sq.m. rather than the required 1,500 sq.m.; to allow an exterior side yard abutting Louisa Street of 0m rather than the required 3m; to allow an easterly interior side yard setback along a private laneway of 1.5m rather than the required 3m; to allow a front yard setback of 2m along King Street West for storeys 7 rather than the required 6m; to allow an exterior side yard setback abutting Louisa Street of 2m for storeys 7 rather than the required 6m; to allow a rear yard setback of 5m for storeys 7 and above rather than the required 6m; and, a minimum interior side yard setback of 3m along a private laneway for storeys 7 and above rather

than the required 6m to facilitate the construction of an 8-storey mixed used building approved in principle through Site Plan Application SPF25/004/K.

**6.18 B 2024-039 and B 2024-040 - 120 Keewatin Avenue (Amended)**

Requesting consent to sever a parcel of land (identified as Parcel A on the plan submitted with the application) having a width of 7.5m, a depth of 30.5m and an area of 225 sq.m., permission is also being requested to grant an easement in the front yard along the newly created property line, having a width of 1.5m, a depth of 2.9m and an area of 4.3 sq.m. in favour of the severed land for maintenance purposes. Consent is also requested to grant an easement in the rear yard of the retained land (identified as Parcel B on the plan submitted with the application), having a width of 1.5m, a depth of 2.9m and an area of 4.3 sq.m. in favour of the severed land for maintenance purposes. The parcels are proposed to be developed with semi-detached dwellings with each half to be able to be dealt with separately.

**6.19 B 2025-022 - 825 Stirling Avenue South**

Requesting consent to sever a parcel so each half can be dealt with separately. The land to be severed will have a width of 7.62m, a depth of 45.73m and an area of 348.6 sq. m. The retained land will have a width of 7.62m, a depth of 45.73m and an area of 348.6 sq. m. The properties will be constructed with semi-detached dwellings, each containing 4 units.

**6.20 B 2025-023 - 220 Heiman Street**

Requesting consent to sever a parcel so each half can be dealt with separately. The land to be severed will have a width of 7.62m, a depth of 42.67m and an area of 352.2 sq. m. The retained land will have a width of 7.62m, a depth of 42.67m and an area of 352.2 sq. m. (4306.102 sq. ft.). The properties will be constructed with semi-detached dwellings, each containing 4 units.

**6.21 B 2025-024 & B 2025-025 - 17 Downey Street**

Requesting consent to sever a parcel of land having a width of 7.93m, a depth of 32m and an area of 252.4 sq.m. and permission is also being requested to grant an easement in the rear yard along the new created property line, having a width of 1.5m, a depth of 2.26m and an area of 3.4 sq.m. in favour of the severed land for maintenance purposes. Consent is also requested to grant an easement in the front yard of the retained land, having a width of 1.5m, a depth of 2.7m and an area of 4.1 sq.m. in favour of the severed land for maintenance purposes. The parcels are proposed to be developed with semi-detached dwellings with each half to be able to be dealt with separately.

**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](mailto: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](http://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](mailto: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 1st day of August, 2025.

Marilyn Mills  
Secretary-Treasurer  
Committee of Adjustment