



**Juliane von Westerholt, BES, MCIP, RPP**  
**Senior Planner**

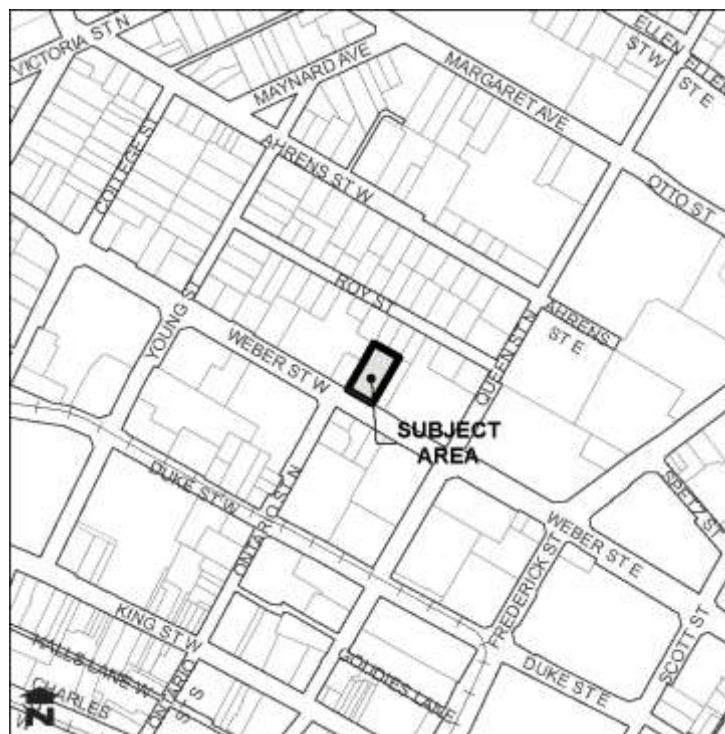
CSD - Planning Division  
Kitchener City Hall, 6<sup>th</sup> Floor  
200 King Street West, P.O. Box 1118  
Kitchener, ON, N2G 4G7  
Phone: 519-741-2200 x7157  
TTY: 1-866-969-9994  
Fax: 519-741-2624  
juliane.vonwesterholt@kitchener.ca

August 7th, 2020

Dear Property Owner:

## **We want your input!**

**30 Duke Street LTD. has made applications to the City of Kitchener for a Zoning By-law Amendment and an Official Plan Amendment for the lands shown below.**



The Owner is proposing to amend the land use designation and zoning of the subject lands to permit the construction of a 15 storey multiple residential building with 126 residential units, including 19 Barrier Free units with direct frontage and access off of Weber Street. The applicant is proposing that the majority of the parking will be provided partially underground with some surface parking spaces. The current High Density Commercial Residential designation would permit a maximum Floor Space Ratio (FSR) of 4.0 and the applicant is proposing an FSR of 6.2. Lands within this designation aim to recognize the proximity of the Civic Centre Neighbourhood to the higher intensity of uses of the Downtown and the location of the properties along primary roads, such as Weber Street.

### Planning and Public Input Process:

The Planning Act allows property owners to make applications to change a Zoning By-law and Official Plan. City staff reviews each request and makes a professional planning recommendation to City Council. City Council will make the decision to approve or refuse the applications.

Before staff prepares a report for City Council to consider, we are gathering input from nearby property owners. Your comments are important to the planning process and will be taken seriously. A copy of the comments you provide together with your address will be included in the staff report, however your name, email and phone number will be kept confidential. Staff will provide responses to your comments in the report as well.

You can submit comments by **September 7, 2020** to:

- Email to [juliane.vonwesterholt@kitchener.ca](mailto:juliane.vonwesterholt@kitchener.ca), or
- Mailing a letter to Juliane vonWesterholt, Planning Division, Kitchener City Hall, 6th Floor 200 King Street West, P.O. Box 1118 Kitchener, ON N2G 4G7

If you respond to this circulation, we will add you to our circulation list and will notify you by mail of the date and time of the future neighbourhood or public meetings where this application will be discussed.

