



PLANNING, DEVELOPMENT
AND LEGISLATIVE SERVICES

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October 31, 2023

Alison Fox
City of Kitchener
200 King Street West
P.O. Box 1118
Kitchener, ON N2G 4G7

File No.: D20-20/
VAR KIT GEN

- (1) 64,
CHARLES KING STIRLING DOV CAPITAL
CORPORATION
- (5) 06 QUEEN,
588 600 QUEEN STREET SOUTH DANBLO
HOLDINGS INC
- (7-10) VAR KIT,
55 FRANKLIN STREET SOUTH 55 FRANKLIN
GP INCORPORATED
- (11,12) VAR KIT,
52 EDGEHILL DRIVE JAMES & BEVELEY
MELLISH

Subject: Committee of Adjustment Meeting November 21, 2023, City of Kitchener

Regional staff has reviewed the following Committee of Adjustment applications and have the following comments:

- 1) A 2023 - 125 – 787-851 King St E, 432 Charles St E & 5 Stirling Ave S –

The following comments are provided:

- a) There are no concerns provided the areas between the 110m sightlines (touching the building line of westerly Tower B) and the Charles Street roadside curb are hardscaped only and labelled on the Detailed Plans at the Site Plan stage accordingly, as confirmed by the City and the applicant's consultant.

- b) The minor variance of the addition of a daycare facility is proposed. The applicants are advised that a daycare facility is a noise-sensitive land use and must be considered in the detailed noise study to assess the noise mitigation measures and would be implemented accordingly through a registered agreement as may be applicable for the proposed development.
- 2) A 2023 - 126 – 117 Ingleside Drive – There are no conditions/concerns for the proposed dwelling unit. However, the applicants are advised that the proposed ADU would have impacts from environmental noise from traffic on Fischer-Hallman Road (RR #58), and the owners are responsible for ensuring that the proposed development does not have any impacts from the environmental noise in the vicinity.
- 3) A 2023 - 127 – 52 Sabrina Crescent – No Concerns
- 4) A 2023 - 128 – 76 Dunham Avenue – No Concerns.
- 5) A 2023 - 129 – 600 Queen Street South – There are no concerns provided the proposed columns and its foundations stay within the private property without encroaching into the Queen Street South (RR 06) right-of-way.
- 6) A 2023 – 130 – 55 Roxborough Avenue – No Concerns.
- 7) A 2023 - 131 – 55 Franklin Street South – No Concerns.
- 8) A 2023 - 132 – 59 Franklin Street South – No Concerns.
- 9) A 2023 - 133 – 50 Elgin Avenue – No Concerns.
- 10)A 2023 - 134 – 54 Elgin Avenue – No Concerns.
- 11)A 2023 - 135 – 52 Edgehill Drive (retained) – No Concerns.
- 12)A 2023 - 136 – 52 Edgehill Drive (severed) – No Concerns.

Please be advised that any development on the subject lands is subject to the provisions of the Regional Development Charge By-law 19-037 or any successor thereof and may require payment of Regional Development Charges for these developments prior to the issuance of a building permit.

The comments contained in this letter pertain to the Application numbers listed. If a site is subject to more than one application, additional comments may apply.

Please forward any decisions on the above-mentioned Application numbers to the undersigned.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Joginder Bhatia', followed by a small blue circular stamp or mark.

Joginder Bhatia
Transportation Planner
C (226) 753-0368

CC:

Marilyn Mills, City of Kitchener

CofA@Kitchener.ca