

# Neighbourhood Information Meeting

7 Wimbleton Crescent, Kitchener

November 25<sup>th</sup>, 2025 – 7:00 PM



# ● Outline

- **Purpose of Meeting**
  - Outlining the objectives of tonight's meeting
- **Site Context and Location**
  - Review of the subject property, surrounding land uses, and role within the broader neighbourhood
- **Development Proposal**
  - Overview of the proposed land use, built form, and site design
- **Required Planning Approvals**
  - Summary of planning applications and approvals necessary under the *Planning Act*
- **Planning Rationale**
  - Summary of how the proposal supports good planning principles
- **Question Period**
  - Opportunities for input and clarification

# ● Purpose of Meeting

Introduce community to development proposal

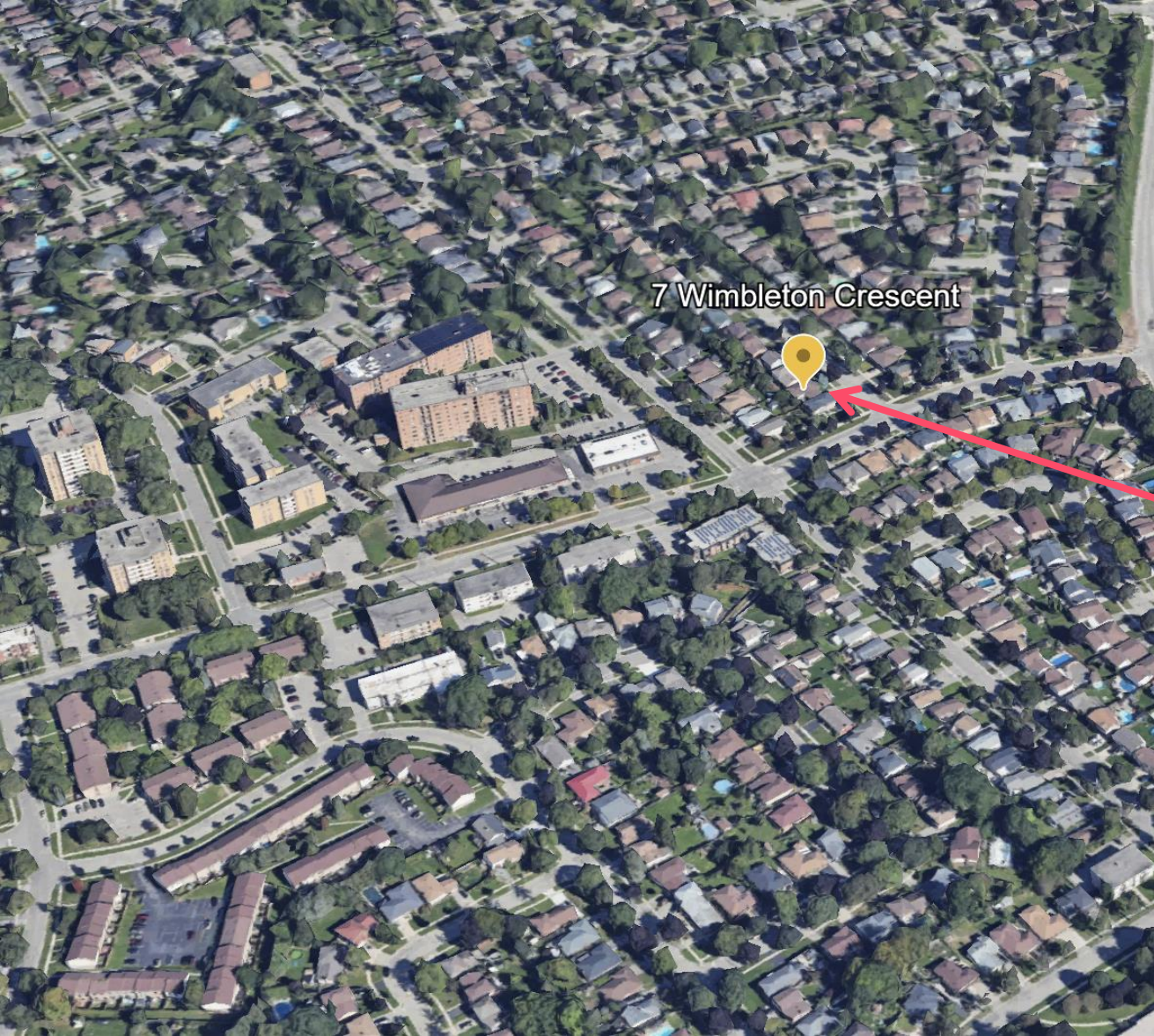
Review of plans / drawings

Opportunity to provide feedback to design team, which may be considered prior to making formal planning applications

