



Committee of Adjustment Agenda

Tuesday, September 16, 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, SEPTEMBER 16, 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 None.

6. NEW BUSINESS

6.1 A 2025-089 - 239 Woodbine Avenue

Requesting minor variances to permit an unobstructed walkway to have a width of 1m where there are hydro meters rather than the minimum required 1.1m; to permit a lot width of 8.6m rather than the minimum required 10.5m; to permit a parking requirement of 2 parking spaces rather than the minimum required 3 parking spaces; and, to permit an Additional Dwelling Unit (ADU)(Detached) to have a lot coverage of 20% instead of maximum permitted 15% to facilitate the development of a 2 Additional Dwelling Units (ADU)(Detached) in the rear yard of the subject property having a Single Detached Dwelling.

6.2 A 2025-090 - 10 Abram Clemens Street

Requesting minor variances to permit a Floor Space Ratio (FSR) of 0.65 rather than the maximum permitted 0.6; to permit a maximum building height of 16m rather than the maximum permitted 10.5m; to permit a setback from Bleams Road of 9.2m and from Abram Clemens Street of 6m rather than the maximum permitted setback to a street of 4.5m, to facilitate a multiple residential development having 139 dwelling units in accordance with Site Plan Application SPF25/041/A.

6.3 A 2025-091 - 234-240 Frederick Street

Requesting minor variances to Zoning By-law 85-1 to permit 26 parking spaces inclusive of visitor parking (0.72 parking spaces per dwelling unit) rather than the minimum required 49 parking spaces inclusive of visitor parking (1.25 parking spaces per residential unit, and 0.15 visitor parking spaces per dwelling unit) to facilitate the development of a multiple dwelling having 35 dwelling units.

6.4 A 2025-092 - 184 Woolwich Street

Requesting minor variances to permit an accessory structure to have a building height to the underside of the fascia of 4.6m rather than the maximum permitted 3m; to permit a driveway width of 11.7m rather than the maximum permitted 8m; and, to permit a building height of 12.2m rather than the maximum permitted 11m to facilitate the construction of a new detached dwelling.

6.5 A 2025-093 - 535 Stirling Avenue South

Requesting minor variances to permit an addition to have a front yard setback of 1.8m rather than the minimum required 3.7m; and, to permit an easterly side yard setback of 1m rather than the minimum required 1.2m to facilitate the construction of a sunroom onto the existing detached dwelling.

6.6 A 2025-094 - 160 Samuel Street

Requesting minor variances to permit a detached garage to have a side yard setback of 0.3m rather than the minimum required 0.6m; to permit a deck to have a northerly side yard setback of 0.9m rather than the minimum required 1.2m; and, to permit an addition (a deck) to have a northerly side yard setback of 0.9m rather than the minimum required 1.2m to facilitate the construction of a new 3-storey addition with a rear deck and the reconstruction of the existing detached garage.

6.7 A 2025-095 - 66 Georgina Street

Requesting minor variances to permit a front yard landscaped area of 14.2sq.m. rather than the required 17sq.m.; and, to permit an exterior above grade stairs to be setback 0.3m from the easterly side yard rather than the required 0.5m to facilitate the conversion of a Single Detached Dwelling to a Duplex Dwelling.

6.8 A 2025-096 - 457 Maple Avenue

Requesting a minor variance to Zoning By-law 85-1 to permit front steps with a height of 1.3m above finished grade rather than the maximum permitted height of 0.6m above finished grade to be located within 3m of the street line to facilitate the construction of front steps onto a new detached dwelling.

6.9 A 2025-097 - 4438 King Street East & 65 Gateway Park Drive

Requesting minor variances to permit parking spaces to be located 2.6m from a street line rather than the minimum required 3m; to permit a parking maximum of 735 parking spaces rather than the maximum permitted 457 parking spaces; and, to permit a minimum landscaped area of 17% rather than the minimum required landscaped area of 20% to facilitate the demolition of an existing building on the site to be redeveloped with 68 new parking spaces for the Costco Retail Use.

6.10 A 2025-098, A 2025-099 & A 2025-100 - 180 Ahrens Street West

Requesting minor variances to permit a front yard setback of 4.5m rather than the minimum required 6.5m; and, to permit a southerly exterior side yard setback of 2.5m rather than the minimum required 4.5m to facilitate the construction of a townhouse (dwelling 1); to permit a front yard setback of 3.4m rather than the minimum required 16.5m; and, to permit a rear yard setback of 6.7m rather than the minimum required 7.5m to facilitate the construction of a townhouse (dwelling 2); to permit a front yard setback of 4.3m rather than the minimum required 16.5m; to permit an easterly side yard setback of 2m rather than the minimum required 2.5m; and, to permit a rear yard setback of 6.7m rather than the minimum required 7.5m to facilitate the construction of a townhouse (dwelling 3). Three street townhouse dwelling units are proposed in the block. The townhouse dwellings are proposed to be severed in the future to allow

the lots 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.
- 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 29th day of August, 2025.

Marilyn Mills
Secretary-Treasurer
Committee of Adjustment