



Planning and Strategic Initiatives

Committee Minutes

October 27, 2025, 5:30 p.m.
Council Chambers
City of Kitchener
200 King Street W, Kitchener, ON N2G 4G7

Present:

Councillor P. Singh
Councillor S. Davey
Councillor D. Schnider
Councillor J. Deneault
Councillor C. Michaud
Councillor A. Owodunni
Councillor M. Johnston
Councillor D. Chapman
Councillor S. Stretch

Staff:

D. Chapman, Chief Administrative Officer
J. Readman, General Manager, Development Services
R. Bustamante, Director, Planning and Housing Policy
G. Stevenson, Director of Development and Housing Approvals
J. Oosertveld, Manager, Customer Experience and Project Management
T. Malone-Wright, Manager, Development Approvals
B. Bateman, Senior Planner
K. Anderl, Project Manager (Policy)
A. Pinnell, Senior Planner
G. Khandelwal, Senior Planner
S. Weare, Community Engagement Consultant
D. Saunderson, Deputy Clerk
M. Blake, Committee Coordinator

1. Commencement

The Planning and Strategic Initiatives Committee held a meeting this date commencing at 5:39 p.m.

2. Disclosure of Pecuniary Interest and the General Nature Thereof

None.

3. Consent Items

Pursuant to Chapter 25 (Procedure) of the Municipal Code, a motion was brought forward by Councillor D. Chapman to discuss Consent item 3.1 and 3.3 listed on the agenda, which was voted on and was **Carried**.

3.1 Demolition Control Applications, DC25/025/R/AS and DC25/026/R/AS, 15 and 16 Reinhardt Street, DSD-2025-402

The Committee considered Development Services Department report, DSD-2025-402, dated September 29, 2025, recommending approval of Demolition Control Applications DC25/025/R/AS and DC25/026/R/AS, for the properties municipally addressed as 15 and 16 Reinhardt Street.

G. Stevenson, Director, Development and Housing Approvals, was in attendance to respond to questions from the Committee.

On motion by Councillor M. Johnston

it was resolved:

"That Demolition Control Application DC25/025/R/AS requesting permission to remove an existing Single Detached Dwelling at 15 Reinhardt Street and Demolition Control Application DC25/026/R/AS requesting permission to remove an existing Duplex Dwelling at 16 Reinhardt Street, BE APPROVED, as outlined in Development Services Department report, DSD-2025-402."

Carried

3.2 Demolition Control Application, DC25/024/W/AA - 42 and 32 Windom Road, DSD-2025-439

The Committee considered Development Services Department report, DSD-2025-439, dated October 14, 2025, recommending approval of Demolition Control Application DC25/024/W/AA, for the properties municipally addressed as 43 and 32 Windom Road.

On motion by Councillor M. Johnston

it was resolved:

"That Demolition Control Application DC25/024/W/AA requesting permission to remove an existing single detached dwelling located at 32 Windom Road and a single detached dwelling with an additional dwelling unit (attached) located at 42 Windom Road, BE APPROVED, as outlined in Development Services Department report, DSD-2025-439."

Carried

3.3 Community Engagement Review, COR-2025-435

The Committee considered Corporate Services Department report, COR-2025-435, dated October 16, 2025, recommending an update to the Community Engagement Policy (GOV-COU-2010).

S. Weare, Community Engagement Consultant and G. Stevenson, Director, Development and Housing Approvals, were in attendance to respond to questions from the Committee.

On motion by Councillor M. Johnston

it was resolved:

"That staff be directed to update the Community Engagement Policy (GOV-COU-2010), as outlined in Corporate Services Department report, COR-2025-435, to be brought forward through a future Corporate Policy review update report."

Carried

4. Public Hearing Matters under the Planning Act (advertised)

This is a formal public meeting to consider applications under the Planning Act. If a person or public body does not make oral or written submissions to the City of Kitchener before the proposed applications are considered, the person or public body may not be entitled to appeal the decision to the Ontario Land Tribunal and may not be added as a party to a hearing of an appeal before the Ontario Land Tribunal.

4.1 Zoning By-law Amendment Application, ZBA25/016/W/BB, 137 Woodhaven Road, 2394608 Ontario Inc., DSD-2025-370

The Committee considered Development Services Department report, DSD-2025-370, dated September 26, 2025, recommending adoption of Zoning By-law Amendment Application ZBA25/016/W/BB, for the property municipally addressed as 137 Woodhaven Road.

B. Bateman, Senior Planner provided an overview of the report. T. Malone-Wright, Manager, Development Approvals, and G. Stevenson, Director, Development and Housing Approvals were in attendance to respond to questions from the Committee.