### Legislative Information

Any person may attend the public meeting and make written and/or verbal representation either in support of, or in opposition to, the above noted proposal. If a person or public body would otherwise have an ability to appeal the decision of the City of Kitchener to the Local Planning Appeal Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submission to the City of Kitchener prior to approval/refusal of the proposed Official Plan or Zoning By-law Amendment, the person or public body may not be entitled to appeal the decision.

If you wish to be notified of the decision of the City of Kitchener with respect to application, you must make a written request to Legislated Services, 200 King Street West, P.O. Box 1118, Kitchener, Ontario, N2G 4G7

If you have any questions or would like to discuss this proposal, please call or email me directly (my contact information is at the top of this letter).

Sincerely,

Juliane von Westerholt, BES, MCIP, RPP  
Senior Planner


















cc: Councillor Sarah Marsh (Ward 10)

Attach.

Proposed Official Plan Amendment  
Proposed Zoning By-law Amendments

**CITY OF KITCHENER OFFICIAL PLAN  
AMENDMENT TO MAP 9  
CIVIC CENTRE  
NEIGHBOURHOOD  
PLAN FOR LAND USE**



-  Low Rise Residential Preservation
-  Low Rise Multiple Residential
-  Low Density Multiple Residential
-  Medium Density Multiple Residential
-  High Density Multiple Residential
-  Office Residential Conversion
-  Medium Density Commercial Residential
-  High Density Commercial Residential
-  Mixed Use Corridor
-  Community Institutional
-  Neighbourhood Park
-  Special Policy Area
-  Primary Arterial Road
-  Secondary Arterial Road
-  Major Collector Road
-  Minor Collector Road
-  Area of Amendment  
From High Density Commercial Residential  
To High Density Commercial Residential  
With a Special Policy Area



<b>SCHEDULE 'A'</b>	REVISED:	OFFICIAL PLAN AMENDMENT OPA 20/005/W/JVW	ZONING BY-LAW AMENDMENT ZBA 20/013/W/JVW
APPLICANT: 30 DUKE STREET LIMITED	SCALE 1:4,000		
22 WEBER ST W	DATE: JULY 31, 2020		
		<b>City of Kitchener</b> DEVELOPMENT SERVICES DEPARTMENT, PLANNING	
		FILE: OP20005WJVW_MAP9 .mxd	



