

REPORT TO: Planning and Strategic Initiatives Committee

DATE OF MEETING: September 8, 2025

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

PREPARED BY: Andrew Pinnell, Senior Planner, 519-783-8915

WARD(S) INVOLVED: Ward 1

DATE OF REPORT: August 28, 2025

REPORT NO.: DSD-2025-356

SUBJECT: Zoning By-law Amendment Application ZBA25/013/S/AP
Address: 157 Schweitzer Street
Owner: 1000947521 Ontario Inc.

RECOMMENDATION:

That Zoning By-law Amendment Application ZBA25/013/S/AP for 157 Schweitzer Street, requesting a change in zoning from 'Residential Three Zone (R-3)' in Zoning By-law 85-1 to 'Low Rise Residential Four Zone (RES-4) with Site-Specific Provision (438)' in Zoning By-law 2019-051, be approved in the form shown in the Proposed By-law and Map No. 1 attached to Report DSD-2025-356 as Attachment 'A'.

REPORT HIGHLIGHTS:

- The purpose of this report is to evaluate and provide a planning recommendation regarding the Zoning By-law Amendment Application (ZBA) for the subject property, addressed as 157 Schweitzer Street. It is Development and Housing Approvals staff's recommendation that the ZBA be approved.
- The requested amendment supports the intensification of the lands through the future creation of three new lots with frontage on Lark Street, each to be developed with a single detached dwelling. The existing single detached dwelling would be retained.
- Community engagement included:
 - A preliminary postcard notice and Neighbourhood Meeting invitation was mailed to all residents and property owners within 240 metres of the subject property;
 - Installation of two notice signs on the property;
 - Follow-up communication with respondents;
 - Virtual Neighbourhood Meeting held on June 26, 2025;
 - Postcard advising of the statutory public meeting was forwarded to all residents and property owners within 240 metres of the subject property and those who responded to the preliminary notice;
 - Notice of the public meeting was published in The Record on August 15, 2025.

- This report supports the delivery of core services.
- The application was deemed complete on May 22, 2025. The Applicant can appeal this application for non-decision after August 20, 2025.

EXECUTIVE SUMMARY:

The owner of the subject property, addressed as 157 Schweitzer Street, is requesting a Zoning By-law Amendment Application (ZBA) to facilitate the intensification of the lands through the future creation of three new lots with frontage on Lark Street, each to be developed with a single detached dwelling. The existing single detached dwelling would be retained. These lots are proposed to be created sometime after Council's decision of this application, should Council decide to approve the ZBA. Future Consent Applications would be required to create the lots.

To facilitate the proposed development concept, the applicant is requesting a ZBA to change the zoning of the subject property from 'Residential Three Zone (R-3)' (Zoning By-law 85-1) to 'Low Rise Residential Four Zone (RES-4)' (Zoning By-law 2019-051) with Site Specific Provision (438) to legalize certain deficiencies under the 'RES-4' Zone for the existing dwelling, including the required minimum front yard setback and minimum rear yard setback. Also, the requested site specific provision would provide relief from the required minimum rear yard setback for the new dwellings.

Development and Housing Approvals staff is recommending that the application be approved.

BACKGROUND:

The City of Kitchener has received an owner-initiated Zoning By-law Amendment Application (ZBA) to facilitate the intensification of the lands through the future creation of three new lots with frontage on Lark Street, each to be developed with a single detached dwelling. The existing single detached dwelling would be retained. These lots are proposed to be created sometime after Council's decision of this application, should Council decide to approve the ZBA. Future Consent Applications would be required to create the lots.

The ZBA would change the zoning of the subject property from 'Residential Three Zone (R-3)' (Zoning By-law 85-1) to 'Low Rise Residential Four Zone (RES-4)' (Zoning By-law 2019-051) with Site Specific Provision (438) to legalize certain deficiencies under the 'RES-4' Zone for the existing dwelling, including the required minimum front yard setback and minimum rear yard setback. Also, the requested site specific provision would provide relief from the required minimum rear yard setback for the new dwellings. Details of the amendments are outlined in the report, below.

Site Context:

The subject property is addressed as 157 Schweitzer Street and is owned by 1000947521 Ontario Inc. The property is located at the intersection of Lark Street and Schweitzer Street, in the Bridgeport East Planning Community. The property has approximately 27.4 metres of frontage on Schweitzer Street and 50.9 metres of frontage on Lark Street. The subject property is approximately 1,393 square metre (0.34 acres) in area. The property is developed with a one-storey single detached dwelling constructed in the 1960s, as well as a detached garage in the rear yard. The property also contains two, small accessory

buildings in the rear yard. The property has one driveway, which leads to Schweitzer Street.