O. Alchits was in attendance in support of the application and staff recommendation.

M. Donovan, L. Zettle and R. Bidgood were in attendance in opposition to the application, citing concerns regarding noise, loss of sunlight and privacy impacts, parking, emergency vehicle access, and potential displacement of current residents

In response to questions from the Committee, R. Bidgood noted a lack of direct notification from the property owner regarding the application and impacts to existing residents.

In response to questions from the Committee, O. Alchits confirmed no demolition or construction timelines have been determined at this time. In response to further questions from the Committee, O. Alchits noted the proposed development includes six units, including one designated for affordable housing. Further, O. Alchits noted the new units are anticipated to be approximately 1000 square feet each.

Councillor A. Owodunni left the meeting at this time.

Councillor J. Deneault brought forward a motion to refer the recommendation outlined in Development Services Department report, DSD-2025-370, to the November 10, 2025, Council Meeting, to allow the Ward Councillor, consultant and staff the opportunity to further discuss concerns related to the potential displacement of existing residents and explore support options for the affected residents.

Councillor A. Owodunni entered the meeting at this time.

On motion by Councillor J. Deneault

it was resolved:

“That the following recommendation be referred to the November 10, 2025, Council Meeting to allow the Ward Councillor, consultant and staff the

opportunity to further discuss concerns related to the potential displacement of existing residents and explore support options for affected residents:

"That Zoning By-law Amendment Application ZBA25/016/W/BB, for the property municipally addressed as 137 Woodhaven Road, requesting to amend Zoning By-law 2019-051 for 2394608 Ontario Inc. be approved in the form shown in the 'Proposed By-law' and 'Map No. 1', attached to Report DSD-2025-370 as Attachments 'A1' and 'A2', BE APPROVED, as outlined in Development Services Department report, DSD-2025-370."

Carried

4.2 Draft Plan of Subdivision Application, 30T-23201, 1700 Strasburg Road & McBrine Drive, 2140221 Ontario Inc., DSD-2025-400 Con'd

The Committee considered Development Services Department report, DSD-2025-400, dated October 16, 2025, recommending draft approval be granted to Plan of Subdivision Application 30T-23201, for the properties municipally addressed as 1700 Strasburg Road and McBrine Drive.

A. Pinnell, Senior Planner provided an overview of the report. T. Malone-Wright, Manager, Housing and Development Approvals, and G. Stevenson, Director, Housing and Development Approvals, were also in attendance to respond to questions from the Committee.

B. Flewwelling and N. Charlton, GSP Group were in attendance in support of the application and staff recommendation.

G. Michalenko, M. Afzal, N. Afzal, E. Squirrell, B. Bender-Vargas, M. Tong, C. Goguen, S. Boudreau, G. Johnson, B. Grant, B. Kordek, M. Markham, L. Angod, R. Angod, K. Rath, J. Najjar, C. Stieler, N. Deeb, L. Boreal and M. Bugeya were in attendance in opposition to the application, noting concerns related to loss of natural area, environmental connectivity, increased noise, traffic impacts and the scale of the proposed development.

Councillor M. Johnston left the meeting at this time.

In response to questions from Committee, A. Pinnell clarified that the application proposes a cul-de-sac, listed as 'Street B', for the purposes of creating a wetland as an expansion to the abutting Huron Natural Area (HNA) and as a setback/buffer to protected natural features. Another block is also proposed as a 30-metre-wide wildlife corridor to facilitate wildlife passage from the HNA to a nearby wetland to the north east.

Councillor M. Johnston entered the meeting at this time.

Councillor P. Singh left the meeting at this time. Councillor D. Chapman assumed the chair.

In response to further questions from the Committee, B. Steiner, Senior Environmental Planner, confirmed the subdivider is required to follow the method outlined in the Tree Management Policy, meaning unless hazardous, trees in any setback or buffer areas will not be removed. B. Steiner also noted a tree replacement ratio will apply, with an estimated increase of 800-1000 new trees across the subdivision.

Councillor P. Singh entered the meeting at this time, and resumed Chair.

Questions were raised regarding the projected job creation associated with the proposal. G. Stevenson noted 1800 positions are estimated to be created in association with the subject proposal.

4.3 Recess and Reconvene

The Planning and Strategic Initiatives Committee then recessed at 8:44 p.m. and reconvened at 8:56 p.m. Chaired by Councillor P. Singh with all members present, except Mayor B. Vrbanovic and Councillor B. Ioannidis.

