

Staff Report



Development Services Department

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REPORT TO: Committee of Adjustment

DATE OF MEETING: September 17, 2024

SUBMITTED BY: Tina Malone-Wright, Manager, Development Approvals
519-741-2200 ext. 7765

PREPARED BY: Brian Bateman, Senior Planner, 519-741-2200 ext. 7869

WARD(S) INVOLVED: 1

DATE OF REPORT: September 6, 2024

REPORT NO.: DSD-2024-416

SUBJECT: Minor Variance Application A2024-065- 570 Frederick Street

RECOMMENDATION:

That Minor Variance Application A2024-065 for 570 Frederick Street as outlined in attached report DSD-2024-355 and discussed at the August 20, 2024, meeting and deferred BE APPROVED with the following revisions:

1. That Minor Variance Application A2024-065 for 570 Frederick Street as outlined in attached report DSD-2024-355, Recommendation i), "*Section 5.3 e) i) to permit the parking lot to be setback 0.4 metres from a side lot line instead of the minimum required 1.5 metres*" BE AMENDED to, "*Section 5.3 e) i) to permit the parking lot to be setback 0.2 metres from a side lot line instead of the minimum required 1.5 metres*";
2. That Minor Variance Application A2024-065 for 570 Frederick Street as outlined in attached report DSD-2024-355, Recommendation ii), "*Section 5.3.2 ii) to permit parking spaces to be located 4.2 metres from the street line instead of the minimum required 4.5 metres*" BE AMENDED to, "*Section 5.3.2 ii) to permit parking spaces to be located 1.5 metres from the street line instead of the minimum required 4.5 metres*";
3. That Minor Variance Application A2024-065 for 570 Frederick Street as outlined in attached report DSD-2024-355, Recommendation iii), "*Section 5.6, Table 5-5, "to permit the minimum parking requirement for Multiple Residential Building (Multiple Dwelling) MIX Zones to be 0 parking spaces (0 parking spaces per dwelling unit) instead of the minimum required 4 parking spaces (0.9 parking spaces per dwelling unit)"* BE AMENDED to, "*Section 5.6, Table 5-5, to permit the minimum parking requirement for a Multiple Residential Building (Multiple Dwelling) having 4 Dwelling Units in a MIX Zone*

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to be one (1) parking space (0.25 parking spaces per dwelling unit) instead of the minimum required 4 parking spaces (0.9 parking spaces per dwelling unit)".

4. That Minor Variance Application A2024-065 for 570 Frederick Street as outlined in attached report DSD-2024-355, Recommendation iv), "**Section 5.6, Table 5-5, to permit a Health Clinic in a 'MIX' Zone to have a parking requirement of 8 parking spaces (1 parking space per 24.5 square metres of Gross Floor Area (GFA)) instead of the minimum required 11 parking spaces (1 parking space per 19 square metres of Gross Floor Area (GFA))" BE RESCINDED.**

So that the Recommendation for Approval reads as follows:

That Minor Variance Application A2024-065 for 570 Frederick Street requesting relief from the following sections of Zoning By-law 2019-051:

- i) Section 5.3 e) i) to permit the parking lot to be setback 0.2 metres from a side lot line instead of the minimum required 1.5 metres;
- ii) Section 5.3.2 ii) to permit parking spaces to be located 1.5 metres from the street line instead of the minimum required 4.5 metres;
- iii) Section 5.6, Table 5-5, to permit the minimum parking requirement for a Multiple Residential Building (Multiple Dwelling) having 4 Dwelling Units in a MIX Zone to be 1 parking space (0.25 parking spaces per dwelling unit) instead of the minimum required 4 parking spaces (0.9 parking spaces per dwelling unit);
- iv) Section 8.3, Table 8-2, to permit a right (interior) side yard setback of 1.2 metres instead of the minimum required 4 metres; and
- v) Section 8.3, Table 8-2, to permit the minimum ground floor building height, for any building with street line façade, of 3.6 metres instead of the minimum required 4.5 metres;

to facilitate the development of a 3-storey mixed use building having 4 dwelling units and a health clinic in accordance with Site Plan Application SP24/033/F/BB, BE APPROVED.

REPORT HIGHLIGHTS:

- The purpose of this report is to outline revisions made to the site plan to address concerns expressed by the Committee regarding parking and circulation.
- The key finding of this report is staff is supportive of the changes made to address Committee's concerns and is recommending approval.
- There are no financial implications.
- The application was heard at the August 20, 2024, meeting and was deferred to the October 15, 2024.
- Staff is bringing back this matter earlier as the changes made either improve or eliminate a variance and therefore do not necessitate re-advertising nor re-circulation of the site plan as was contemplated by the deferral.
- This report supports the delivery of core services.

Report:

Minor Variance Application A2024-065 was heard at the August 20, 2024, meeting and was subsequently deferred by Committee to, “allow an opportunity for the applicants’ agents to have further conversations with Staff regarding the parking proposed at the subject property and potential changes to the Conditionally Approved Site Plan”.

As instructed, discussions have taken place with the applicant. The applicant has submitted a revised plan attached to this report that reduces the floor area of the main floor medical office from 196 to 171 square metres thereby freeing up space for the addition of two (2) parking spaces. There is now a total of ten (10) parking spaces being provided. Because of the decreased floor area of the medical office, the amount of required parking spaces is reduced to nine (9). Accordingly, the parking variance originally requested for the medical office is no longer required. The one (1) leftover parking space has been allocated for residential use. A variance is required for the residential units but has been amended to reflect a parking rate of 0.25 spaces per unit instead of the zero (0) spaces. In addition, the parking aisle width has been increased to improve on-site circulation and maneuverability.

Staff is supportive of the change. It eliminates a parking variance for the medical office and reduces the parking variance for the residential component. Staff remains supportive of the parking reduction for the residential units. As noted in staff report DSD-2024-355, there is broad-based policy support for a reduced parking rate for residential usage at this location in addition to the fact the parking lot will be empty during weekday evenings/overnight and all day on weekends. The medical office will have 9 to 5 hours, Monday to Friday. Residents and visitors can use the parking spaces at those off hour times. Site circulation has also improved due to an increase in aisle width. Vehicles can back up and easily make the turn to exit the site.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This application was first heard at the August 20, 2024, meeting where it was deferred. As such notice is not required for unfinished business. This report has been posted to the City’s website with the agenda in advance of the Committee of Adjustment meeting. A notice sign remains posted on the property advising that a Committee of Adjustment application has been received. The sign advises interested parties to find additional information on the City’s website or by emailing the Planning Division.

PREVIOUS REPORTS/AUTHORITIES:

- *Planning Act*
- *Provincial Policy Statement (PPS 2020)*
- *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020*
- *Regional Official Plan*
- *Official Plan (2014)*
- *Zoning By-law 2019-051*
- *DSD-2024-355*

ATTACHMENTS:

Attachment A – Revised Site Plan

Attachment B – Letter from Applicant