

Staff Report



Development Services Department

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REPORT TO: Planning and Strategic Initiatives Committee

DATE OF MEETING: January 6, 2025

SUBMITTED BY: Garett Stevenson, Director of Development and Housing Approvals, 519-783-8922

PREPARED BY: Eric Schneider, Senior Planner 519-783-8918

WARD(S) INVOLVED: Ward 8

DATE OF REPORT: December 2, 2024

REPORT NO.: DSD-2025-004

SUBJECT: Zoning By-law Amendment Application ZBA21/012/W/ES
400 Westwood Drive
Zakia Kardumovic and Anel Kardumovic

RECOMMENDATION:

That Zoning By-law Amendment Application ZBA21/012/W/ES requesting to amend Zoning By-law 2019-051, for Zakia Kardumovic and Anel Kardumovic be approved in the form shown in the 'Proposed By-law', and 'Map No. 1', attached to Report DSD-2025-005 as Attachments 'A1' and 'A2' BE APPROVED.

REPORT HIGHLIGHTS:

- The purpose of this report is to evaluate and provide a planning recommendation regarding the Zoning By-law Amendment Application for the subject lands located at 400 Westwood Drive. It is Planning Staff's recommendation that the Zoning By-law Amendment Application be approved.
- The proposed amendment supports the creation of 5 dwelling units in a low-rise setting.
- Community engagement included:
 - circulation of a preliminary notice letter to property owners and residents within 240 metres of the subject site;
 - installation of a large billboard notice sign on the property;
 - Neighbourhood Meeting held on January 10, 2022;
 - follow up one-on-one correspondence with members of the public
 - follow up meetings, virtual and in person with neighbourhood association.
 - due to the Canada Post strike notice of the statutory public meeting was provided by email to those who responded to the preliminary circulation (240 metre post card circulation prior to postal strike) and those who attended the Neighbourhood Meeting.
 - notice of the public meeting was published in The Record on December 13, 2024.
- This report supports the delivery of core services.

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

This application was deemed complete on September 1st, 2021. The Applicant can appeal these applications for non-decision after November 30, 2021.

EXECUTIVE SUMMARY:

The owner of the subject lands, addressed as 400 Westwood Drive, is proposing to change the zoning on the subject lands from Low Rise Residential One Zone (RES-1) to Low Rise Residential Four Zone (RES-4) with a Site Specific Provision which identifies a Tree Protection Area over a portion of the property in Zoning By-law 2019-051. This will facilitate the redevelopment of the site with five (5) street townhouse dwellings. Staff are recommending that the application be approved.

BACKGROUND:

On September 1st 2021, the City of Kitchener deemed an application for a Zoning By-law Amendment from Zakia Kardumovic and Anel Kardumovic complete for a development concept that proposed the demolition of the existing single detached dwelling on site and replacing it with four (4) new single detached dwellings. The single detached dwelling is currently used as a rental. The current tenants would be evicted to demolish the single detached dwelling. A neighbourhood meeting was held on January 10, 2022. Through community feedback and staff comments regarding further protection of trees on site, the applicant resubmitted a new concept plan in April 2024 that increased the size of the tree protection area, and instead proposed a development concept consisting of a total of five (5) street townhouse dwellings. A postcard was sent to the neighbourhood advising of the revised plans. Meetings with surrounding neighbours and the "Greenbelt" Neighbourhood Association occurred following the recirculation.

The subject property is identified as 'Community Areas' in the City's Urban Structure (Map 2 – City of Kitchener Official Plan) and designated as 'Low Rise Residential' (Map 3 - City of Kitchener Official Plan).

Site Context

The subject lands are municipally addressed as 400 Westwood Drive. The subject lands are on the east side of Westwood Drive near the intersection of Glasgow Street. The lot area of the subject site is approximately 0.38 hectares and the lot frontage is 50 metres. The lot contains an existing single detached dwelling. The surrounding neighbourhood is comprised of a mix of low rise residential uses, including single detached, semi-detached, and stacked townhouse dwellings.

Portions of the subject lands contain significant treed vegetation in a native upland deciduous woodland.