The existing single detached dwelling on the subject property is presently occupied by tenants (a family of three persons). The tenants were advised of the subject proposal when they moved in. The tenants are not required to relocate because the dwelling is not proposed to be demolished. Development and Housing Approvals staff have been advised by the Owner that tenants will continue to live in the existing dwelling.

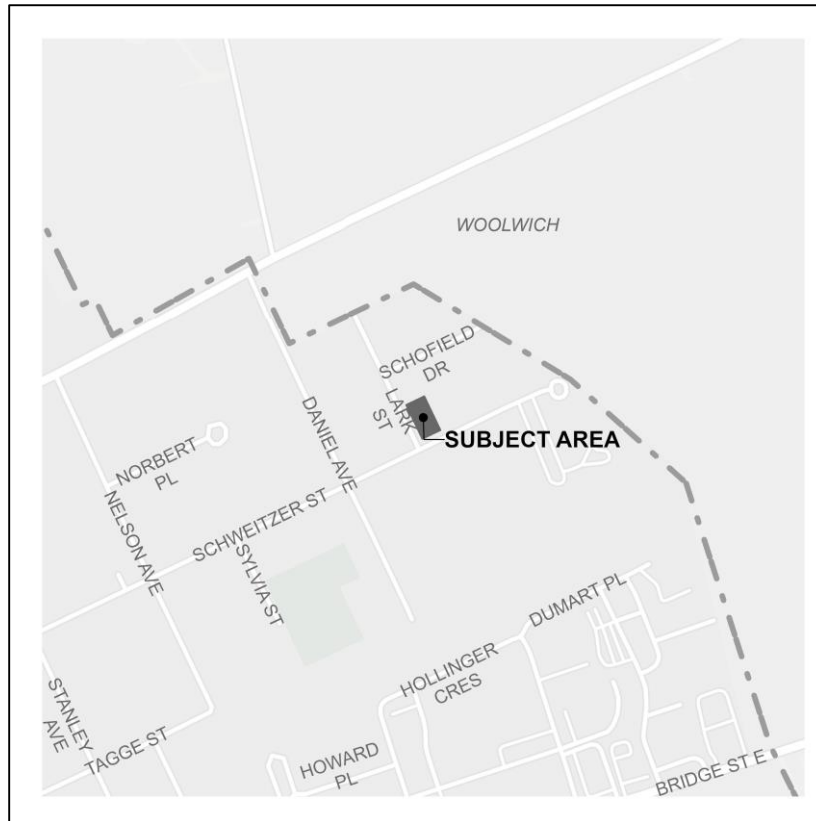


Figure 1 - Location map showing 157 Schweitzer Street as the *Subject Area*.

The surrounding area is comprised primarily of low rise residential land uses, mainly single and semi-detached dwellings. Dwellings in the area range between one and two storeys in height. The Kitchener border with Woolwich Township is located 180 metres to the east. A vacant field owned by the Croatian Roman Catholic Church is located directly across Schweitzer Street from the subject lands (to the south). These Church lands are zoned 'Residential Four Zone (R-4)' in Zoning By-law 85-1, for low rise residential development. The Croatian Roman Catholic Church building is located east of the subject lands, near the cul-de-sac bulb terminus of Schweitzer Street. Sylvia Park is located approximately 360 metres to the southwest. The subject property is located within 110 metres from local GRT Route #5.

REPORT:

Proposed Development Concept

The applicant is proposing to redevelop the lands through the future creation of three new lots with frontage on Lark Street, each to be developed with a single detached dwelling. The existing single detached dwelling would be retained. These lots are proposed to be created sometime after Council's decision of this application, should Council decide to approve the ZBA. Future Consent Applications would be required to create the lots.



Figure 2 – Proposed development concept plan showing the Retained Lot (i.e., Lot 1) containing the existing dwelling, and three future lots each containing a new single detached dwelling (i.e., Lots 2, 3, and 4).

