



Committee of Adjustment Agenda

Tuesday, December 9, 2025, 10:00 a.m. - 12:00 p.m.

Council Chambers

City of Kitchener

200 King Street W, Kitchener, ON N2G 4G7

(Pursuant to the Planning Act, R.S.O. 1990, c.P. 13, as amended,
and Ontario Regulations 197/96 and 200/96, as amended)

TAKE NOTICE THAT the Committee of Adjustment for the City of Kitchener **will meet in Council Chambers, 2nd Floor, Kitchener City Hall, 200 King Street West, on Tuesday, DECEMBER 9, 2025, commencing at 10:00 a.m.** for the purpose of hearing the following applications for Minor Variance and/or Consent.

Applicants or Agents must attend in support of the application. This is a public meeting. Anyone having an interest in any of these applications may make an oral submission at the meeting or provide a written submission for Committee consideration. Please note this is a public meeting and will be livestreamed and archived at www.kitchener.ca/watchnow.

The complete agenda, including staff reports will be available online the Friday prior to the week of the meeting date.

Pages

- 1. COMMENCEMENT**
- 2. MINUTES**
- 3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**
Members of Council and members of the City's local boards/committees are required to file a written statement when they have a conflict of interest. If a conflict is declared please visit www.kitchener.ca/conflict to submit your written form.
- 4. APPLICATIONS FOR MINOR VARIANCE AND / OR CONSENT PURSUANT TO THE PLANNING ACT**
- 5. UNFINISHED BUSINESS**

5.1 None.

6. NEW BUSINESS

- 6.1 **A 2025-117 - 2922 King Street East, DSD-2025-474** 6
Requesting a minor variance to permit a parking requirement of 17 parking spaces (one parking space per 26.8sq.m. of Gross Floor Area) rather than the minimum required 24 parking spaces (one parking space per 19sq.m. of Gross Floor Area) for a health clinic use, in accordance with the 'Conditionally Approved' Site Plan Application SPB25/077/K.
- 6.2 **A 2025-118 - 630 Benninger Drive, DSD-2025-475** 25
Requesting minor variances to Zoning By-law 2019-051 to permit parking to overlap on a Unit and a Common Element Area in a Vacant Land Condominium whereas parking spaces must be located on the same lot as the use they serve; to permit a maximum parking requirement of 330 parking spaces (1.4 parking spaces per dwelling unit) rather than the maximum permitted 301 parking spaces (1.3 parking spaces per dwelling unit); to permit a 3.4m setback from the street line for parking, loading and drive aisles rather than the required 4.5m; to permit a minimum ground floor street line façade width as a percent of the width of the abutting street to be 28% rather than the required 50%; and, to permit a minimum street line façade opening of 23% rather than the required 50%, to facilitate the development of multiple residential development having 231 dwelling units and 6 commercial live-work units.
- 6.3 **A 2025-119 - 455 Old Chicopee Trail, DSD-2025-480** 50
Requesting a minor variance to permit a rear yard setback of 4.8m for an addition and a rear yard setback of 4.2m for a deck rather than the minimum required 7.5m to facilitate the construction of an addition and deck at the rear of the existing detached dwelling.
- 6.4 **A 2025-122 - 117 Samuel Street, DSD-2025-489** 59
Requesting permission to expand a legal non-conforming use, a 5-unit multiple dwelling, to recognize a multiple dwelling having 6 dwelling units and to recognize a parking area having 4 parking spaces rather than the required 6 spaces; to permit a motor vehicle on a parking space to encroach 4.1m into the 7m x 7m Corner Visibility Triangle (CVT) whereas the By-law does not permit encroachments into the CVT; to permit a parking lot to have parking spaces that do not ingress and egress in a forward motion; to permit a parking lot to be setback 0m from the westerly interior side lot line rather than the required 1.5m; to permit a parking space to have a length of 5.1m rather than the required 5.5m; and, to permit a parking lot to be located in the front yard whereas the Zoning By-law does not permit parking lots in the front yard; and, to permit a parking lot to be setback 0m from the front lot line (Krug Street)

and 2.9m from the exterior side lot line (Samuel Street) rather than the required 3m setback.