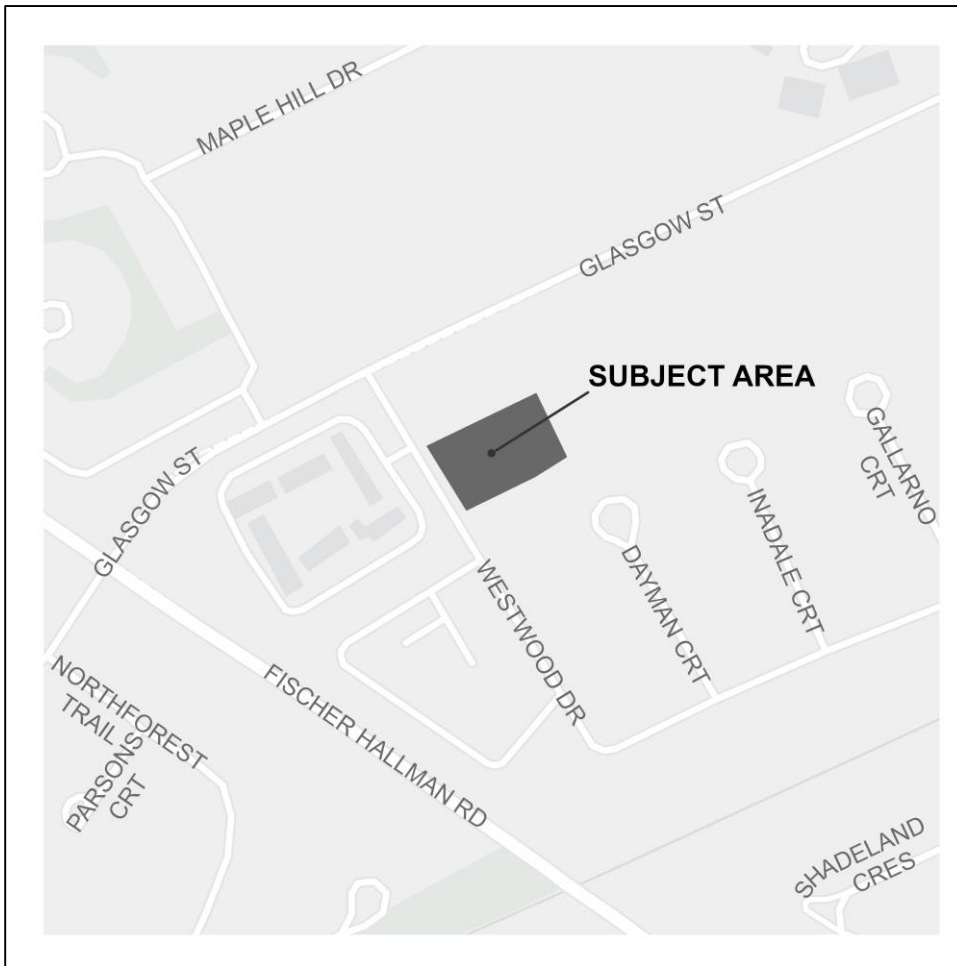


Figure 1 - Location Map: 400 Westwood Drive



Figure 2 – View of Existing Site



Figure 3: View of Existing Single Detached Dwelling



Figure 4: View of Existing Detached Garage



Figure 5: View of Existing Treed Area (looking East toward rear lot line)



Figure 6: View of Existing Treed Area (looking South toward side lot line)