The Scoped Planning Justification Report submitted in support of the application states that each of the proposed single detached dwellings would be two storeys in height and would have a driveway in the front yard and an attached garage. Each new (severed) lot (i.e., Lots 2, 3, and 4 on Figure 2) would have a width of approximately 9.0 metres (frontage on Lark Street), a depth of 27.4 metres, and an area of 246.6 square metres. The proposed development concept plan in the Scoped Planning Justification Report (i.e., Figure 2) shows that the proposed dwellings would have a front yard setback of approximately 6 metres, a rear yard of 6.8 metres, and interior side yard setbacks of 1.3 metres. Lot coverage would be approximately 53%.



Figure 3 – Conceptual rendering showing the one of the proposed single detached dwellings fronting Lark Street, looking northeast.

The Retained Lot (i.e., Lot 1 on Figure 2) containing the existing one-storey dwelling would have a width of approximately 23.9 metres (frontage on Lark Street), a depth of 27.4 metres, and an area of 654.9 metres. The proposed development concept plan shows that the dwelling would have a front yard setback of approximately 4.2 metres a rear yard of 5 metres, an interior side yard setback of 1.6 metres, and an exterior side yard setback of 10 metres. Lot coverage would be approximately 32%. It should be noted that while the front technical front lot line would be on Lark Street, the façade with the front door and attached garage door/entrance would continue to face Schweitzer Street. Also, the detached garage in the rear yard, and the two, smaller accessory buildings would need to be demolished to facilitate the proposed development.

To facilitate the proposed development concept, a Zoning By-law Amendment Application (ZBA) is required to change the zoning, since the future lots and dwellings would not comply with several existing regulations, for example minimum lot area (411 square metres is required, whereas 246.6 square metres is proposed, in the case of the proposed dwellings on the new lots), minimum lot width (13.7 metres is whereas 9 metres is

proposed, in the case of the proposed dwellings on the new lots), and minimum rear yard setback (7.5 metres is required, whereas 5 metres is proposed, in the case of the dwelling on the Retained Lot).

In addition to a change in residential zoning category, a Site Specific Provision is also requested. Also, the ZBA would bring the subject property out of the City's older Zoning By-law 85-1 into the newer Zoning By-law 2019-051. The details of the ZBA are discussed in detail in the *Requested Zoning By-law Amendment* section of this report.

Planning Analysis:

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,

- e) The supply, efficient use and conservation of energy and water;
- 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 Policy 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.

According to the Province, the PPS 2024 provides municipalities with the tools and flexibility they need to build more homes. It enables municipalities to:

- plan for and support development, and increase the housing supply across the province
- align development with infrastructure to build a strong and competitive economy that is investment-ready
- foster the long-term viability of rural areas
- protect agricultural lands, the environment, public health and safety

Sections 2.1.6 and 2.3.1.3 of the PPS 2024 promote 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.

Section 2.2.1 requires that Planning authorities provide for a range and mix of housing options and densities to meet projected needs of current and future residents. One way this is accomplished is by “permitting and facilitating: 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and 2. all types of residential intensification...for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units...”

In this regard, Development and Housing Approvals (DHA) staff is of the opinion that the requested amendments are consistent with the PPS 2024; they will facilitate residential intensification of the property.

Regional Official Plan (ROP)

The subject property is located in the ‘Urban Area’ and ‘Delineated Built Up Area’ in 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.

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. Regional policies require Area Municipalities to plan for a range of housing in terms of form, tenure, density and affordability to satisfy the various physical, social, economic and personal support needs of current and future residents.

The requested amendment conforms to the ROP and will assist in transitioning the existing neighbourhood into a 15-minute neighbourhood by facilitating gentle intensification through infill development and through development of an underutilized lot at a higher density than currently exists.

Furthermore, Regional staff advise that they have no objections to the requested ZBA.

City of Kitchener Official Plan (OP)

The City of Kitchener OP provides the long-term land use vision for Kitchener. The vision is further articulated and implemented through the guiding principles, goals, objectives, and policies which are set out in the Plan. The Vision and Goals of the OP strive to build an innovative, vibrant, attractive, safe, complete, and healthy community.

Urban Structure

The Official Plan establishes an Urban Structure for the City of Kitchener and provides policies for directing growth and development within this structure. The subject property is identified on Map 2 – Urban Structure of the City's Official Plan (OP) as 'Community Areas'. The OP states that "The planned function of Community Areas is to provide for residential uses as well as non-residential supporting uses intended to serve the immediate residential areas." This urban structure component allows for limited intensification in accordance with the applicable land use designation and the Urban Design Policies in Section 11. In addition, "development must be sensitive to and compatible with the character, form and planned function of the surrounding context."