4.4 Draft Plan of Subdivision Application, 30T-23201, 1700 Strasburg Road & McBrine Drive, 2140221 Ontario Inc., DSD-2025-400 Con'd

The Committee resumed consideration of Development Services Department report, DSD-2025-400, dated October 16, 2025, recommending draft approval be granted to Plan of Subdivision Application 30T-23201, for the properties municipally addressed as 1700 Strasburg Road and McBrine Drive.

In response to questions regarding the manmade wetland design, A. Pinnell confirmed that the proposed wetland would be equal in size to the one being replaced.

In response to further questions, A. Pinnell noted a wildlife corridor block would be conveyed to the City to facilitate wildlife passage from the Huron Natural Area to a nearby wetland / pond. Further, a City-owned Boulevard Multi-Use Trail (BMUT) is proposed to allow access from Strasburg Road, and additional BMUTs and sidewalks are proposed to provide further pedestrian opportunities

Councillor P. Singh left the meeting at this time. Councillor S. Davey assumed the Chair.

Councillor P. Singh returned to the meeting and resumed chair.

Councillor D. Chapman brought forward a motion to defer the recommendation outlined in Development Services Department report, DSD-2025-400 to the November 10, 2025, Council Meeting, to allow staff the opportunity to provide additional information regarding the Environmental Assessment, delegation concerns, consultations with the Indigenous community and the number of industrial site vacancies within the Region.

Councillor D. Chapman's motion was then voted on and **Lost**.

Councillor S. Davey brought forward the staff recommendation as outlined in Development Services Department report, DSD-2025-400.

A recorded vote was requested.

On motion by Councillor S. Davey

it was resolved:

"That the City of Kitchener, pursuant to Section 51 (31) of the Planning Act R.S.O. 1990, Chapter P 13 as amended, grant draft approval to Plan of Subdivision Application 30T-23201 in the City of Kitchener, for the property municipally addressed as 1700 Strasburg Road and McBrine Drive, for 2140221 Ontario Inc., subject to the draft plan and draft plan conditions attached to Development Services Department report, DSD-2025-400 as Attachment 'A'; and,

That the Mayor and Clerk be authorized to approve and execute an industrial Subdivision Agreement securing the Draft Plan of Subdivision conditions set out in Report DSD-2025-400, to the satisfaction of the City Solicitor, and that the City Solicitor be directed to register said agreement on title to the Subject Lands identified in Attachment 'A' to report DSD-2025-400; and further,

That the *Updated Urban Design Brief Strasburg Technology Business Park*, prepared by GSP Group, dated May 2025, amended September 2025, attached as Attachment 'B' to report DSD-2025-400, be endorsed, and that staff be directed to implement this *Brief* through subdivision conditions and through future Site Plan Applications for individual lots at the discretion of the City's Director of Development and Housing Approvals with significant changes to this *Brief* to the satisfaction of Council."

In Favour (8): Councillor P. Singh, Councillor S. Davey, Councillor D. Schnider, Councillor J. Deneault, Councillor C. Michaud, Councillor A. Owodunni, Councillor M. Johnston, and Councillor S. Stretch

Contra (1): Councillor D. Chapman

Carried (8 to 1)

5. Discussion Items

5.1 Enabling 4 Units - 1 Year Check in, DSD-2025-411

The Committee considered Development Services Department report, dated October 9, 2025, recommending council endorse the next steps as outlined in Development Services Department report, DSD-2025-411.

K. Anderl, Project Manager, provided an overview of the report. R. Bustamante, Director, Planning and Housing Policy, J. Oosterveld, Manager, Customer Experience and Project Management, and G. Khandelwal, Senior Planner were also in attendance to respond to questions from the Committee.

In response to questions from the Committee related to concerns raised by residents, K. Anderl noted resident concerns heard included: increased property standards concerns, vehicular traffic and parking impacts associated with Additional Dwelling Units (ADUs).

In response to further questions, K. Anderl noted staff's continued efforts to address resident concerns through education, communication and in-person outreach campaigns. It was also noted that short term rental data is not currently tracked at this time.

Councillor J. Deneault left the meeting at this time.

Councillor P. Singh left the meeting at this time. Councillor S. Davey assumed the Chair.

The Committee raised privacy concerns related to the design of some ADUs.

Councillor P. Singh entered the meeting at this time, and resumed Chair.

On motion by Councillor D. Chapman

it was resolved:

"That Council endorse the next steps for the Enabling 4 Units - 1 Year Check in, as outlined in Development Services Department report, DSD-2025-411."

Carried

6. Information Items

6.1 None

7. Adjournment

On motion, this meeting adjourned at approximately 10:38 p.m.

Mariah Blake
Committee Coordinator