



**Tim Seyler, BES, MCIP, RPP**  
Planner  
DSD – Planning Division  
200 King Street West, P.O. Box 1118  
Kitchener ON N2G 4G7  
Phone: 519-741-2200 ext. 7860  
TTY: 1-866-969-9994  
tim.seyler@kitchener.ca

June 25, 2021

**Re: The City of Kitchener has received applications to change the Official Plan Designation and Zoning Designation of 61 & 65 Roy Street. (OPA21/006/R/TS & ZBA21/009/R/TS)**

Dear Community Member,

The Windermere Apartments Inc. & Roy Street Investment Inc. are proposing to convert the existing buildings located at 61 & 65 Roy Street each to a 5 unit-multiple dwellings, with surface parking. Both subject lands currently contain a mixed-use building with 3 residential units and 2 office units. There is no change to the exterior of the buildings proposed, as all the residential units will be within the existing buildings. To facilitate the redevelopment, the owners have requested to add a special policy area to the Official Plan to allow the “Multiple Dwelling – 5 Units” use (as shown on the attached Schedule A), and that a special use provision be added to the zoning by-law to allow the “Multiple Dwelling – 5 units” use (as shown on the attached Map 1). For more information about this application, please visit [www.kitchener.ca/PlanningApplications](http://www.kitchener.ca/PlanningApplications).

#### Planning and Public Input Process

The Planning Act allows property owners make applications to change the Official Plan and Zoning By-law. City staff review each request and write a report that will make a professional recommendation to City Council, who will make the decision to approve or refuse the application. Before staff prepare a report for City Council to consider, we are gathering public input. **If you would like to send me comments, please send them by July 27, 2021.** You can submit comments by:

Email: [tim.seyler@kitchener.ca](mailto:tim.seyler@kitchener.ca)

Regular Mail: Tim Seyler  
Planning Division  
Kitchener City Hall, 6<sup>th</sup> Floor  
200 King Street West, P.O. Box 1118  
Kitchener, ON N2G 4G7

Please include your name, mailing address and postal code with all submissions. A copy of the comments you provide, your address and postal code will be included in staff’s report, however your address, signature, email and phone number will be kept confidential.

The City of Kitchener understands that this is a difficult time for our community due to the COVID-19 pandemic. If you’re not able to provide comments now, but would like to stay informed of next steps and future opportunities to provide input, please send me an email ([tim.seyler@kitchener.ca](mailto:tim.seyler@kitchener.ca)) or leave me a voicemail (**519-741-2200 x7860**) with your name and contact information, and I’ll keep you informed.

Public consultation is an important part of the planning process, however, until the global health situation has improved, our consultation processes will look different. We will hold off on scheduling in-person neighbourhood and public meetings until it is safe to do so, and we're exploring other ways to discuss and engage with the public on development applications. I'll send you another letter at least 3 weeks before we host any meetings or provide additional public engagement opportunities to let you know the details.

Learn More about Planning in your Community

- City of Kitchener's Citizen's Guide to Neighbourhood Development:  
[www.kitchener.ca/DevelopmentGuide](http://www.kitchener.ca/DevelopmentGuide)

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 Ontario Land 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.

City Staff are here to help

City staff are working from home and checking messages regularly. If you have any questions, require additional information with respect to the proposed Official Plan Amendment or Zoning By-law Amendment, or would like to discuss this proposal, please call or email me directly.

Sincerely,

**Tim Seyler**

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Tim Seyler  
Planner



















Cc: Councillor Sarah Marsh (Ward 10)

Attachments:

- Schedule A
- Proposed Zoning Map (Map 1)



**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 Office Residential Conversion  
To Office Residential Conversion  
With a Special Policy Area



**SCHEDULE 'A'**



SCALE 1:4,000

DATE: JUNE 14, 2021

REVISED:

ROY STREET INVESTMENTS INC. AND  
THE WINDERMERE APARTMENTS INC.