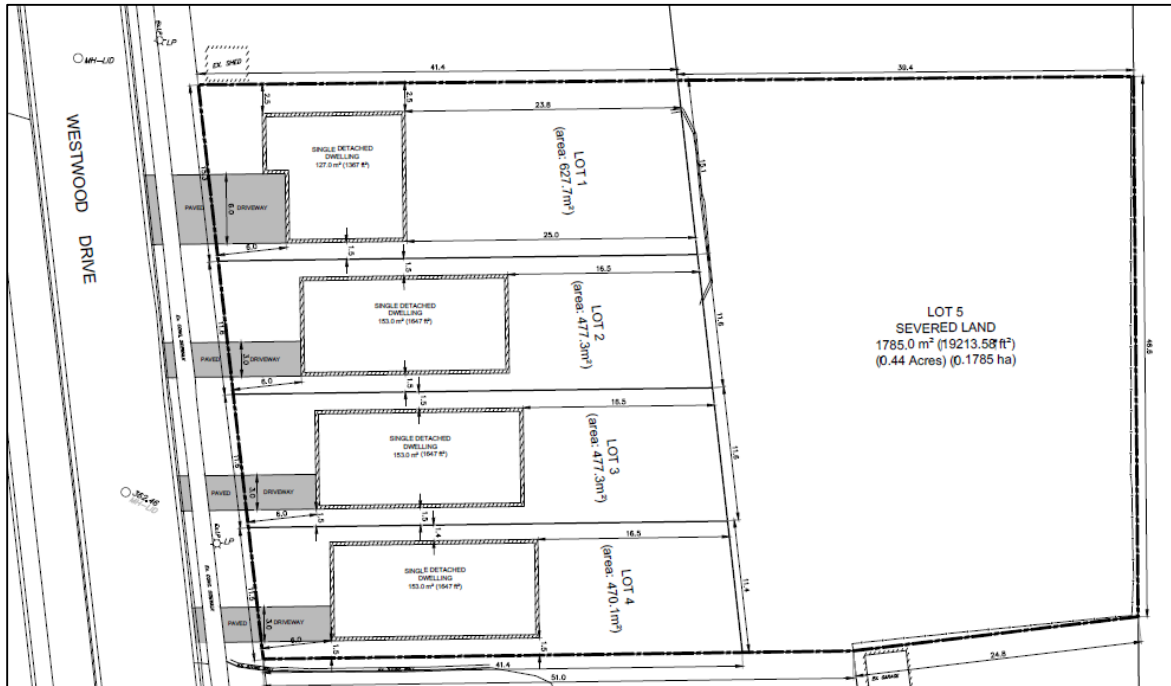


Figure 7: Original Concept Plan (4 single detached dwellings)

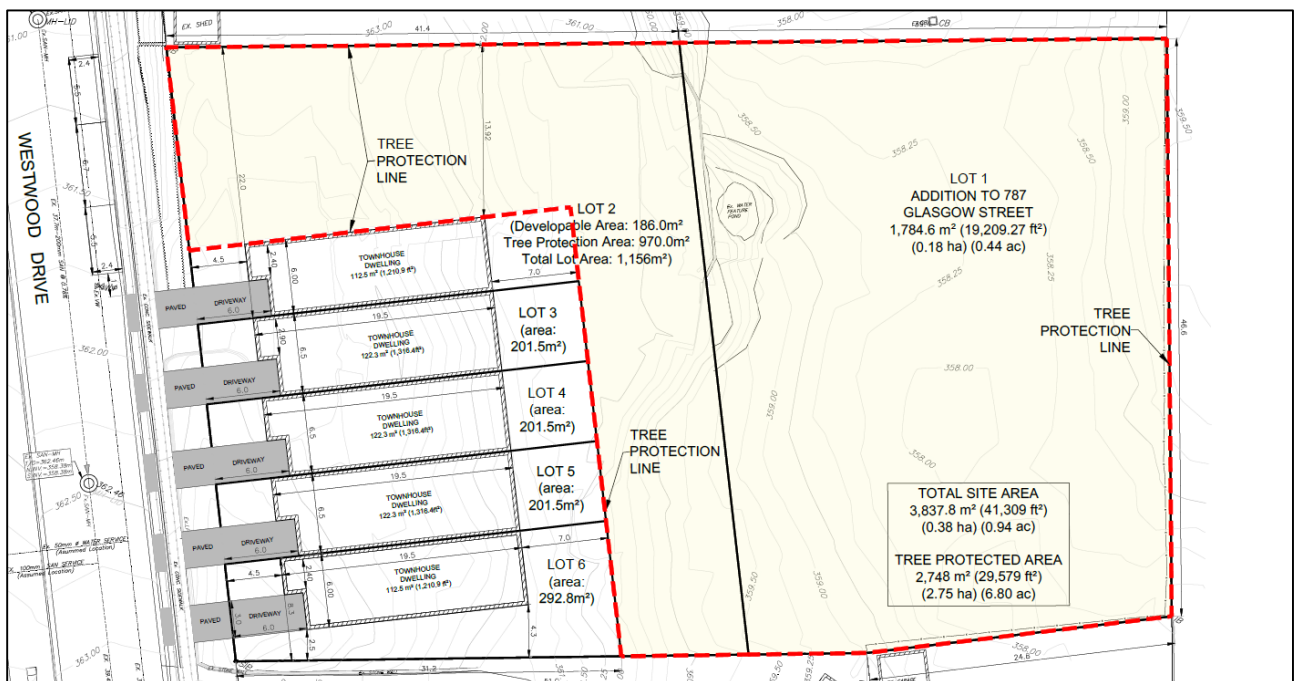


Figure 8: Revised Concept Plan (5 street townhouse dwellings)

REPORT:

The applicant is proposing to redevelop the subject property with five (5), street townhouse dwellings. A tree protection area would be established as a site specific zoning area to ensure that the balance of the lands is protected as established treed areas. In a future severance application, the treed lands would be conveyed to an existing lot fronting Glasgow Street as a lot addition (787 Glasgow Street), or included as part of one of the

street fronting townhomes. In both potential scenarios, the areas would be protected from future development as a tree protection area in the Zoning By-law.

