

September 17, 2024

PRESENTATION SUMMARY for 22 Woodfern Court  
Report DSD-2014-414 / MV Application A2024-068  
Prepared by: Ryan O. Mounsey, Urban Insights Inc.



To Committee of Adjustment Members:

- Amendment To: Section 5.6a) Table 5-5 zoning bylaw 2019-051 to reduce parking from 34 to 20 spaces for 34 dwelling units and to reduce visitor parking from 6 to 3 parking spaces.
- Context: Client acquired 1969 building under power of sale – a near vacant building near Laurentian Power Centre in a missing middle neighbourhood. Opportunity to add more housing (apartment) units during a housing crisis (all time low vacancies).
- Proposal. A renovation project to subdivide units from multi-bedroom to single bedroom units. From 17 to 34 units, and, from 18 parking spaces to 23 parking spaces ( 5 new spaces). This is a renovation investment with minor site upgrades (Site Plan A).
- Parking Study. Parking study prepared by Paradigm Transportation – shows this site can work with 34 units based on 0.68 parking space per unit. This is provided. The parking demand for the single-bedroom units is very similar to the multi-bedroom units.
- Nearby Amenities. Site is located very close to a large food store (Zehrs in Laurentian Power Centre) and another food store (No Frills) a short distance away. Site is also located close to a major transit route and Elmsdale Park which was created through a planning approval process. An ideal and appropriate site for intensification.
- 4-Planning Act Tests. The minor variance addresses the Four-Planning Act tests as provided in planning report prepared by Urban Insights Inc.:
  - *Meets Intent of the Official Plan.* The low-rise apartment is permitted by Low Rise Residential land use designation. No changes are being made to increase FSR. The built form, height and land use is permitted. Policy 2.B.1, 4.1.4., 4.C.1.8.
  - *Meets intent of the Zoning Bylaw.* For similar reasons above: the land use is permitted, there are no changes to the building footprint (density). A reduction in parking is being requested with support from a Parking Study and in close proximity to transit supportive uses, amenities and service. No unacceptable impacts.
  - *Minor.* The parking reduction of 17 spaces is minor given the Parking Study findings, the similar parking ratios found in the neighbourhood and alignment with city policies to support transit supportive development during a housing crisis.
  - *Appropriate.* The building was acquired under rare power of sale, and, there is need for 1-bedroom purpose-built rental housing with property management. This project will add more units in near transit, food stores and park spaces. There is no change in density (FAR). The site has received Stamped Plan A endorsement and functionally works well with upgrades. This is a good planning project.



**SITE STATISTICS**

Zoning- Residential RES-5 (ZBL 2019-051)  
 Lot Area- 2138.6 m<sup>2</sup>  
 Floor Space Ratio- 0.7 (1633 m<sup>2</sup> / 2138.6 m<sup>2</sup>)  
 Landscaped Area- 24%  
 Asphalt / Hard Surface Area- 50%