The subject proposal would assist in achieving the planned function by facilitating residential intensification that is sensitive to and compatible with the surrounding context. The requested amendment would facilitate low rise residential development that is compatible in lot area, lot width, lot coverage, height and setbacks with the surrounding neighbourhood.

DHA staff is of the opinion that the requested ZBA will support redevelopment that conforms to the City's Community Areas policies.

Housing Policies

The City's Official Plan contains numerous housing-related objectives and policies that apply to the subject proposal, for example:

- 4.1.1. 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.
- 4.1.5. To encourage and support the retention and rehabilitation of older housing or the reconstruction of existing housing to maintain the housing stock and the stability and community character of established residential neighbourhoods.
- 4.C.1.6. The City will identify and encourage residential intensification and/or redevelopment, including adaptive re-use and infill opportunities, including additional dwelling units, attached and detached, in order to respond to changing housing needs and as a cost-effective means to reduce infrastructure and servicing costs by minimizing land consumption and making better use of existing community infrastructure.
- 4.C.1.8. Where a special zoning regulation(s) or minor variance(s) is/are requested, proposed or required to facilitate residential intensification or a

redevelopment of lands, the overall impact of the special zoning regulation(s) or minor variance(s) will be reviewed, but not limited to the following to ensure, that:

- a) Any new buildings and any additions and/or modifications to existing buildings are appropriate in massing and scale and are compatible with the built form and the community character of the established neighbourhood and will have regard to Section 11 of this Plan, the City's Urban Design Manual, and any site-specific Urban Design Brief or Urban Design Report and Urban Design Scorecard.
- b) Where front yard setback reductions are proposed for new buildings in established neighbourhoods, the requested front yard setback should be similar to adjacent properties and supports and maintain the character of the streetscape and the neighbourhood.
- d) New buildings, additions, modifications and conversions are sensitive to the exterior areas of adjacent properties and that the appropriate screening and/or buffering is provided to mitigate any adverse impacts, particularly with respect to privacy.
- e) The lands can function appropriately and not create unacceptable adverse impacts for adjacent properties by providing both an appropriate number of parking spaces and an appropriate landscaped/amenity area on the site.

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.

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.

In this regard, DHA staff is satisfied that the subject application would facilitate development that will assist in creating a land use pattern that mixes and disperses a full range of housing types and styles, especially within this neighbourhood, where one-storey dwellings are not as prevalent and lot widths are greater.

DHA staff is of the opinion that the requested amendment would allow gentle intensification (infill development) that respects the existing character of and is compatible with the surrounding neighbourhood. The proposal would facilitate two single detached dwellings within an established neighbourhood that is dominated by one-storey single detached dwellings, albeit on lots that are lesser in area and lot width. Also, the existing dwelling at the intersection would be retained, assisting in the City's objective of encouraging and supporting, "the retention and rehabilitation of older housing or the reconstruction of existing housing to maintain the housing stock and the stability and community character of established residential neighbourhoods."

The proposed front yard setbacks for the proposed new dwellings would provide an appropriate transition from the existing building on subject lot to the property addressed as 7 Lark Street, to the north. The proposed rear yard setbacks for the new dwellings represent a nominal decrease to the required minimum rear yard setback in both the current and requested zoning categories. The proposed rear yard setback for the existing dwellings represents a technical legalization of the side yard setback. Ample landscaped area is provided in the exterior side yard, where a 10-metre setback exists.

DHA staff is of the opinion that the requested ZBA supports intensification that conforms to the City's Housing policies.

Land Use Designation

The subject property is currently designated 'Low Rise Residential' on Map 3 – Land Use of the City of Kitchener Official Plan. The 'Low Rise Residential' land use designation is intended to accommodate a full range of low density housing types, including single detached dwellings, additional dwelling units, semi-detached dwelling, street townhouse dwellings, cluster townhouses, low-rise multiple dwellings, special needs housing, and other forms of low density residential use. Within this designation, the City encourages and supports the mixing and integration of innovative and different forms of housing within a low-rise built form. The 'Low Rise Residential' designation limits building height to 3 storeys or 11 metres.

The applicant is not requesting an Official Plan Amendment to change the land use designation, since the proposal conforms to these policies. The requested ZBA will facilitate the applicant's proposed development concept.