There are 117 trees inventoried on the subject lands. The development proposal would preserve 89 of the existing 117 trees. (28 trees are proposed to be removed).

Planning Act, R.S.O. 1990, c. P.13 25.

Section 2 of the Planning Act establishes matters of provincial interest and states that the Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as:

- f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- g) The minimization of waste;
- h) The orderly development of safe and healthy communities;
- j) The adequate provision of a full range of housing, including affordable housing;
- k) The adequate provision of employment opportunities;
- p) The appropriate location of growth and development;
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- r) The promotion of built form that,
 - (i) Is well-designed,
 - (ii) Encourages a sense of place, and
 - (iii) Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- s) The mitigation of greenhouse gas emissions and adaptation to a changing climate.

These matters of provincial interest are addressed and are implemented through the Provincial Planning Statement, 2024, as it directs how and where development is to occur. The City's Official Plan is the most important vehicle for the implementation of the Provincial Planning Statement, 2024 and to ensure Provincial policy is adhered to.

Provincial Planning Statement, 2024:

The Provincial Planning Statement (PPS), 2024 is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing-supportive policies from both documents. The PPS 2024 came into force on October 20, 2024.

The PPS 2024 provides municipalities with the tools and flexibility they need to build more homes. Some examples of what it enables municipalities to do are; plan for and support development and increase the housing supply across the province; and align development with infrastructure to build a strong and competitive economy that is investment-ready.

Sections 2.1.6 and 2.3.1.3 of the PPS 2024 promotes planning for people and homes and supports planning authorities to support general intensification and redevelopment while achieving complete communities by, accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public

service facilities and other institutional uses, recreation, parks and open space, and other uses to meet long-term needs. Policies further promote, improving accessibility and social equity, and efficiently using land, resources, and existing infrastructure.

Planning staff is of the opinion that this proposal is in conformity with the PPS.

Regional Official Plan (ROP):

The subject lands are designated “Urban Area” and “Built-Up Area” on Schedule 3a of the Regional Official Plan (ROP). Urban Area policies of the ROP identify that the focus of the Region’s future growth will be within the Urban Area and the proposed development conforms to Policy 2.F of the ROP as the proposed development will support the achievement of the minimum intensification targets within the delineated Built-Up Area. Growth is directed to the Built Up Area of the Region to make better use of infrastructure that can assist in transitioning the Region into an energy efficient, low carbon community. Furthermore, intensification within the Built-Up Area assists the gradual transition of existing neighbourhoods within the Region into 15-minute neighbourhoods that are compact, well connected places that allow all people of all ages and abilities to access the needs for daily living within 15 minutes by walking, cycling or rolling. The Region of Waterloo have indicated they have no objections to the proposed application. (Attachment ‘C’). Planning staff are of the opinion that the applications conform to the Regional Official Plan.

City of Kitchener Official Plan (OP)

Urban Structure

The subject lands are identified as a ‘Community Areas’ in the City’s Urban Structure (Map 2). The planned function of Community Areas is to provide residential uses as well as non-residential supporting uses intended to serve the immediate residential areas. Community Areas may have limited intensification with development being sensitive and compatible with the character, form, and planned function of the surrounding context.

Land Use Designation

The subject lands are designated ‘Low Rise Residential’ in the City’s Official Plan (Map 3). Low Rise Residential areas are intended to accommodate a full range of low density housing types including single detached, semi-detached, townhouse, and low-rise multiple dwellings. The Low Rise Residential designation states that the City will encourage and support the mixing and integrating of innovative and different forms of housing to achieve and maintain a low-rise built form. No buildings shall exceed 3 storeys or 11 metres in height. No Official Plan amendment is required to implement the Zoning By-law Amendment application.