**MULTI-RESIDENTIAL**

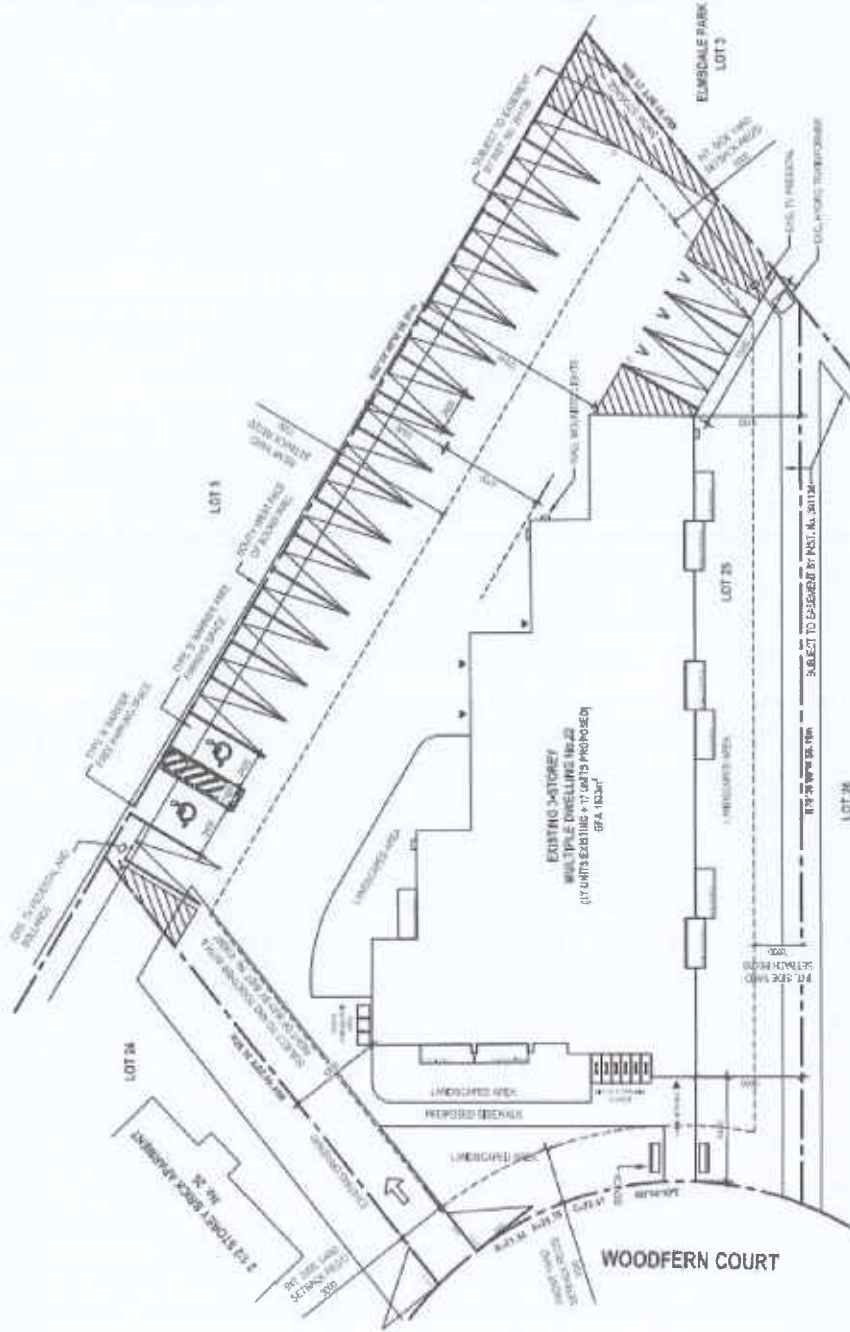
Number of Units- 17 Existing + 17 New Units  
 Parking Required- 34 Units  
 Total number of proposed units 34 x 1.0 = 34 Spaces

Total Spaces Required = 34 Spaces  
 Parking Provided- 34 Spaces  
 Surface Parking = 20 Spaces

Total Spaces Provided = 20 Spaces  
 Visitor Parking Required, 0.15 Spaces / Unit (34) 5  
 Visitor Parking Provided- 3

Parking Space Minimum Dimensions- 2.6m x 5.5m  
 Barrier Free Parking Required- 2 Spaces  
 4% of total required parking spaces 1 Spaces  
 Type 'A' Barrier Free Provided- 1 Spaces  
 Type 'B' Barrier Free Provided-

Class A Bicycle Parking Required-(0.5) 17 Spaces  
 Class A Bicycle Parking Provided-(0.6) 23 Spaces  
 Class B Bicycle Parking Required- 6 Hoops  
 Class B Bicycle Parking Provided- 6 Hoops



**SITE PLAN APPLICATION No. SP 24/052/W/ES**

PART OF LOT 25, REGISTERED PLAN 1270 IN CITY OF KITCHENER REGIONAL MUNICIPALITY OF WATERLOO

**City of Kitchener**  
 DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:  
 24012\_22Woodfern\_SP

REVISED:



SCALE 1:400

DATE: Aug 23, 2024

**SITE PLAN**

22 Woodfern Crt Inc

22 Woodfern Crt