

**From:**  
**To:** [Andrew Pinnell](#)  
**Cc:** [Tina Malone-Wright](#); [Committee of Adjustment \(SM\)](#)  
**Subject:** Re: Committee of Adjustment meeting, February 21, 2023  
**Date:** Monday, February 13, 2023 5:03:05 PM  
**Attachments:** [image001.png](#)  
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Andrew: Thanks for this information and I look forward to Friday. My two immediate thoughts are: 1. it is unfortunate that while the city is constantly talking about encouraging residents to voice their opinions, there is no easy link for us to comment for committees (like this one) and the final material is not available until the Friday prior to the meeting. 2. The existing dwelling was built long before RIEN was implemented. So I don't agree with the logic that a new structure should get a free pass just because they violate the zoning rules "less than" what is currently there.

Ted

On Mon, Feb 13, 2023 at 4:46 PM Andrew Pinnell <[Andrew.Pinnell@kitchener.ca](mailto:Andrew.Pinnell@kitchener.ca)> wrote:

Hi Ted,

I would encourage you to review the Planning staff report, which will be available sometime on Friday (click [here](#) and find the February 21<sup>st</sup> Committee of Adjustment meeting under "Upcoming Meetings"). The report explains that the current dwelling *encroaches* 0.6 metres beyond the front property line, because there is a "jog" in the front lot lines on the east side of Waterloo Street, in this location. The proposed setback is actually 1.6 metres *greater* than the setback of the existing building. The report provides more details and drawings.

Please take a read of the report on Friday, and if you have any questions, let me know and I'd be happy to discuss with you.

Thanks,

**Andrew Pinnell, MCIP, RPP**

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**From:** Ted Parkinson < >  
**Sent:** Monday, February 13, 2023 1:31 PM  
**To:** Andrew Pinnell <[Andrew.Pinnell@kitchener.ca](mailto:Andrew.Pinnell@kitchener.ca)>; Tina Malone-Wright <[Tina.MaloneWright@kitchener.ca](mailto:Tina.MaloneWright@kitchener.ca)>  
**Subject:** Committee of Adjustment meeting, February 21, 2023

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I am writing about this request:

"

#### **5.4 A 2023-019 - 100-102 Waterloo Street**

Requesting a minor variance to Zoning By-Law 85-1 to permit a front yard setback of 1.0m rather than the required 6.28m; and, to permit the proposed dwelling to encroach into the Driveway Visibility Triangle, to facilitate the construction of two semi-detached dwellings. The existing semi-detached dwelling is proposed to be demolished. "

I absolutely reject this request and I assume the committee will as well. The city of Kitchener spent an enormous amount of time creating the RIENS guidelines and received much public input. One of the most important guidelines is the 6 metre setback and this was to retain the integrity of streetscapes. Reducing this to 1 metre is ridiculous and will negatively impact properties along the block. It will also set a very negative precedent. Why would the city go to the trouble and expense of creating these zoning requirements and then just throw them out?

Overall I've usually been in favour of development in our area. The 152 Shanley building has been done with a great deal of attention to the neighbourhood. And I do not mind the design of the newer homes, though not everyone agrees. But the 6 metres is a big deal and should be maintained for all properties.

Ted Parkinson