Planning staff is of the opinion that the requested Zoning By-law Amendment will facilitate a housing form that conforms with the Low Rise Residential land use designation in the City’s Official Plan.

Transportation

The City’s Official Plan contains policies to develop, support, and maintain a complete, convenient, accessible and integrated transportation system that incorporates active transportation, public transit, and accommodates vehicular traffic.

In regard to alternate modes of transportation, objectives of the Official Plan include promoting land use planning and development that is integrated and conducive to the efficient and effective operation of public transit and encourages increased ridership of the public transit system. The City shall promote and encourage walking and cycling as safe and convenient modes of transportation.

The proposed development aims to increase density on an existing site that is served well by public transit, with access to Grand River Transit Route 4 and iXpress Route 201. Cycling infrastructure nearby includes dedicated bike lanes on Glasgow Street and boulevard multi-use pathways on Fischer-Hallman Road. Off road cycling facilities nearby connect Fischer Hallman Road to Ira Needles Boulevard on trails through Northforest Park, Resurrection Park, and the Henry Sturm Greenway. Staff is of the opinion that the requested Zoning By-law Amendment conforms with the transportation policies of the City's Official Plan.

Urban Design

The City is committed to achieving a high standard of urban design, architecture and place-making to positively contribute to quality of life, environmental viability and economic vitality. Urban design is a vital component of city planning and goes beyond the visual and aesthetic character of individual buildings and also considers the functionality and compatibility of development as a means of strengthening complete communities.

Urban Design policies in the 2014 Official Plan support creating visually distinctive and identifiable places, structures and spaces that contribute to a strong sense of place and community pride, a distinct character and community focal points that promote and recognize excellence and innovation in architecture, urban design, sustainable building design and landscape design. The City will require high quality urban design in the review of all development applications through the implementation of the policies of the Official Plan and the City's Urban Design Manual.

The proposed development concept orients building massing and unit entrances towards the street line along Westwood Drive. Single vehicle driveways are proposed to lead to single vehicle attached garages. The proposed driveways are offset rather than paired up, to provide soft landscaping in the front yard to break up the hard surface asphalt areas. The City will review further urban design details through elevation drawings submitted with future severance applications to separate the dwellings.

Housing

The City's primary objective with respect to housing in the Official Plan is to provide for an appropriate range, variety and mix of housing types and styles, densities, tenure and affordability to satisfy the varying housing needs of our community through all stages of life. Street townhouse dwellings are a "missing middle" housing type that provides an option that bridges the gap between high density residential towers and single detached dwellings. The proposed housing type is an important segment in Kitchener's housing continuum.

Policy 4.C.1.9. Residential intensification and/or redevelopment within existing neighbourhoods will be designed to respect existing character. A high degree of sensitivity to surrounding context is important in considering compatibility.

Policy 4.C.1.12. The City favours a land use pattern which mixes and disperses a full range of housing types and styles both across the city as a whole and within neighbourhoods.

Policy 4.C.1.22: The City will encourage the provision of a range of innovative housing types and tenures such as rental housing, freehold ownership and condominium ownership including common element condominium, phased condominium and vacant land condominium, as a means of increasing housing choice and diversity.

Policy Conclusion

Planning staff are of the opinion that the proposed Zoning By-law Amendment Application is consistent with policies of the Provincial Planning Statement, conforms to the Regional Official Plan and the City of Kitchener Official Plan, and represents good planning.

Proposed Zoning By-law Amendment:

The subject lands are zoned 'Low Rise Residential One Zone (RES-1)' in Zoning By-law 2019-051.

The applicant has requested to change the zoning to 'Low Rise Residential Four Zone (RES-4)' and add Site Specific Provision (416) in Zoning By-law 2019-051. The requested change in zoning category is to permit the proposed use of a "Street Townhouse Dwelling".

Site-Specific Provision (416)

- a) Permit a maximum of 5 units in a Street Townhouse dwelling
- b) Permit a minimum lot width (external unit) of 8.3 metres
- c) Permit a minimum front yard setback of 4.5 metres
- d) Permit a minimum rear yard setback of 7.0 metres
- e) Permit a maximum lot coverage of 65%
- f) Prohibit Geothermal energy systems.
- g) Establish an area within (416) as a Tree Protection Area.

