

August 12, 2024

**Attention: Committee of Adjustment**

City of Kitchener  
200 King Street West  
Kitchener, ON N2G 4G7

Dear Sir/Madam,

**Re: A 2024-058 – 175 Hoffman Street**

Statutory Public Meeting August 20, 2024

**Agenda Item 5.1**

**Applicant:**

Kyle Ford, 1000213586 Ontario Inc  
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**Agent:**

Richard D'Alessandro, NEO Architecture Inc  
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As requested, we submit the following written submission in support of our application for Minor Variance, to be circulated to the Committee for consideration:

There is insufficient area on Site to accommodate more than the 12 parking spaces existing.

The cause for this application is an interior alteration which proposes to convert 8 multiple dwellings into 14 multiple dwellings within an existing 3-storey building, which is an undertaking in accordance with provincial and municipal calls to action in their urgent effort to address the current housing crisis. The requests for relief herein are an appeal to those changing attitudes and policies, which look to expanding public transit and corresponding reductions in parking requirements, in order to facilitate more housing faster and wherever most feasible to do so.

Six out of fourteen (6/14) dwelling units proposed (43%) are Bachelor Units, which are more affordable and more likely to attract tenants that will utilize nearby public transit. No Barrier Free Units are proposed.

The subject property is within 800m of LRT Mill Station (By-Law 2019-51 Appendix E), placing it within a Major Transit Station Area (MTSA) where parking reductions are currently supported for ADUs (not completely unlike this development) and supported upon review for other uses. The subject property is also within the Draft Recommended Influence Area identified on the Planning Around Rapid Transit Stations study (Rockway Station Area), which further supports parking reductions as a way to promote densification.

Bicycle Parking Stalls will be provided in accordance with applicable Zoning By-Law 2019-51, and in order to facilitate non-vehicular transportation for tenants.

The corresponding application for Stamp Plan A (SP24/009/H/ES) has been prepared and submitted through careful consultation with City of Kitchener Staff, and has been granted Conditional Approval.

Should you have any questions, concerns or should you require additional information with respect to the enclosed, please do not hesitate to contact our office.

With kind regards,

NEO Architecture Inc.



**RICHARD D'ALESSANDRO**  
ASSOCIATE