Discuss timelines and required planning processes

Question Period following presentation

# ● Site Context



## 7 Wimbleton Crescent, Kitchener

- Located within an established residential neighbourhood characterized by predominantly low-rise residential uses to the north, east, and south
- High-rise developments to the west
- Within proximity to institutional and park/open space uses, including Heritage Park, Georgian Park, Canadian Martyrs Catholic Elementary School, Mackenzie King Public School, and Grand River Collegiate Institute
- The nearby Grand River Arena, Grand River Stanley Park Library, Grand River Recreation Complex, and Rosenberg Park provide additional community amenities
- Well-served by Grand River Transit, with Route 204 iXpress (Highland-Victoria) and Route 20 (Victoria-

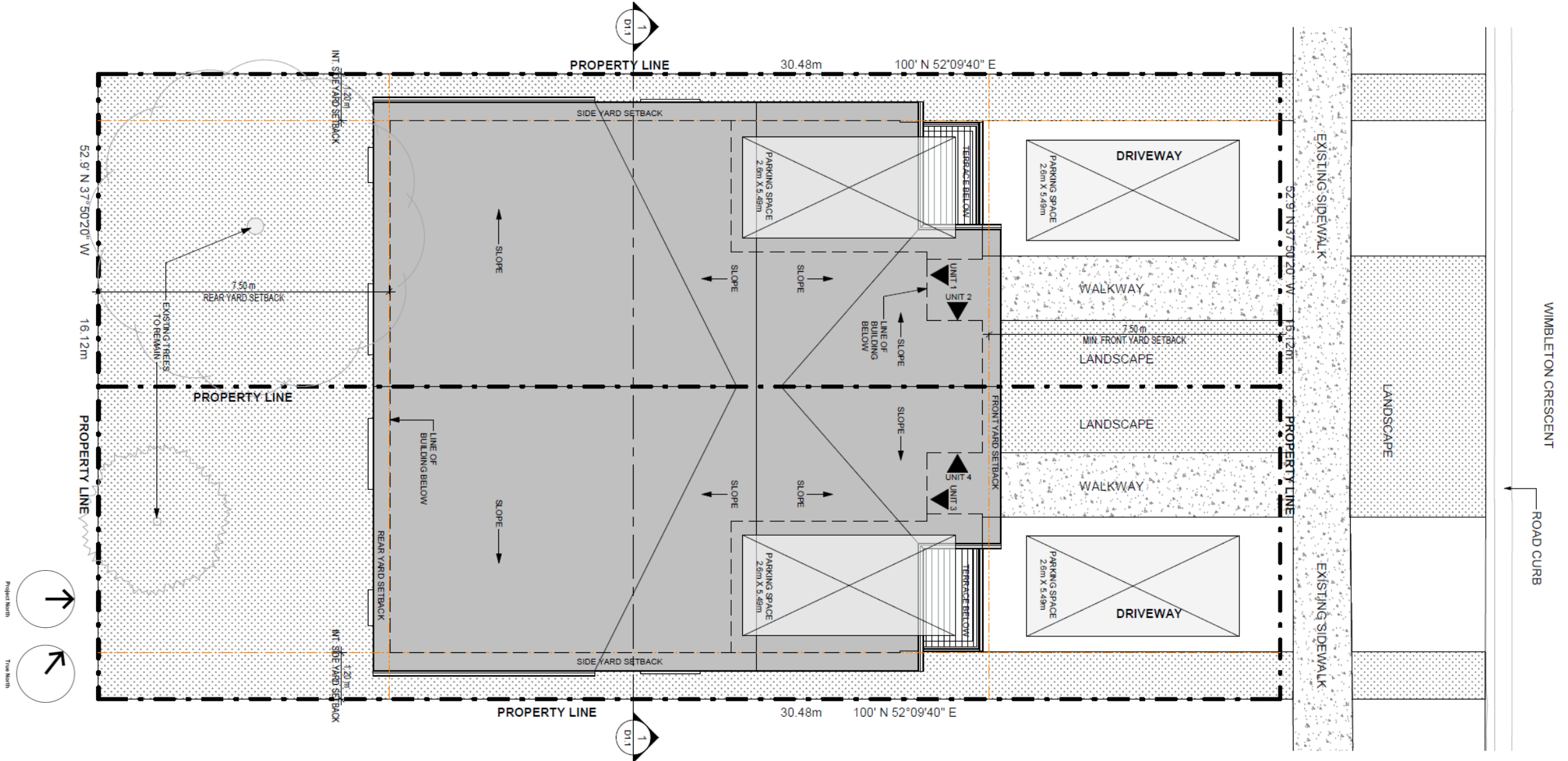
# ● Development Proposal

Semi-Detached + Attached ADU Development

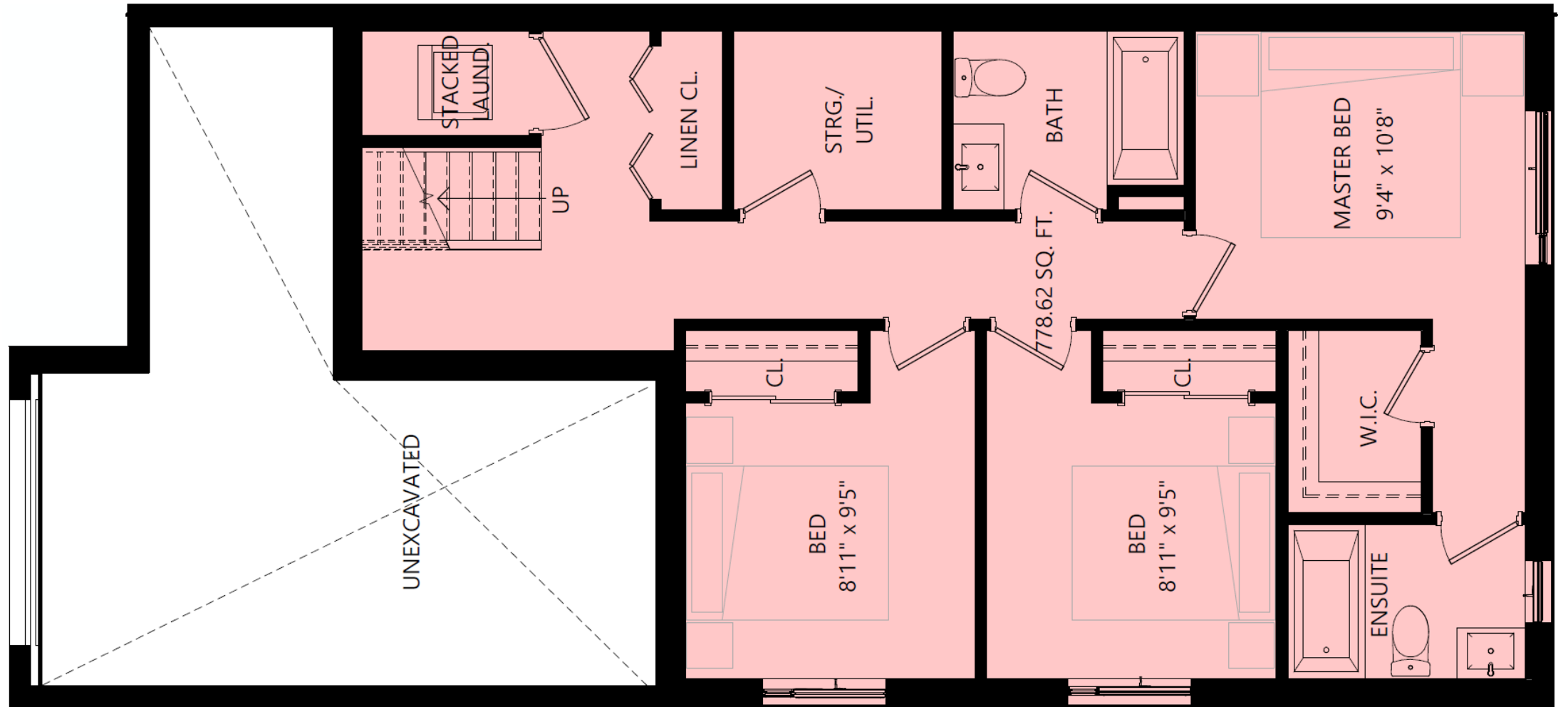
- **Total Units:** 4 dwelling units
- **Unit Types:**
  - 2 semi-detached dwellings
  - 2 attached ADUs
- **Building Height:** Two storeys, plus basement
- **Unit Layout:**
  - Primary Units shared on Level 1 and Basement, which includes (3) bedrooms
  - ADU located on Level 2 includes one-bedroom units with separate kitchen, living area, and bathroom
- **Parking Summary:**
  - 4 off-street parking spaces
  - Two single-car garages + two surface driveways
- Should Council Approve this ZBA, the subject property would be severed into two (2) lots through the vertical common wall



