

Questions submitted to Senior Planner Juliane vonWesterholt on October 13, 2020 for preparation of the Neighbourhood Information Meeting:

- 1) When did the current ownership acquire 22 Weber St W?
- 2) Did the ownership of 22 Weber St W submit a request for changes to the zoning via the Secondary Plan review?
- 3) Did the ownership appeal
 - a) the Official Plan (OP)?
 - b) the Civic Centre Heritage District Conservation Plan (CCHDCP or HDP)?
 - c) Planning Around Rapid Transit Stations (PARTS)?
- 4) Did the ownership discuss the proposed zoning amendment with the adjacent neighbours prior to submitting the Zone Change application? If so, how did the neighbours respond?
- 5) Why is the applicant on the Pre-Submission Consultation different than the applicant on the “Property Owner Letter” and other documents? Does this represent a change in ownership since the Pre-Submission Consultation?
- 6) What is the purpose of the Justification Report?
- 7) Is the Planning Department satisfied that the Justification Report fulfills its requirements?
- 8) Does the Planning Department see any proofs in the Justification Report that
 - a) the proposed transition is acceptable
 - b) interests of neighbouring properties would not be compromised.
 - c) the present or municipally proposed zoning does not permit the achievement of the density targets required by
 - i) the provincial growth plan “A Place to Grow”
 - ii) Provincial Policy Statement 2020
 - iii) Region of Waterloo Official Plan or
 - iv) City of Kitchener Official Plan.
- 9) Does the Planning Department believe proofs are required for question 8?
- 10) How does the Planning Department define the role of PARTS?
- 11) Does the Planning Department believe Kitchener’s OP meets the requirements of
 - a) A Place to Grow?
 - b) the 2020 PPS?
- 12) Specifically, how does the Planning Department interpret requirement 1.4.1 of the 2020 PPS? Does the Department believe our OP and zoning presently meet the requirement?

1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

- 13) How does the Planning Department see the Heritage District Plan's expression in the applicant's proposed zoning?
- 14) Does the Planning Department believe the site is suitable for a tall building, based on the Tall Building Guidelines?
- 15) How does the Planning Department regard the compatibility of the proposed zoning with the existing neighbourhood?
- 16) From what locations does the Planning Department believe the angular plane analyses should originate?
- 17) Do the wind studies make clear the impact of the proposed build on adjacent and nearby properties?
- 18) How much increased wind is one neighbour permitted to impose on another?
- 19) What are the criteria upon which the Planning Department will make its recommendation to Council?