



New Animal Shelter
Building –
The Humane Society of
Kitchener Waterloo &
Stratford Perth

Committee of Adjustment –
Minor Variance Application
for Parking Exemption





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Project Description & Introduction

New Animal Shelter – Two-Storey Commercial Facility

- ▶ DC&F is pleased to present the proposed development of a new purpose-built facility for the Humane Society. This two-storey building, with a total gross floor area of **12,547 ft²**, will serve as a fully integrated **animal shelter and administrative center** designed to support the organization's mission and day-to-day operations.

Ground Floor Plan Includes:

- Donation Center
- Shelter Food Storage Area
- Pet Pantry
- Public Reception Area
- Education Center
- Private Offices for Director and Staff

Second Floor Plan Includes:

- Office Spaces for Staff and Volunteers
- Animal Services Area
- Locker Room Facilities
- General Storage Rooms
- Washrooms

The building will feature a **fully accessible elevator**, ensuring convenient access between floors for all users.

Building Systems

The facility will be equipped with:

- Modern Mechanical, Electrical, and Plumbing (MEP) systems
- A comprehensive HVAC system for efficient climate control and air quality

Site and Exterior Works

The project also includes extensive site development, featuring:

- Concrete Walkways and Barrier Curbs
- Asphalt Driveways and Parking Areas
- Stormwater Management Systems, including a Rainwater Catch Basin and Drainage Infrastructure

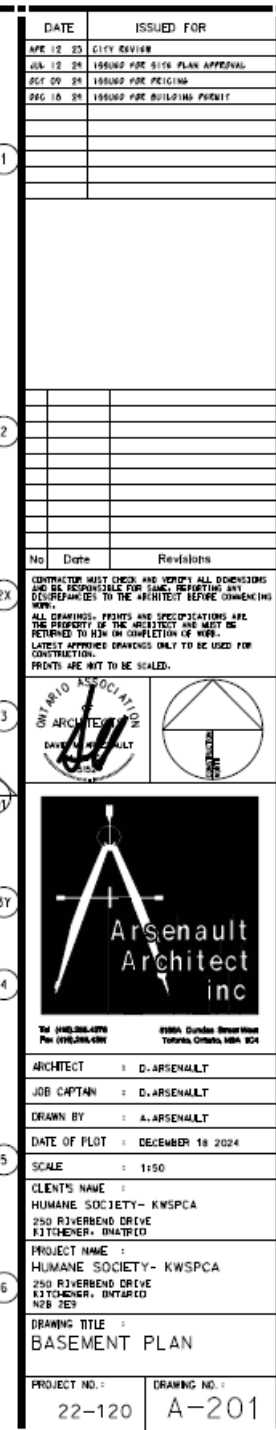
This state-of-the-art facility has been thoughtfully designed to meet the operational requirements of the Humane Society while promoting comfort, accessibility, and sustainability.