5 Units in a Street Townhouse Dwelling

The Low Rise Residential Four Zone (RES-4) restricts street townhouse dwellings to 4 units and requires larger minimum lot width and lot area requirements compared to the Low Rise Residential Five Zone (RES-5). This zone category is better suited to greenfield development where multiple townhouse blocks are planned along a street. Rather than greenfield development, the subject application represents an infill redevelopment opportunity that proposes replacing a single detached dwelling with 5 street townhouse units. Only one block of street townhouse units is proposed as part of the development application, using the developable space outside of the tree area efficiently. While the 'RES-5' Zone permits up to 8 units in a street townhouse block, Planning Staff prefer to amend the zone category to 'RES-4' with this site-specific zoning provision because the 'RES-5' zone would allow multiple dwellings (apartment style buildings) with no maximum amount of dwelling units 'as-of-right'. This will ensure more certainty in final built form and implement the proposed development concept more appropriately.

Lot Width (External Unit)

Lot width requirements for external unit Street Townhouse dwellings are intended to provide adequate space for site functionality, and to distinguish them architecturally from the interior units to provide for a more diverse and animated streetscape. The request for a reduction from 10 metres to 8.3 metres is for one lot, the southernmost lot. The concept plan illustrates the townhouse dwelling meeting the minimum side yard setback to the adjacent single detached dwelling to the south, providing adequate rear yard access through the side yard, and providing adequate vehicle storage in a single garage and single car driveway, which demonstrates adequate site functionality. The proposed lot width of the external unit that requires the site specific (8.3 metres) is greater than the interior units (6.5 metres) and will be capable of greater architectural articulation and differentiation from the interior units.

Minimum Front Yard Setback

The subject lands are with the 'Established Neighbourhoods Area (Appendix D)' of Zoning By-law 2019-051 which uses the averages of the abutting lands to determine minimum and maximum front yard setbacks. This regulation is intended to preserve the streetline of building massing on streets that have uniform building lines and prevent outlier setbacks in otherwise consistent areas. There is not a consistent building line visible from the streetscape on the section of Westwood Drive containing the subject lands. The abutting property to the north is a corner lot with the front entrance and driveway facing Glasgow Street. The proposed minimum front yard setback of 4.5 metres aligns with the City's standard front yard residential setback and allows for adequate building separation from the street. The proposed 4.5 metre setback also allows for maximum tree protection area in the rear of the site.

Rear Yard Setback

The requirement for a minimum 7.5 metre rear yard is intended to provide adequate building separation and adequate outdoor amenity space. The proposed rear yard setback of 7.0 metres is slightly deficient but can still provide an adequate outdoor amenity space. The rear yard is proposed to abut the tree protection area, providing adequate building separation as future development will not occur within that area. The proposed rear yard setback will maximize the tree protection area in the rear of the site.

Lot Coverage

The maximum lot coverage regulation is intended to provide for adequate areas of a lot not covered by buildings (landscaping, impervious areas, etc). In this proposal, the landscaping area will be zoned as a tree protection area and will not form part of the lots, instead protecting the lands from future development. The lots are small in size to maximize the tree protection area.

Geothermal Energy Systems Prohibited

The Region of Waterloo has indicated that the site is within a Wellhead Protections Sensitive Area (WPSA 7 and WPSA 8) and that Geothermal Energy Systems shall be prohibited in accordance with the Regional Council endorsed position on geothermal energy. The intention is to protect the Region's long-term municipal ground water supply. Planning staff have no concerns with the prohibition and the applicant is not intending to use a geothermal energy system.

Tree Protection Area

Environmental Planning Staff have identified that the subject lands contain significant treed vegetation, as part of a native upland deciduous woodland. The City's Tree Management Policy places high value on native woodland associations. Therefore, the applicant is proposing to protect the area shown as "Tree Protection Area" in the attached draft Zoning By-law by prohibiting permanent structures and infrastructure within that area.

Planning Staff are of the opinion that the proposed development concept achieves a balance of interests, by accomplishing a reasonable degree of tree protection while allowing for gentle redevelopment of the site for intensification.

Proposed Zoning By-law Amendment Conclusions

Staff is of the opinion that the proposed Zoning By-law Amendment to change the zoning of the subject lands to 'RES-4' with Site Specific Provision 416 represents good planning as it will facilitate the redevelopment of the lands with 5 street fronting townhouse dwellings that are compatible with the existing neighbourhood, which will add visual interest at the street level, new site specific zoning regulations to ensure tree savings, and which will appropriately accommodate on-site parking needs. Staff are supportive of the proposed development and recommend that the proposed Zoning By-law Amendment Application be approved as shown in Attachments 'A1' and 'A2'.

