

# Appendix E

**From:** Mike Grodzki [REDACTED]  
**Sent:** Thursday, June 23, 2022 12:57 PM  
**To:** Tim Seyler <Tim.Seyler@kitchener.ca>  
**Subject:** [EXTERNAL] 27 Roy Street

Hi Tim,

I received mail regarding the proposed development at 27 Roy Street.

Seems like a great idea to me.

I was disappointed to learn that council voted against the development at Park and Victoria. How can someone like me help make sure more developments like that get approved? Is it enough to send an email like this? I imagine that doesn't help against the few loud voices who oppose developments.

Mike

Sent from Proton Mail for iOS

**From:** Tim Seyler  
**Sent:** Saturday, July 9, 2022 11:27 AM  
**To:** 'Donna' [REDACTED]  
**Subject:** RE: [EXTERNAL] RE: 27 Roy St - application for development

Hi Donna,

I've done my best to respond to all your questions in red below. If you have further questions please don't hesitate to ask.

Thanks,

**Tim Seyler, BES, MCIP, RPP**

Planner | Planning Division | City of Kitchener  
519-741-2200 ext. 7860 | TTY 1-866-969-9994 | [Tim.Seyler@kitchener.ca](mailto:Tim.Seyler@kitchener.ca)



**From:** Donna [REDACTED]  
**Sent:** Wednesday, July 6, 2022 2:52 PM  
**To:** Tim Seyler <[Tim.Seyler@kitchener.ca](mailto:Tim.Seyler@kitchener.ca)>  
**Subject:** [EXTERNAL] RE: 27 Roy St - application for development

Hello Tim

I have some questions regarding 27 Roy St., Kitchener

- Will the application to amend Official Plan and Zoning By-Law fall under the current Zoning Bylaw 85-1, or the revised new comprehensive zoning bylaw not yet passed?

This application falls under Zoning By-law 85-1, as the property is within a secondary plan area, and the zoning of these areas will not be updated until neighbourhood planning reviews are completed for this area.

- What will be the maximum height of the building?
  - o If under bylaw 85-1
  - o If under the revised new comprehensive zoning bylaw not yet passed

The maximum height in the R-5 zoning (Zoning By-law 85-1) is 10.5 metres. There is no increase in height requested for the building.

- Is the application for a Mixed Use Building or is it a Mixed Use Development as quoted in planning documents? The zoning definitions seem to be different.

Both terms are equal in meeting. This building will be mixed use containing dwelling units and commercial space.

- What is the exact wording of the proposed Special Regulation Provision?

The exact wording of the special regulation provision has not been completed at this time, as comments are still being collected and reviewed.

- If Res-4 is permitted, would land use revert back to R5 or Res-3 . . . if café portion is cancelled; or if the house is sold in future?
  - o How will this be added to the Special Regulation Provision?

The application is made under the current 85-1 Zoning By-law. The zoning of R-5 would still be in place and have the special regulation. This will be carried over to the new zoning designation when implemented. The land would not revert back to any 85-1 zoning regulation once the new 2019-051 By-law is in effect. If new ownership is obtained in the future, the zoning designation would remain in place.

- Will "Special Policy Area permitting artisan establishments" ..... spell out that
  - o a lodging house is not allowed [i.e. same as Res-3]
    - if not how will this be made part of the application

The definition of Artisan's establishment is as follows: means an establishment used for the study or instruction of a performing or visual art such as dancing, music or painting or the workplace of an artisan such as a painter, sculptor, photographer, dressmaker or tailor together with the accessory retailing of paintings, sculpture, photography or handcrafts.

Thanks,  
Donna K.

[REDACTED]

**From:** Donna [REDACTED]  
**Sent:** Monday, May 30, 2022 7:29 PM  
**To:** Tim Seyler <Tim.Seyler@kitchener.ca>  
**Subject:** [EXTERNAL] Development at 27 ROY ST

Hi Tim

Can you please send me a copy of the notice that was sent in regard to the following development?

**Address:** 27 ROY ST  
**Application Number:** OPA22/006/R/TS  
**Application Type:** Official Plan Amendment  
**Application Summary:** An Official Plan Amendment is required to permit artisan establishment and restaurant uses in the same building as residential, C/R ZB22/010/R/TS.

Thanks  
Donna KUehl