# Conceptual Site Plan



# Floor Plans



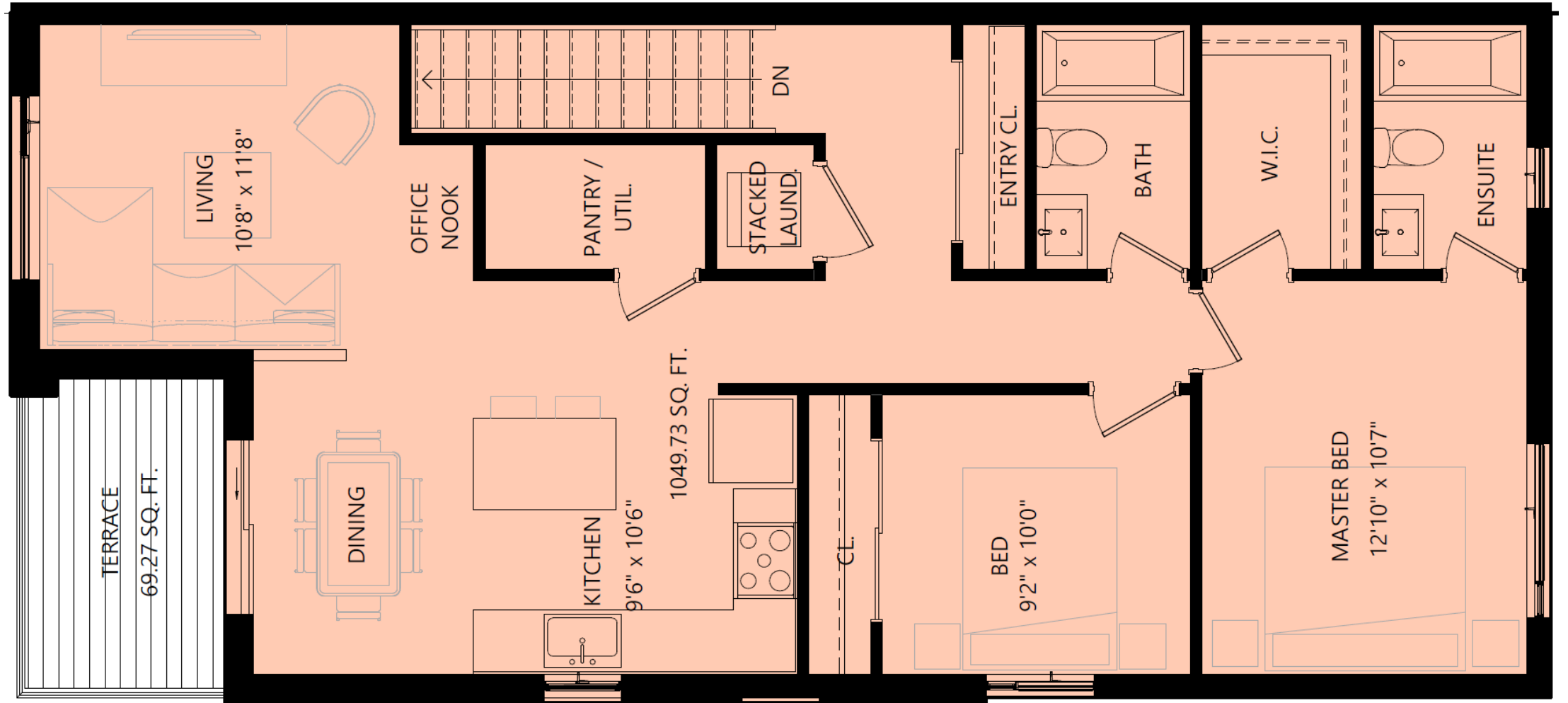
Basement Floor Plan

# Floor Plans (cont.)



Ground Level Floor Plan

# Floor Plans (cont.)



Level 2 Floor Plan

# ● Renderings

Front Façade of the  
Dwelling



# ● Renderings (cont.)

Rear Façade of the Dwelling



# ● Planning Approvals

## Minor Zoning By-law Amendment

- Rezone the property from Residential Two (RES-2) to Residential Four (RES-4) to permit semi-detached dwellings and one attached ADU per dwelling for a total of 4 units
- No Site-Specific Provisions are requested, as the proposed development fully aligns with the RES-4 Zone provisions

# ● Planning Rationale

## Rezoning to RES-4:

- Proposed rezoning to RES-4 permits semi-detached dwellings with ADUs
- Proposal fully complies with RES-4 provisions, and no site-specific exceptions required
- Supports gentle intensification while maintaining neighbourhood character

## Appropriate Density in Established Area:

- Maintains low-rise built form and integrates seamlessly with existing lot fabric
- Supports missing middle housing and provides a range of housing options
- Aligns with permissions allowing up to four units per lot across Kitchener

## Alignment with Planning Framework:

- Located within the Built-Up Area, supporting efficient growth management
- Contributes to housing diversity, land use efficiency, and complete communities

## Efficient Use of Infrastructure and Services:

- Fully serviced by existing municipal water and sanitary systems; no

**Thank You!**