



PLANNING, DEVELOPMENT AND  
LEGISLATIVE SERVICES

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File: D20-20/25 KIT  
June 11, 2025

Connie Owen  
Administrative Clerk, Legislative Services  
City of Kitchener  
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**Re: Comments on Consent Application: B2025-018; B2025-019; B2025-020  
Committee of Adjustment Hearing, June 17, 2025  
City of Kitchener**

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Please accept the following comments for the above-noted consent applications to be considered at the upcoming Committee of Adjustment Hearing.

**File No:** B2025-018  
**Address:** 73 Second Ave.  
**Description:** Plan 254 Lot 33  
**Owner:** Weijie Zhang  
**Applicant:** Boban Jokanovic, Bobicon Ltd.

The purpose of the application is to demolish the existing dwelling on the property and to create two lots for a duplex on each of the severed and retained lands.

**Source Water Protection:** The subject property is within a Part IV area, as defined by the Clean Water Act. The owner/applicant has provided a Section 59 notice.

**Environmental Threats:** There are no high or medium threats in the Threat Inventory Database (TID) on or adjacent to 73 Second Ave.

**Regional Fees:** Regional staff have not received the required \$350 fee for review of a consent application.

Regional staff have no objection to this application subject to the following condition:

1. That the Owner/Developer submit the consent review fee of \$350 to the Regional Municipality of Waterloo.

**File No:** B2025-019  
**Address:** 181 Borden Ave North  
**Description:** Part Lot 7, Part Lot 8, Plan 655  
**Owner:** Craig McRae Robson Professional Corporation  
**Applicant:** Matthew Warzecha, Polocorp Inc

This is a residential lot with a single detached dwelling, with a total lot area of 621.9 m<sup>2</sup>. The owner/applicant has applied to sever a 310.7 m<sup>2</sup> parcel. The area of the retained parcel will be 311.2 m<sup>2</sup>.

The severed parcel is proposed to be developed with one primary dwelling and three attached ADUs.

The retained parcel is proposed to be developed with one primary dwelling and three attached ADUs.

**Source Water Protection:** The subject property, 181 Borden Ave North, is outside a Part IV area as defined by the Clean Water Act.

**Environmental Threats:** There are no high or medium threats in the Threats Inventory Database identified on 181 Borden Ave North, or on properties adjacent to 181 Borden Ave North.

**Regional Fees:** Regional staff have not received the required \$350 fee for review of a consent application.

Regional staff have no objection to this application subject to the following condition:

1. That the Owner/Developer submit the consent review fee of \$350 to the Regional Municipality of Waterloo.

**File No:** B2025-020  
**Address:** 181 Borden Ave North  
**Description:** Part Lot 7, Part Lot 8, Plan 655  
**Owner:** Craig McRae Robson Professional Corporation  
**Applicant:** Matthew Warzecha, Polocorp Inc

The existing residential lot is proposed to be severed into two parcels by Consent File B2025-019. The lots are proposed to share a single driveway access area onto Borden Avenue, approximately 3.6 m wide.

Consent file B2025-020 requests a shared access easement to straddle the lot line between the two properties, extending the full depth of the lot (approximately 30.5 metres). The total area of the proposed easement is 120.7 m<sup>2</sup>.

**Source Water Protection:** The subject property, 181 Borden Ave North, is outside the Part IV area.

**Environmental Threats:** There are no high or medium threats in the Threats Inventory Database identified on 181 Borden Ave North, or on properties adjacent to 181 Borden Ave North.

**Regional Fees:** Regional staff have not received the required \$350 fee for review of a consent application.

Regional staff have no objection to this application subject to the following condition:

1. That the Owner/Developer submit the consent review fee of \$350 to the Regional Municipality of Waterloo.

**General Comments:**

If any other applications are required to facilitate the application additional fees and/or requirements may apply. Any submission requirements may be subject to peer review, at the owner/applicant's expense as per By-law 24-052.

Any future development on the lands subject to the above-noted consent applications will be subject to the provisions of Regional Development Charge By-law 19-037 or any successor thereof.

Prior to final approval, City staff must be in receipt of the above-noted Regional condition clearance.

Please accept this letter as our request for a copy of the staff reports, decisions and minutes pertaining to each of the consent applications noted above.

Thank you,

Susanna Reid, MCIP RPP  
Senior Planner  
Regional Growth, Development and Sustainability Services  
Regional Municipality of Waterloo