Department and Agency Comments:

Circulation of the original concept (4 single detached dwellings) for the Zoning By-law Amendment Application was undertaken in September 2021 to all applicable City departments and other review authorities. Concerns were raised in regards to tree preservation by Environmental Planning. The applicant submitted a formal recirculation request in May 2024 for a revised concept (5 street fronting townhouse dwellings) and all applicable City departments and other review authorities were circulated. Copies of the comments are found in Attachment "C" of this report.

The following Reports and Studies were considered as part of this proposed Zoning By-law Amendment:

Planning Justification Report
Prepared by: IBI Group/Arcadis, August 4, 2021

Functional Servicing and Stormwater Management Report
Prepared by: IBI Group/Arcadis, April 28, 2021

Arborist Report
Prepared by: IBI Group/Arcadis, May 4, 2021

Concept Plan
Prepared by: IBI Group/Arcadis, April 6, 2021

On Street Parking Plan
Prepared by: IBI Group/Arcadis, April 6, 2021

Revised Concept Plan

Prepared by: IBI Group/Arcadis, February 15, 2024

Revised Arborist Report

Prepared by: IBI Group/Arcadis, March 27, 2024

Revised On Street Parking Plan

Prepared by: IBI Group/Arcadis, April, 2024

WHAT WE HEARD



Twelve (12) people provided comments on the initial circulation in October 2021. Seven (7) people provided comments on the recirculation in May 2024.



A City-led Neighbourhood Meetings held on January 13, 2022 and approximately eleven (11) different users logged on



313 households (occupants and property owners) were circulated and notified

Staff received written responses from 12 residents with respect to the proposed development in the initial circulation, and 7 responses from residents for the recirculation. These are included in Attachment 'D'. A Neighbourhood Meeting was held on January 13, 2021. In addition, staff had follow-up one-on-one correspondence with members of the public. Staff have held several in-person meetings with representatives of the "Green Belt" Neighbourhood Association and facilitated meetings with the applicant in attendance as well. A summary of what we heard, and staff responses are noted below.

What We Heard	Staff Comment
The lot contains a mature urban forest and should be protected from development.	Staff concur. While some trees are proposed to be removed, a large "tree protection area" has been established to protect the significant portions of the property from development. The proposed zoning includes site specific tree protection regulations. There are 117 trees inventoried on the subject lands. The development proposal would preserve 89 of the 117 existing trees. (28 trees are proposed to be removed).
This will disrupt and change the lot fabric which is comprised of large estate lots. Proposal will create "patchwork" zoning.	The subject area contains a mix of uses, lot sizes, and building typologies. There are existing townhomes, semi-detached dwellings, and single detached dwellings on this section of Westwood Drive, including cluster townhouse multiple dwellings directly across the street.

<p>Development should occur within the existing zoning.</p>	<p>The applicant has submitted a Zoning By-law Amendment Application to request to change the zoning. Planning Staff have evaluated the proposal based on a number of policies and standards and are recommending approval of a change in zoning.</p>
<p>Removal of trees along southern property line has caused property damage and trespass on abutting properties. Future development will exacerbate these issues.</p>	<p>The applicant has committed to ensuring no further trespass or property encroachment occurs. All development activities are to occur within the subject lands.</p>
<p>The retaining wall at the front of the site should be preserved.</p>	<p>Removal of the retaining wall is necessary to ensure each dwelling unit can obtain unencumbered street frontage for vehicle access and installation of new service connections. The properties are proposed to be re-graded to ensure proper drainage of stormwater and to ensure no adverse impacts to abutting lands.</p>
<p>The proposed development is incompatible with surroundings in terms of lot width, lot density, structure setbacks, etc.</p>	<p>The City's Official Plan defines <i>compatibility</i> as:</p> <p><i>“Land uses and building forms that are mutually tolerant and capable of existing together in harmony within an area without causing unacceptable adverse effects, adverse environmental impacts or adverse impacts. Compatibility or compatible should not be narrowly interpreted to mean “the same as” or even as “being similar to”.”</i></p> <p>Therefore, the proposed use and lot fabric can be deemed compatible despite having differences in lot width, lot density, setbacks, etc. The proposed development represents a low-rise form of housing development that is capable of existing in in harmony with the surrounding lands and not causing adverse impacts.</p>
<p>This will result in more parking on Westwood Drive for visitors.</p>	<p>The townhouse driveways will reduce the amount of on street parking on Westwood. There would be 3 spaces available on the north side of the property adjacent to the tree protection area.</p>
<p>Traffic will increase as a result of this development.</p>	<p>Westwood Drive is classified as a “minor collector” road in the City's transportation standards. Minor collector roads are designed to carry 2,000-5,000 cars per day. Traffic data volumes show that</p>

