



PLANNING, DEVELOPMENT AND
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Erica Ali, MCIP, RPP
File: D20-20/26 KIT
January 7, 2026

Connie Owen
Administrative Clerk, Legislative Services
Committee of Adjustment
City of Kitchener
P.O. Box 1118
200 King Street East
Kitchener, ON N2G 4G7

Dear Ms. Owen:

**Re: Comments on Consent Applications – B 2025-032 to B2025-035 (inclusive)
Committee of Adjustment Meeting – January 20, 2026
City of Kitchener**

File: B2025-034/5

Address: 67/71 Blucher St

Description: Plan 328, Lot 6; Plan 339, Part lot 4

Owner: Marko Podobnik

Applicant: GSP Group Inc c/o Kristen Barisdale

The applicant/owner is proposing consent to sever to create a new residential lot and to create reciprocal easements for shared access/servicing. The lot to be severed (71 Blucher) contains an existing linear townhouse building (10 units). The lot to be retained (67 Blucher) contains an existing linear townhouse building (4 units) which would be demolished in order to develop two 8-unit linear stacked townhouse (total of 16 units).

The subject lands are currently serviced through municipal water and waste services, with access to a local road. Minor variance applications are required to facilitate the consent for the severed lands, pertaining to lot width, and setbacks. The lands were subject to Stamp B Site Plan Approval (SP23/073/B/TS) in Feb 2024 to formalize existing conditions. SP23/084/B/TS conditional site plan approval was granted in March 2024 for the redevelopment of 67 Blucher.

The proposed lot configuration is as follows:

Retained - B2025-034 - - 67 Blucher – 1,594.68 sqm with 26.8m frontage

Severed – B2025-035 - 71 Blucher - – 2,127,47 sqm area with 5.8m frontage

The subject lands are designated Built-Up Area (within the Urban Boundary), with an MTSA (Central Station) and Urban Growth Centre (Downtown Kitchener) in the Regional Official Plan (ROP), Low-Rise Residential and Community Area in the City of Kitchener Official Plan, and zoned RES-5.

Threats Inventory Database (Advisory)

The following information from the Region's Threat Inventory Database (TID) is provided until such time as access is transferred to the City of Kitchener. Noting, there are no medium or high threats identified on or adjacent to the subject property.

Hydrogeology & Source Water Protection Plan

The subject lands are located in a Source Plan Protection Area where restrictions or prohibitions may apply in accordance with the Clean Water Act, Part IV. As such a Notice of Source Protection Plan Compliance (S. 59 Notice) is required as part of a formal application for Consent. Regional Staff are not in receipt of the S. 59 Notice and this will be required as a condition of consent approval if not received by the Region prior to the Decision of the Committee of Adjustment.

Fees

Regional staff are not in receipt of the required consent review fee of \$350 per consent application. The outstanding fee(s) will be required as a condition of consent approval if not received by the Region prior to the Decision of the Committee of Adjustment.

Regional staff have no objection to this application, subject to the following condition(s):

1. That the applicant submit the regional consent review fee of \$350 per application to the satisfaction of the Region of Waterloo
2. That the applicant submit the Notice of Source Protection Plan Compliance (S. 59 Notice) to the satisfaction of the Region of Waterloo

The Region is in the process of updating its Water Supply Strategy. Through this work, concerns have been identified regarding water servicing capacity within the Mannheim Service Area. Regional staff are working expeditiously to evaluate the situation and understand the magnitude of the concerns to be able to provide comments relating to water servicing capacity.

As such, the Region is not in a position to support approval of applications, **B 2025-032 and B2025-033**, at this time, and the following comments are provided for information purposes.

File: B2025-032

Address: 776 Rockway Dr

Description: Plan 649, Lot 22

Owner: 2832516 Ontario Inc c/o Tara Bruwer-Sutton

Applicant: Masri O Inc Architects c/o Reema Masri

The applicant/owner is proposing consent to sever to create a new residential lot. The severance will facilitate the redevelopment of each lot with a semi-detached duplex, providing 4 units per dwelling, for a total of 8 units. The existing single detached dwelling will be demolished. The subject lands are currently serviced through municipal water and waste services, with access to a local road. Minor variance applications are not required to facilitate the consent.

The proposed lot configuration is as follows:

Severed – 278.8 sqm area with 7.62m frontage

Retained – 278.422 sqm with 7.62m frontage

The subject lands are designated Built-Up Area within the Urban Boundary in the Regional Official Plan (ROP), Low-Rise Residential in the City of Kitchener Official Plan, and zoned RES-4.

Threats Inventory Database (Advisory)

The following information from the Region's Threat Inventory Database (TID) is provided until such time as access is transferred to the City of Kitchener. Noting, there are no medium or high threats identified on or adjacent to the subject property.

Hydrogeology & Source Water Protection Plan (Advisory)

The subject lands are located in a Source Plan Protection Area where restrictions or prohibitions may apply in accordance with the Clean Water Act, Part IV. As such a Notice of Source Protection Plan Compliance (Section 59 Notice) is required as part of a formal application for Consent. Regional Staff acknowledge receipt of the S. 59 Notice.

Fees

Regional staff are not in receipt of the required consent review fee of \$350 for consent application. The outstanding fee(s) will be required as a condition of consent approval if not received by the Region prior to the Decision of the Committee of Adjustment.

File: B2025-033

Address: 104 Brentwood Ave

Description: Plan 651, Lot 158

Owner: Veasna Suon

Applicant: Masri O Inc Architects c/o Reema Masri

The applicant/owner is proposing consent to sever to create a new residential lot. The severance will facilitate the redevelopment of each lot with a semi-detached duplex, providing 4 units per dwelling, for a total of 8 units. The existing single detached dwelling will be demolished. The subject lands are currently serviced through municipal water and waste services, with access to a local road. Minor variance applications are not required to facilitate the consent.

The proposed lot configuration is as follows:

Severed – 277.9 sqm area with 7.6m frontage

Retained – 277.9 sqm with 7.6m frontage

The subject lands are designated Built-Up Area within the Urban Boundary in the Regional Official Plan (ROP), Low-Rise Residential in the City of Kitchener Official Plan, and zoned RES-4.

Threats Inventory Database (Advisory)

The following information from the Region's Threat Inventory Database (TID) is provided until such time as access is transferred to the City of Kitchener. Noting, there are no medium or high threats identified on or adjacent to the subject property.

Hydrogeology & Source Water Protection Plan (Advisory)

The subject lands are located in a Source Plan Protection Area where restrictions or prohibitions may apply in accordance with the Clean Water Act, Part IV. As such a Notice of Source Protection Plan Compliance (Section 59 Notice) is required as part of a formal application for Consent. Regional Staff acknowledge receipt of the S. 59 Notice.

Fees

Regional staff are not in receipt of the required consent review fee of \$350 for consent application. The outstanding fee(s) will be required as a condition of consent approval if not received by the Region prior to the Decision of the Committee of Adjustment.

General Comments

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 clearances. 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. Should you require Regional Staff to be in attendance at the meeting or have any questions, please do not hesitate to contact the undersigned.

Thank you,

A handwritten signature in black ink, appearing to read "Erica Ali", is written over a light blue rectangular background.

Erica Ali, MCIP, RPP
Planner
Regional Growth, Development and Sustainability Services
Regional Municipality of Waterloo