Policy Conclusion

DHA staff is of the opinion that the requested ZBA is conforms to policies of the Provincial Policy Statement, the Regional Official Plan, and the City of Kitchener Official Plan.

Requested Zoning By-law Amendment

To facilitate the proposed development concept outlined in the *Proposed Development Concept* section of this report, the applicant is requesting a Zoning By-law Amendment (ZBA). The property is currently zoned 'Residential Three Zone (R-3)' in Zoning By-law 85-1. The applicant is requesting to change the zoning to 'Low Rise Residential Four Zone (RES-4)', primarily to allow a lesser lot area and lot width. The ZBA would also add Site Specific Provision (438).

A zoning comparison / review table is provided below. Bolded, red text with an asterisk under the 'Proposed / Provided' column denotes a deficiency under the requested 'RES-4' Zone category and, consequently, the need for relief via a requested Site Specific Provision (see Table 1 – Zoning Comparison / Review Table).

	Requirement under Current R-3 Zone (By-law 85-1)	Requirement under Requested RES-4 Zone Category (By-law 2019-051)	Proposed / Provided – Lot 1 (Retained Lot for existing dwelling, as shown on Fig. 2)	Proposed / Provided – Lots 2, 3, and 4 (Severed Lots for new dwellings, as shown on Fig. 2)
Minimum Lot Area	411 m ²	235 m ²	654.9 m ²	246.6 m ²
Minimum Lot Width	13.7 m	9 m	N/A	9 m
Minimum Corner Lot Width	15 m	12.8 m	23.9 m	N/A
Minimum Front Yard Setback	4.5m (6 m for garages)	In accordance with Section 7.6 (see Proposed / Provided column)	<i>Required: 8.7m</i> <i>Proposed: *4.2m</i>	<i>Required: 4.7m</i> <i>Proposed: 6 m</i>
Maximum Front Yard Setback	N/A	In accordance with Section 7.6 (see Proposed / Provided column)	<i>Required: 10.7 m</i> <i>Proposed: 4.2 m</i>	<i>Required: 6.7 m</i> <i>Proposed: 6 m</i>
Minimum Side Yard Abutting a Street / Exterior Yard Setback	4.5 m	4.5 m	10 m	N/A
Minimum Interior Side Yard Setback	1.2 m	1.2 m	1.6 m	1.3 m
Minimum Rear Yard Setback	7.5 m	7.5 m	*5 m	*6.8 m
Maximum Building Height	10.5 m	11 m	<11 m	<11 m
Maximum Number of Storeys	N/A	3	1	2
Maximum Lot Coverage	55%	55%	32%	53%

Table 1 – Zoning Comparison / Review Table

Change from R-3 to RES-4

The predominant zone category in this neighbourhood is 'R-3'. The requested change in zone category will assist in further diversifying the zone categories within this neighbourhood and, consequently, the built form. Also, this change will allow for gentle intensification, through infill and through permitting greater density by permitting lots that are lesser in area and width than those permitted in the R-3 Zone. At the same time, the change would facilitate the construction of new single detached dwellings, which remain the predominant land use within the neighbourhood. The location of the subject property at an intersection and the fact that it has a greater lot width than the average lot in the neighbourhood lends itself well to the proposed limited intensification. Moreover, this change would bring the subject property into the updated Zoning By-law 2019-051.

DHA staff supports the change from 'Residential Three Zone (R-3)' in Zoning By-law 85-1 to 'Low Rise Residential Four Zone (RES-4)' in Zoning By-law 2019-051.

Site Specific Provision (438)

Regarding the request for a Site Specific Provision to reduce the required Minimum Front Yard Setback from 8.7 metres to 4.2 metres for Lot 1 (Retained Lot for existing dwelling, as shown on Figure 2), it should be noted that this required setback is based on the Established Front Yard. In the case of a corner lot, this term means, "the front yard of the abutting lot with a low rise residential zone, in which the principal pedestrian entrance is oriented towards the same street..." This relates to the front yard of the abutting dwelling on Schweitzer Street. However, in this case, if the ZBA is approved and a Consent Application is submitted that establishes Lot 1, the lot orientation would technically change: the yard abutting Schweitzer Street would become the exterior side yard (despite it abutting the front door) and the yard abutting Lark Street would become the front yard (despite it abutting the side of the dwelling). This change means that the required setback does not relate well to the building to which it applies. Also, the relationship of the dwelling to the lot line in question is not proposed to change. In this regard, the requested Site Specific Provision would resolve this technicality and would legalize the existing building.

