

Staff Report



Development Services Department

www.kitchener.ca

REPORT TO: Committee of the Whole

DATE OF MEETING: January 30, 2023

SUBMITTED BY: Garrett Stevenson, Interim Director, Planning, 519-741-2200 etc.
7070

PREPARED BY: Garrett Stevenson, Interim Director, Planning, 519-741-2200 etc.
7070

WARD(S) INVOLVED: Ward 1

DATE OF REPORT: January 24, 2023

REPORT NO.: DSD-2023-062

SUBJECT: Follow Up to DSD-2022-478
Official Plan Amendment OP17/003/F/GS
Zoning By-law Amendment ZC17/010/F/GS
Henry Walser Fu

RECOMMENDATION:

That Council further defer consideration of Official Plan Amendment application OP17/003/F/GS and Zoning By-law Amendment application ZC17/010/F/GS application to the February 27, 2023 Council meeting to allow addition time for the Owner, the Applicant, and staff to further review matters outlined below.

REPORT:

On January 9, 2023, the Planning and Strategic Initiatives Committee referred consideration of Official Plan Amendment application OP17/003/F/GS and Zoning By-law Amendment application ZC17/010/F/GS to the City Council meeting scheduled for January 30, 2023 to:

- explore the use of Becker Street for parking,
- look at options for lands owned by the Ministry of Transportation addressed as 61 Becker Street,
- review reduced on-site minimum parking rates,
- explore the potential sale of Becker Street (public right-of-way) and acquisition of dwellings addressed as 40, 44, and 48 Becker Street,
- review the potential redesign of the proposed funeral home building addition, and
- consider removing 40, 44, and/or 48 Becker Street from the redevelopment proposal.

The Applicant, the Owner, and staff have been exploring the options noted above and need additional time to further explore these matters. The Applicant has submitted a request for deferral, attached as Appendix "A" to this report.

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 meeting. Notice of the deferral was emailed to all delegates that presented at the Planning and Strategic Initiatives Committee on January 9, 2023.

PREVIOUS REPORTS/AUTHORITIES:

- DSD-2022-478, Official Plan Amendment OP17/003/F/GS application and Zoning By-law Amendment ZC17/010/F/GS application

APPROVED BY: Justin Readman, General Manager Development Services Division

ATTACHMENTS:

Attachment A – Deferral Request from Applicant