61 AND 65 ROY ST

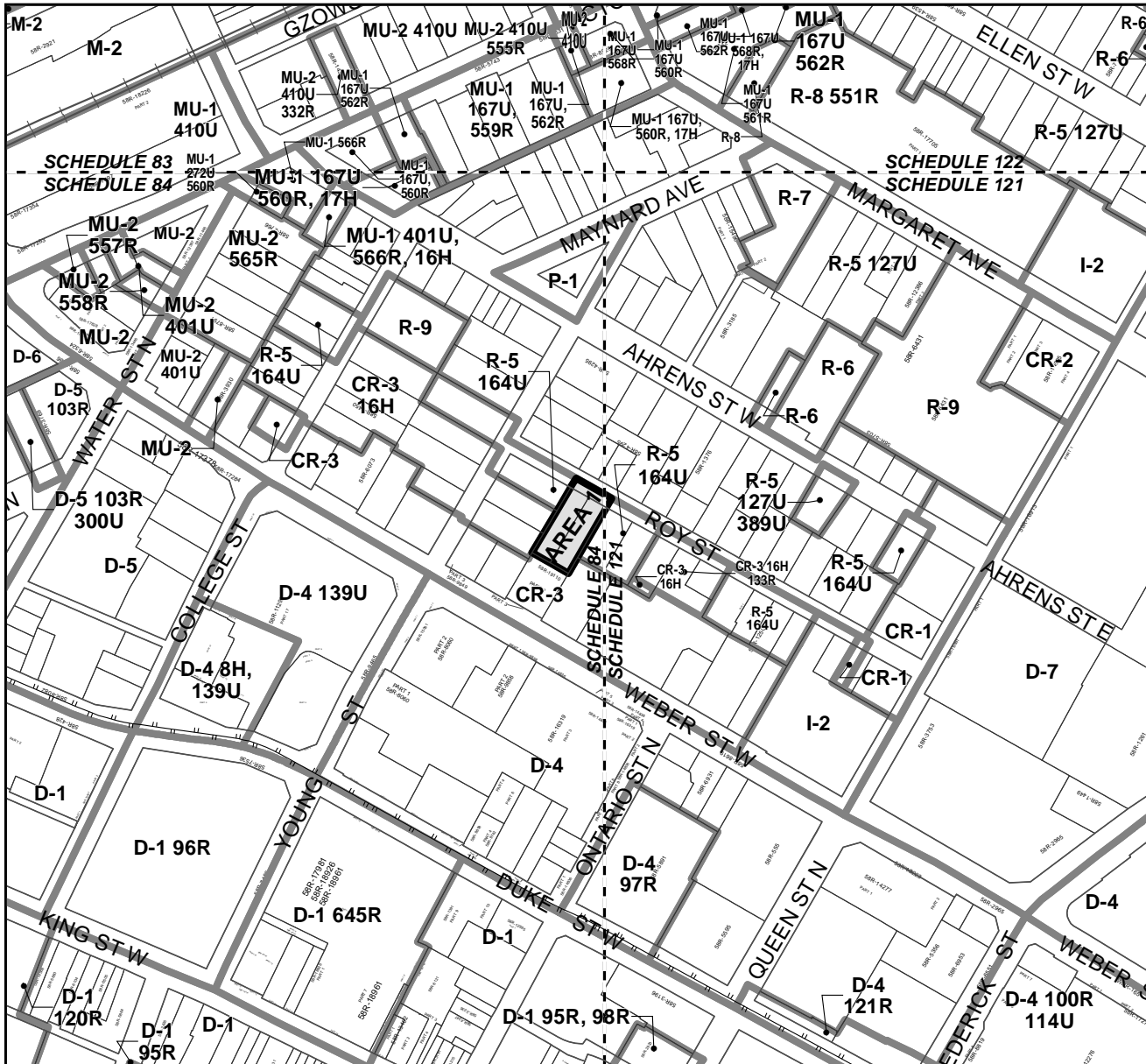
OFFICIAL PLAN AMENDMENT OPA 21/006/R/TS

ZONING BY-LAW AMENDMENT ZBA 21/009/R/TS

**City of Kitchener**

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:  
OPA21006RTS\_MAP9  
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**SUBJECT AREA(S)**



**AMENDMENT TO BY-LAW 85-1  
AREA 1 -  
FROM RESIDENTIAL FIVE ZONE (R-5)  
WITH SPECIAL USE PROVISION 164U  
TO RESIDENTIAL FIVE ZONE (R-5)  
WITH SPECIAL USE PROVISION 164U  
AND A SPECIAL REGULATION PROVISION**

**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-4 OFFICE DISTRICT ZONE
- D-5 COMMERCIAL RESIDENTIAL ZONE
- D-6 WAREHOUSE DISTRICT ZONE
- D-7 MACKENZIE KING SQUARE ZONE
- I-2 COMMUNITY INSTITUTIONAL ZONE
- M-2 GENERAL INDUSTRIAL 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 GRID REFERENCE  
SCHEDULE NO. 84 AND 221  
OF APPENDIX 'A'  
KITCHENER ZONING BY-LAW 85-1 AND 2019-051

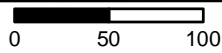
— ZONE LIMITS



**MAP NO. 1**

ROY STREET INVESTMENTS INC. AND  
THE WINDERMERE APARTMENTS INC.

61 AND 65 ROY ST



SCALE 1:4,000

DATE: JUNE 14, 2021

ZONING BY-LAW AMENDMENT ZBA21/009/R/TS

OFFICIAL PLAN AMENDMENT OPA21/006/R/TS

**City of Kitchener**

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

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