	<p>Westwood Drive currently carries approximately 1,350 cars per day.</p> <p>Staff are of the opinion that the proposal represents a small increase in units that is comparable to detached dwellings adding additional units. Staff do not anticipate the traffic volumes significantly increase as a result of the proposed development.</p>
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COMPLETE STREETS KITCHENER
STREETS FOR ALL

Summary of street classifications and map

Here is a quick summary to compare the different functions, characteristics and primary design features of each street classification.

	Local	Minor Collector	Major Collector	Arterial
Right of Way	18,0 m	20,0 m	26,0 m	30,0 m
Sidewalk width	1.8 m	1.8 m	1.8 m	1.8 – 3.0 m
Cycling facilities	Share the road. Additional traffic calming/diversion if high priority route.	Share the road. Additional traffic calming/diversion or bike lanes if high priority route.	Cycle tracks or separated bike lanes.	Cycle tracks, separated bike lanes or multi-use trails.
Motor Vehicle Volumes (AADT)	Up to 2,000	2,000 – 5,000	5,000 – 8,000	8,000 – 12,000
Speed Limit	40 km/h	40 km/h	40-50 km/h	40 – 50 km/h
Pavement width (includes parking and on-road cycling facilities if present)	7.0 m	7.0 – 12.8 m	9.0 - 14.6 m	10.8 – 19.0 m
Turning radius with Local/Minor Collector	6.0 m	6.0 m	6.0 m	6.0 m
Turning radius with Major Collector*	6.0 m	6.0 m	7.5 m	8.0 m
Turning Radius with Arterial*	6.0 m	6.0 m	7.5 – 8.0 m	8.0 – 10.0 m (if industrial, permit higher to maximum of 15.0 m)

Figure 9: Motor Vehicle Volumes for Collector Roads (Complete Streets Kitchener)

Planning Conclusions:

In considering the foregoing, staff are supportive of the Zoning By-law Amendment Application. Staff is of the opinion that the subject application is consistent with policies of the Provincial Planning Statement, conforms to the Regional Official Plan, and the City of Kitchener Official Plan and represents good planning. Staff recommends that the application be approved. The proposed application represents an opportunity to provide ‘missing middle’ housing that addresses a need in our community while ensuring significant tree savings.

STRATEGIC PLAN ALIGNMENT:

The recommendation of this report supports the achievement of the City’s strategic vision through the delivery of core service.

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 report has been posted to the City’s website with the agenda in advance of the Council / Committee meeting. Notice of the Statutory Public Meeting was also posted in The Record on December 6, 2024 (a copy of the Notice may be found in Appendix ‘B’).

CONSULT – The proposed Zoning By-law Amendment Application was circulated to residents and property owners within 240 metres of the subject lands on in October 2021. The recirculation materials were circulated to residents and property owners within 240 metres of the subject lands in May 2024. In response to this circulations, staff received written responses from 12 members of the public for the initial circulation, and 7 members of the public for the recirculation, which were summarized as part of this staff report. Planning staff also had one-on-one conversations with residents on the telephone and responded to emails.

COLLABORATE – Planning Staff facilitated meetings between the applicant and the Neighbourhood Association in September 2024.

PREVIOUS REPORTS/AUTHORITIES:

- Planning Act, R.S.O. 1990, c. P.13
- Provincial Planning Statement, 2024
- Region of Waterloo Official Plan
- City of Kitchener Official Plan, 2014
- City of Kitchener Zoning By-law 2019-051

REVIEWED BY: Malone-Wright, Tina - Manager of Development Approvals, Development and Housing Approvals Division

APPROVED BY: Readman, Justin - General Manager, Development Services

ATTACHMENTS:

- Attachment A1 – Proposed By-law
- Attachment A2 – Map No. 1
- Attachment B – Newspaper Notice
- Attachment C – Department and Agency Comments
- Attachment D – Neighbourhood Comments
- Attachment E – Concept Plan