**SUBJECT AREA**



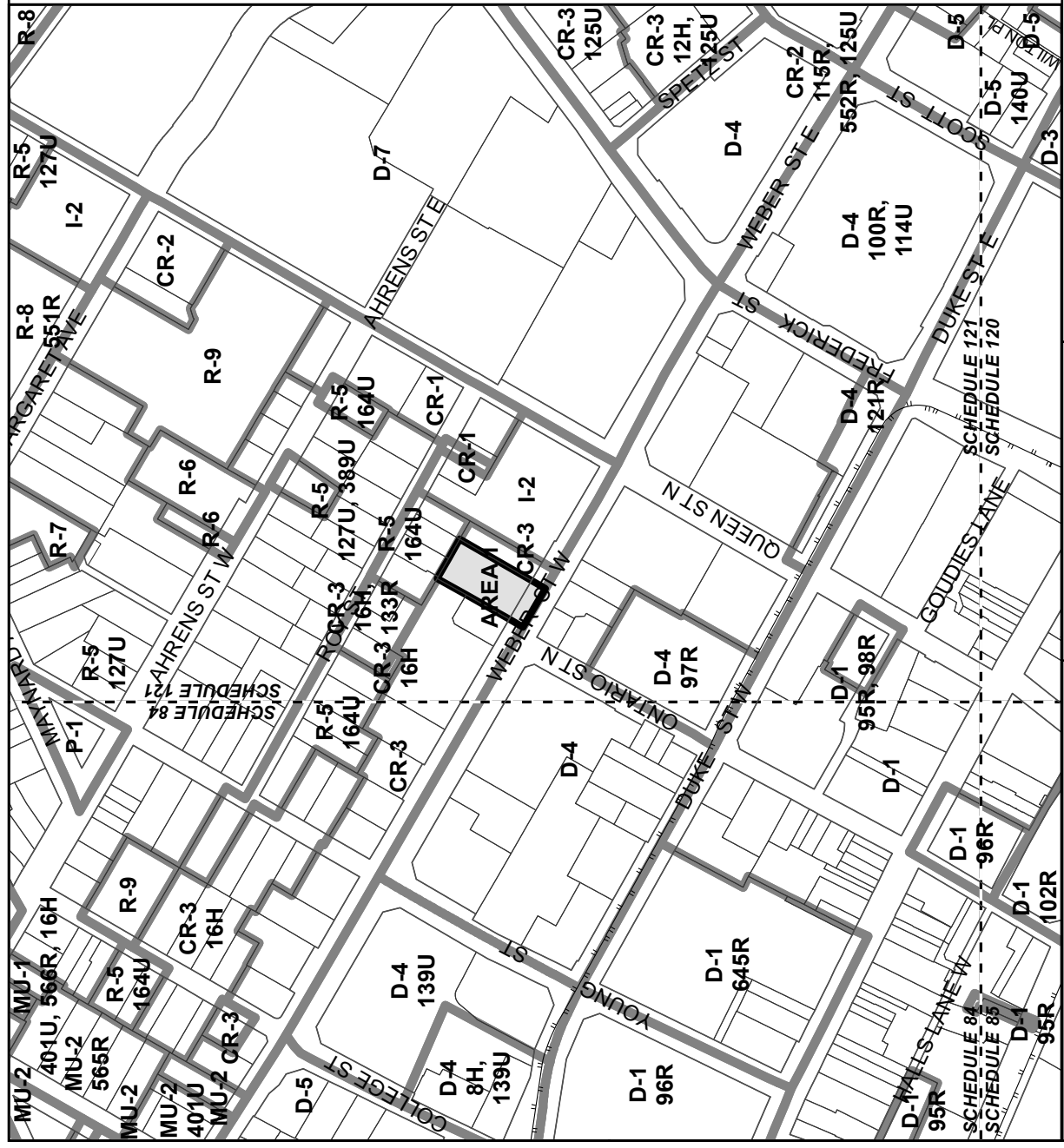
**AREA 1**  
FROM COMMERCIAL RESIDENTIAL THREE ZONE  
(CR-3)  
TO COMMERCIAL RESIDENTIAL THREE ZONE  
(CR-3)  
WITH A NEW SPECIAL REGULATION PROVISION

ZONE GRID REFERENCE  
SCHEDULE NO. 121  
OF APPENDIX 'A'  
KITCHENER ZONING BY-LAW 85-1

CR-1 COMMERCIAL RESIDENTIAL ONE ZONE  
CR-2 COMMERCIAL RESIDENTIAL TWO ZONE  
CR-3 COMMERCIAL RESIDENTIAL THREE ZONE  
D-1 RETAIL CORE ZONE  
D-3 MARKET VILLAGE ZONE  
D-4 OFFICE DISTRICT ZONE  
D-5 COMMERCIAL RESIDENTIAL ZONE  
D-7 MACKENZIE KING SQUARE ZONE  
I-2 COMMUNITY INSTITUTIONAL ZONE  
MU-1 LOW INTENSITY MIXED USE CORRIDOR  
ZONE

MU-2 MEDIUM INTENSITY MIXED USE CORRIDOR  
ZONE  
P-1 PUBLIC PARK ZONE  
R-5 RESIDENTIAL FIVE ZONE  
R-6 RESIDENTIAL SIX ZONE  
R-7 RESIDENTIAL SEVEN ZONE  
R-8 RESIDENTIAL EIGHT ZONE  
R-9 RESIDENTIAL NINE ZONE

— ZONE LIMITS



**MAP NO. 1**

30 DUKE STREET LIMITED

22 WEBER ST W



SCALE 1:4,000

DATE: JULY 31, 2020

ZONING BY-LAW AMENDMENT ZBA20/013W/JVW

OFFICIAL PLAN AMENDMENT OPA20/005W/JVW

**City of Kitchener**

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:  
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