The request for a Site Specific Provision to reduce the required Minimum Rear Yard Setback from 7.5 metres to 5 metres for Lot 1 is appropriate, since ample landscaped area will be provided in the exterior side yard (10-metre-deep yard), providing an opportunity for amenity space.

The request for a Site Specific Provision to reduce the required Minimum Rear Yard Setback from 7.5 metres to 6.8 metres for Lots 2-4 is appropriate, since the reduction represents only a minor decrease in rear yard landscaped area. The applicant is further proposing rear yard decks (dotted lines on Figure 2), which will enhance the rear yard amenity space and will comply with the minimum setback requirements for decks. Moreover, as noted above, Sylvia Park is located nearby and represents an opportunity for off-site amenity space and recreation for residents.

Proposed Zoning By-law Amendment Application Conclusions:

DHA staff is of the opinion that the requested ZBA Application represents good planning, since it would facilitate the gentle intensification of the lands with infill development, in the form of single detached dwellings. The proposal would further diversify the zone categories within this neighbourhood and, consequently, the built form. The subject property is located close to a local transit route and Sylvia Park. For these reasons, DHA staff supports the proposal and recommends that the requested ZBA be approved, as shown in Attachment 'A'.

Department and Agency Comments

Circulation of the Zoning By-law Amendment was undertaken on May 27, 2025 to all applicable City departments and other review authorities. No significant concerns were identified by any commenting City department or agency and any necessary revisions and updates have been incorporated into the proposal. Copies of the comments are found in Attachment 'C' of this report.

The following Reports and Studies were considered as part of the requested Zoning By-law Amendment Application:

Scoped Planning Justification Report

- Prepared by MHBC Planning (April 24, 2025)

Functional Servicing Brief

- Prepared by MTE Consultants Inc (February 6, 2025)

Archaeological Assessment

- Prepared by Seguin Archaeological Services (January 2, 2025)

Letter re Archaeological Report

- Prepared by Ministry of Citizenship and Multiculturalism (January 17, 2025)

Preliminary Grading and Servicing Plan

- Prepared by MTE Consultants Inc (February 2, 2025)

Community Input and Staff Responses:

Staff received written responses from 9 community members with respect to the proposed development. Also, a 50-name petition was received requesting an in-person neighbourhood meeting. The comments received are included in Attachment 'D'. A virtual neighbourhood meeting was held on June 26, 2025. A summary of what staff heard from the community, and staff responses are noted below.

WHAT WE HEARD



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



9 people/households provided comments by email or telephone.



A City-led Virtual Neighbourhood Meeting was held on June 26, 2025 and approximately 17 different users logged on.

What We Heard	Staff Comment
Concern with the virtual meeting format, in person preference	<p>DHA staff advises that approximately 17 different users logged onto the City-led Virtual Neighbourhood Meeting that was held on June 26, 2025. Attendance at the meeting was made possible by both internet and phone. The virtual meeting format allows staff to be able to post the presentation slides and recording to the City's website so that anyone with internet access can review these materials, providing accessibility to many community members. Despite receiving a 50-name petition for an in-person meeting, DHA staff is satisfied that the virtual meeting, which is not a required meeting under the Planning Act, was successful and reached many community members.</p> <p>It should also be noted that DHA staff also had one-on-one conversations with community members on the telephone and responded to emails.</p>
Concern with storm drainage	<p>Each proposed dwelling would be on municipal water and sewage services. The City's Engineering Services Division has confirmed that the stormwater scheme will be confirmed through the future Consent Applications to create the proposed lots. At that time, if it is determined that it is not feasible to connect sump pump discharge to the existing storm sewer on Lark Street (e.g., due to the sewer being too shallow), the new lots may either discharge to an infiltration gallery (soil conditions to be reviewed) or discharge to grade with the drainage design to ensure that stormwater will not flow onto adjacent properties.</p>