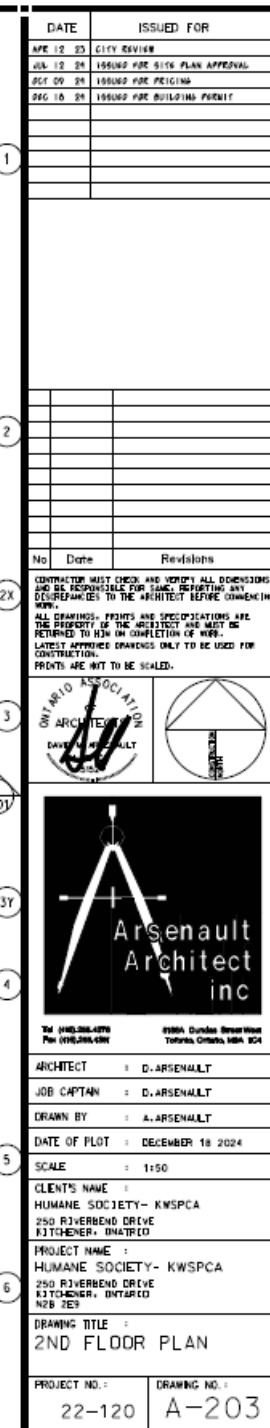
SITE PLAN

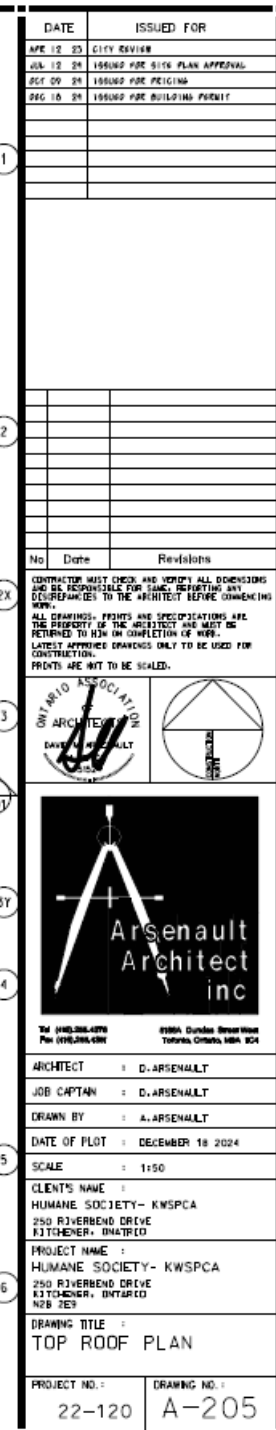
The background of the slide features a series of overlapping, semi-transparent geometric shapes, primarily triangles, in shades of orange and green. These shapes are arranged in a way that creates a sense of depth and movement, with some shapes appearing to be in front of others. The overall composition is modern and minimalist.

FLOOR PLANS

The background of the slide features abstract geometric shapes, primarily triangles, in shades of orange and green. These shapes overlap and intersect, creating a dynamic and modern aesthetic. The colors are muted and earthy, contributing to a professional yet creative look.







BUILDING ELEVATIONS

The background features a series of overlapping, semi-transparent geometric shapes, primarily triangles, in shades of orange and green. These shapes are arranged in a way that creates a sense of depth and movement, with some shapes appearing to layer over others. The overall composition is modern and minimalist.

Variances Being Requested

- ▶ Requesting a minor variance to permit 52 parking spaces (1 parking space per 57sq.m of gross floor area) rather than the minimum required 90 parking spaces (1 parking space per 33sq.m of gross floor area) to facilitate the development of a new 2-storey building on the existing site of the Humane Society in accordance with Conditionally Approved Site Plan SP/24/066/R/SH.

Four Tests for Minor Variance

I. The Variance being requested is minor in nature.

- The application is considered minor since the proposed reduction from 90 to 52 parking spaces—while numerically notable—does not significantly alter the function or character of the site or surrounding area. The intended use as a Humane Society facility is low-traffic in nature, and the reduced parking count is appropriate to the projected demand. The variance does not result in any negative impact on neighboring properties or public infrastructure and maintains the overall compatibility within the existing urban context.

II. Is desirable for the appropriate development or use of land, building or structure.

- The proposed variance does support the appropriate use and development of the property. By allowing 52 parking spaces, the variance accommodates the operational needs of the Humane Society without overbuilding parking infrastructure, thereby preserving more site area for landscaping, pedestrian pathways, and green space. The request reflects a thoughtful balance between functionality, aesthetics, and environmental sensitivity, making it a desirable solution in line with the organization's goals and the community's broader interests.

III. Does conform to the general intent and purpose of the Zoning By-law.

- The request aligns with the intent of the Zoning By-law. The purpose of parking regulations is to ensure safe and efficient on-site parking to serve building occupants and visitors. In this case, the 52 proposed spaces are sufficient for the anticipated use of the building. The site will continue to function effectively without causing traffic congestion or off-site parking demand. Thus, the proposal respects the zoning by-law's overarching objectives while allowing for flexibility based on the unique nature of the land use.

IV. Does conform to the general intent and purpose of the Official Plan.

- The application upholds the principles of the Official Plan. The proposed variance promotes a more efficient use of urban land and infrastructure by aligning parking supply with actual demand. It supports sustainable development practices, reduces unnecessary hardscaping, and encourages a built form that is sensitive to community design principles. The development remains consistent with the municipality's long-term vision for compact, accessible, and contextually appropriate growth.

Justification for Non-compliance with Zoning By-law

- ▶ The project is unable to comply with the zoning by-law due to a lack of space on site to accommodate the unique nature of the animal shelter as well as the topography and treed nature of the lot.
- ▶ The Humane Society is trying to preserve as much green space as possible for animal use and wellbeing.
- ▶ There is also an existing pet cemetery on site which is trying to be preserved at the expense of a potential parking area.
- ▶ The surrounding land is sloped and densely forested, preserving these forested areas prevent parking from being built in the treed areas.
- ▶ Importantly, the occupant load related to parking demand will remain consistent even after the completion of the new building. The Humane Society does not intend to expand its staffing levels; rather, the existing staff will be redistributed across the existing and new facilities. As a result, no increase in parking demand is anticipated.

Thank you

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