- 6.5 A 2025-123 - 20 Gildner Street, DSD-2025-490** 72
Requesting minor variances to permit a lot width of 12.3m rather than the minimum required 18m, and a lot area of 693.7sq.m. rather than the minimum required 700sq.m., to facilitate the development of 2 new dwelling units within an existing 3-storey multiple dwelling having 10 dwelling units, for a total of 12 dwelling units on the subject property.
- 6.6 A 2025-124 - 131 Gage Avenue, DSD-2025-488** 81
Requesting minor variances to permit an easterly interior side yard setback of 2.7m rather than the minimum required 3m; to permit a Floor Space Ratio (FSR) of 0.74 rather than the maximum permitted 0.6; and, to permit a front yard setback of 5.9m rather than the permitted 5.6m to facilitate the development of a 3-storey multiple dwelling having 36 dwelling units, in accordance with 'Conditionally Approved' Site Plan Application SPF25/035/G.
- 6.7 A 2025-125 - 50-56 Weber Street West & 107 Young Street, DSD-2025-482** 120
Requesting minor variances to permit a front yard setback of 1.8m rather than the required 3m; to permit a rear yard setback of 1.3m rather than the required 3m; to permit a parking requirement of 68 parking spaces rather than the maximum permitted 41 parking spaces; to permit a setback of 3.0m from the interior side lot line for storeys 7 and 8 rather than the required 6m; to permit a building height of 24m within 15m of a lot within an SGA-1 Zone (within 4.7m of the interior side lot line), rather than the maximum permitted 20m; to permit a rear yard setback of 1.3m where the lot abuts a lot within an SGA-1 Zone rather than the minimum required 7.5m; and, to permit a loading space to be located within 0.6m of a street line rather than the minimum required 6m to facilitate the development of a residential building having 31 regular dwelling units and 2 lodging houses for a total of 33 dwelling units, in accordance with Site Plan Application SP21/132/W/AP.
- 6.8 A 2025-126 - 1720 Glasgow Street, DSD-2025-487** 147
Requesting permission for the enlargement or extension of a legal non-conforming use, a place of worship, to facilitate an addition to the existing building in a "Neighbourhood Industrial Employment Zone (EMP-1)" in Zoning By-law 2019-051.
- 6.9 B 2025-032 - 776 Rockway Drive, DSD-2025-485** 169
Requesting consent to sever a parcel of land having a width of 7.6m on Rockway Drive, a depth of 36.6m, and an area of 278.3sq.m. The retained land will also have a width of 7.6m on Rockway Drive, a depth of 36.6m, and an area of 277.9sq.m. The Consent Application will allow

each half of a proposed Semi-Detached Dwelling having 3 Additional Dwelling Units (ADUs) (Attached) to be dealt with independently. The existing dwelling is proposed to be demolished.

6.10 B 2025-033 - 104 Brentwood Avenue, DSD-2025-486 199

Requesting consent to sever a parcel of land having a width of 7.6m on Brentwood Avenue, a depth of 36.6m, and an area of 277.9sq.m. The retained land will also have a width of 7.6m on Brentwood Avenue, a depth of 36.6m, and an area of 277.9sq.m. The Consent Application will allow each half of a proposed Semi-Detached Dwelling having 3 Additional Dwelling Units (ADUs) (Attached) to be dealt with independently. The existing dwelling is proposed to be demolished.

6.11 B 2025-034, B 2025-035 & A 2025-127 - 67 & 71 Blucher Street (Severed Parcel), DSD-2025-491 220

Requesting consent to sever an irregular shaped parcel of land, municipally addressed as 71 Blucher Street, having a width of 5.8m, a depth of 108.8m and an area of 2,127.4sq.m. and is proposed to be developed with 10 townhouse dwelling units. The retained land, municipally addressed as 67 Blucher Street, will be irregular in shape, having a width of 26.8m a depth of 108.8m and an area of 1,594.6sq.m. and is proposed to be developed with 4 townhouse dwelling units. Consent is also being requested to create an easement on the severed land having an approximate width of 6m and a depth of 110m for the purposes of shared access and parking in favour of 67 Blucher Street; and, to create an easement on the retained land having an approximate width of 6m and a depth of 110m, for the purposes of shared access and parking in favour of 71 Blucher Street. Minor variances are also being requested to permit the severed land to have a lot width of 5.8m rather than the minimum required 19m, a rear yard of 3.2m rather than the minimum required 6m and an interior side yard setback of 3m (adjacent to 79 Blucher Street) rather than the minimum required 4.5m, to facilitate the severance from 67 Blucher Street and to recognize the lot and setbacks of the severed land.

6.12 B 2025-036 - 25 Breithaupt Street (WITHDRAWN)

This application has been withdrawn and will not be considered by the Committee.

7. ADJOURNMENT

8. PLANNING ACT INFORMATION

- Additional information is available at the Legislated Services Department, 2nd Floor, Kitchener City Hall, 200 King Street West, Kitchener 519-741-2203 or by emailing CofA@kitchener.ca.
- Copies of written submissions/public agencies' comments are available

the Friday afternoon prior to the meeting on the City of Kitchener website www.kitchener.ca/meetings in the online Council and Committee calendar; see the meeting date for more details.

- Anyone having an interest in any of these applications may attend this meeting.
- Only the Applicant, Minister, **specified person (as defined in Section 1 of the Planning Act)** or public body that has an interest in the matter has the right to appeal of decisions of the Committee of Adjustment. These parties must make written submissions to the Committee prior to the Committee granting or refusing Provisional Consent otherwise, the Ontario Land Tribunal (OLT) may dismiss the appeal.
- Any personal information received in relation to this meeting is collected under the authority s. 28(2) of the Planning Act, R.S.O. 1990, c. P.13, and will be used by the City of Kitchener to process Committee of Adjustment applications. Questions about the collection of information should be directed to Marilyn Mills at marilyn.mills@kitchener.ca.
- If you wish to be notified of a decision, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, Kitchener City Hall, 200 King St. W., Kitchener ON, N2G 4G7.

The Notice of Hearing for this meeting was published in the Record on the 21st day of November, 2025.

Marilyn Mills
Secretary-Treasurer
Committee of Adjustment