<p>Concern with environmental impact of removing accessory structures where cars were stored, and an automotive pit below the garage used for automotive repair</p>	<p>The applicant has advised that the property was never used for industrial purposes or for commercial purposes, such as automotive repair. DHA staff understands that the subject property was used for residential purposes only. Soil remediation is not typically a concern where automotive repair is undertaken by a resident, as part of the residential use of the property.</p>
<p>Concern that the proposed development does not maintain the existing character of the neighbourhood</p>	<p>The proposal would facilitate the development of single detached dwellings, which are the predominant land use in the surrounding neighbourhood.</p> <p>While the proposal would permit two-storey buildings and Lark Street includes mainly one-storey dwellings, there are many examples of two-storey dwellings in the nearby area (e.g., Schweitzer Street contains many).</p> <p>The built-form and date of construction of buildings within this neighbourhood is highly varied and there does not appear to be a consistent neighbourhood character. The proposed development will be consistent with the varied built-form and architecture of the neighbourhood.</p> <p>While the lot area and width of the lots are lesser than many in the area, there are entire streets in the Bridgeport East that include lots that are of a similar size (e.g., Schueller St, Daniel Ave., and Stanley Ave south of Tagge St).</p>
<p>Concern that the owner intends to sever and sell the proposed lots and that very different developments may occur on each lot</p>	<p>If the ZBA is approved, and the owner severs and sells the proposed lots, the new owner would be subject to the approved zoning, as outlined in the “Proposed / Provided” columns in Table 1 of this report. Otherwise, additional approvals from the City would be required.</p>
<p>Concern with notice (sign and postcard not seen)</p>	<p>A preliminary postcard notice and Neighbourhood Meeting invitation was mailed to all residents and property owners within 240 metres of the subject property. Two notice signs were installed on the property and a postcard advising of the statutory public meeting was forwarded to all residents and property owners within 240 metres of the subject property and those who responded to the preliminary notice. Notice of the public meeting was published in The Record on August 15, 2025.</p>

Concern that there is a septic tank on the property that was not identified	As part of the Building Permit process, redevelopment will require decommissioning of any existing or abandoned septic systems related to the existing dwelling.
Concern that future development cause damage to neighbouring properties	If the ZBA is approved, the owner would also need approval of a Consent Application (for each property severance) and Building Permits to construct the future dwellings. Any damage to neighbouring properties would be a matter between private property owners. It is the prerogative of an adjacent property owner whether to retain a professional engineer to conduct a pre-construction survey, at their cost, to document the pre-construction condition of their property.
Concern that additional development will strain the power grid in an area already prone to outages	Enova Power Corp advises that it has reviewed the ZBA application. Enova has no issue to supply the additional residential units. In general, this area is at the fringe of Enova's 13.8kV distribution system. Enova has two long feeders supplying this area. Since this area is at the end of these two feeders, by nature any upstream feeder fault may cause the power outages affecting this area. If the fault is caused by fallen trees/branches, it takes long time to clear the upstream and restore the power. To improve the power restoration, Enova has installed 3 automated reclosers on these two feeders in 2014. Following Enova's merger in 2022, Enova advises that it is considering extending a third feeder from Waterloo (near Conestoga Mall) to back up this area, subject to a further study.
Concern with snow removal and storage	The proposed 9 metre lot widths for Lots 2-4 are common throughout the City, especially in newer subdivisions. Also, zoning contains requirements for driveway setbacks, which are intended to provide snow storage areas. DHA staff is satisfied that there will be sufficient space for on-site snow storage at the sides of each driveway.

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 report has been posted to the City’s website with the agenda in advance of the Council / Committee meeting. A notice sign was posted on the property and information regarding the application was posted to the City’s website on May 27, 2025. Following the initial circulation referenced below, an additional postcard advising of the statutory public meeting was circulated to all residents and property owners within 240 metres of the subject lands, those responding to the preliminary circulation and who attended the Neighbourhood Meeting. Notice of the Statutory Public Meeting was also posted in The Record on August 15, 2025 (a copy of the Notice may be found in Attachment ‘B’).

CONSULT – The proposed Zoning By-law Amendment Application was circulated to residents and property owners within 240 metres of the subject lands on May 27, 2025. In response to this circulation, staff received 9 written responses, which are summarized as part of this staff report and is appended in Attachment ‘D’. DHA staff also had one-on-one conversations with residents on the telephone and responded to emails.

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
- City of Kitchener Zoning By-law 85-1

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

APPROVED BY: Justin Readman, General Manager of Development Services

ATTACHMENTS:

Attachment A – Proposed By-law and Map. No. 1
Attachment B – Newspaper Notice
Attachment C – Department and Agency Comments
Attachment D – Community Comments