

Staff Report



Development Services Department

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REPORT TO: Committee of Adjustment

DATE OF MEETING: November 15, 2022

SUBMITTED BY: Tina Malone-Wright, Interim Manager, Development Review
519-741-2200 ext. 7765

PREPARED BY: Julian Lee, Student Planner, 519-741-2200 ext. 7078

WARD(S) INVOLVED: Ward 10

DATE OF REPORT: November 4, 2022

REPORT NO.: DSD-2022-470

SUBJECT: Consent Application B2022-057 – 193 Louisa Street

RECOMMENDATION:

That Consent Application B2022-057 requesting consent to sever a parcel of land having a lot width of 13.1 metres, a lot depth of 22.6 metres, and a lot area of 237 square metres BE DEFERRED, until such time as Consent Application B2022-057 is updated to include a request for an Easement for Servicing.

BACKGROUND:

The subject property is located on the corner of Louisa Street and Weber Street West, in the Mount Hope Huron Park neighbourhood. The neighbourhood is comprised of a mix of low and mid-rise residential uses, and commercial/retail uses.

The purpose of the application is to request consent to sever the new semi-detached dwelling, currently under construction, so that each half of the semi-detached dwelling can be dealt with and conveyed separately and independently of one another. To facilitate redevelopment, the existing single-detached dwelling has been demolished.

Applications for Consent and Minor Variances (B2019-063, A2019-104, A2019-105) were considered by the Committee of Adjustment in September of 2019. Although the applications were approved, the conditions of Consent Application B2019-063 were not fulfilled with the prescribed 2-year time frame.

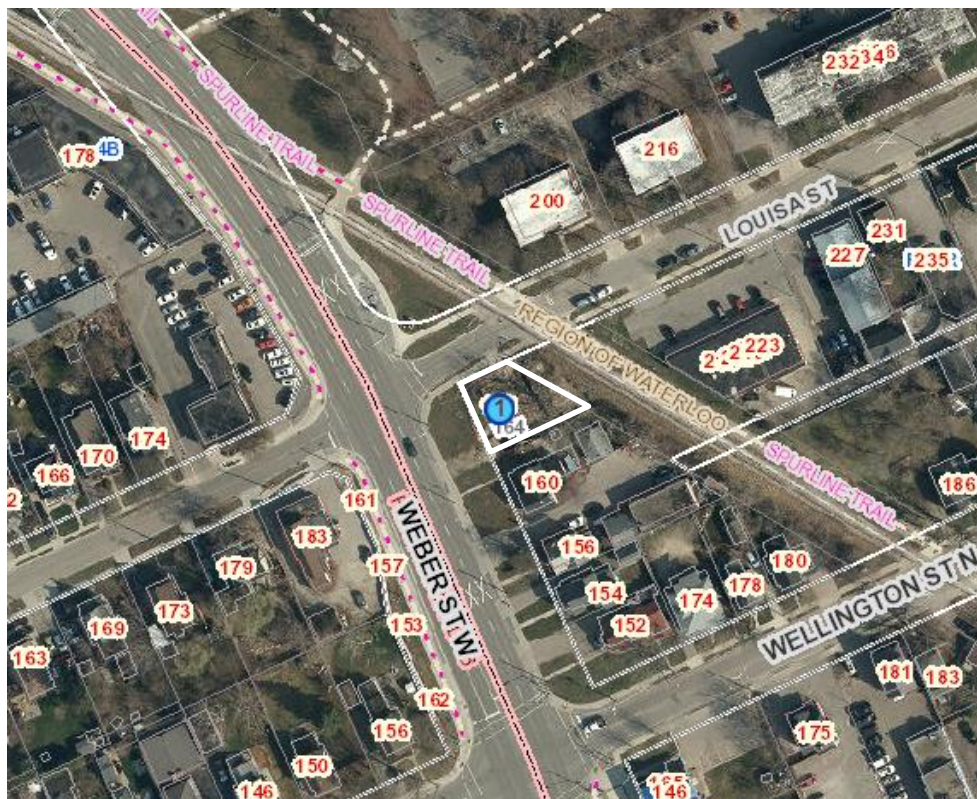
At the time of report preparation and finalization it was brought to Planning Staff's attention that a Servicing Easement is required. This was not identified in 2019 approval and it was not identified on the most recent submission of Consent Application B2022-057 for the November 2022 meeting.

Consequently, this Consent Application will need to be updated to include a request for consideration of a Servicing Easement and the Reference Plan will also need to be updated to show the Easement as a Part on the Draft Reference Plan. The Consent Application will also need to be readvertised at such time as it is ready to be considered by the Committee at a future meeting. Accordingly, Planning Staff are recommending that this application be Deferred.

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.



Photo of Subject Property



Location Map – 193 Louisa Street

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City's website with the agenda in advance of the Committee of Adjustment meeting. A notice sign was placed on the property advising that a Committee of Adjustment application has been received. The sign advises interested parties to find additional information on the City's website or by emailing the Planning Division. A notice of the application was mailed to all property owners within 30 metres of the subject property.

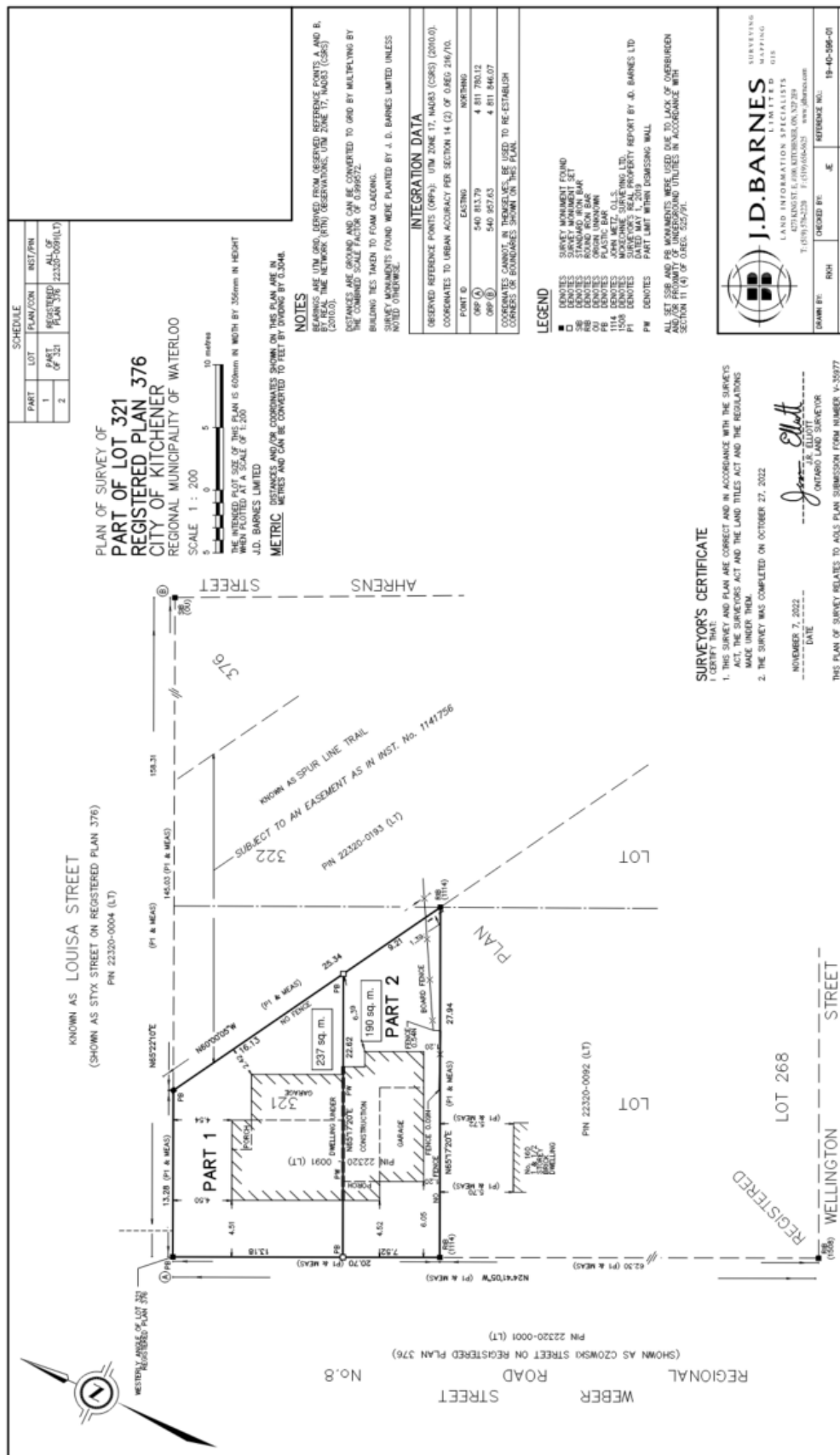
PREVIOUS REPORTS/AUTHORITIES:

- *Planning Act*
- *Provincial Policy Statement (PPS 2014)*
- *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020*
- *Regional Official Plan (ROP)*
- *Official Plan (2014)*
- *Zoning By-law 85-1 and 2019-051*
- *B2019-063, A2019-104, A2019-105*

ATTACHMENTS:

Attachment A – Reference Plan

Attachment B – Servicing Easements Plan



Reference Plan

