



Craig Dumart, BES, RPP, MCIP
Senior Planner
DSD – Planning Division
200 King Street West, P.O. Box 1118
Kitchener ON N2G 4G7
519-741-2200 ext. 7073
TTY: 1-866-969-9994
Craig.Dumart@kitchener.ca

February 2, 2022

Dear Community Member:

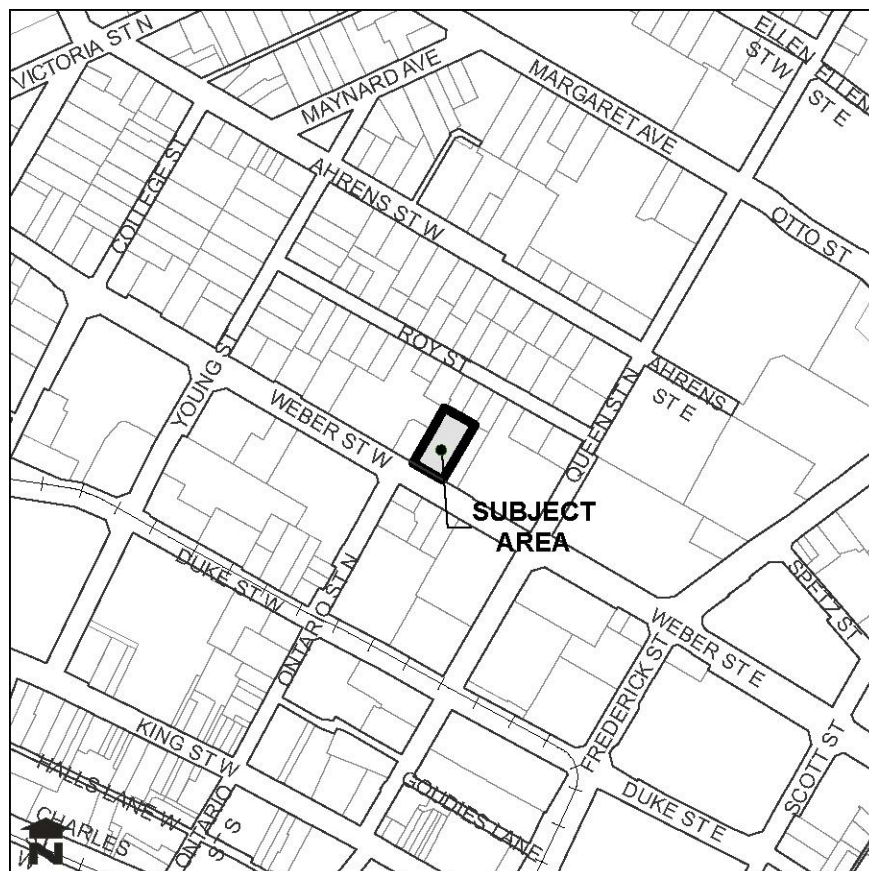
You are invited to a second **Electronic Neighbourhood Meeting** to learn more about the Official Plan Amendment and Zoning By-law Amendment proposed by 30 Duke Street LTD. for 22 Weber Street West. In keeping with physical distancing measures recommended by Public Health due to COVID-19, this Neighbourhood Meeting will be electronic and scheduled online using Zoom.

Date: Thursday, March 3, 2022

Time: 7:00 pm – 8:30 pm (Please login 5 minutes before 7pm)

Where: Electronic Meeting (Zoom)

Go to www.zoom.us/join and enter Meeting ID 881 5785 3655



Subject Lands: 22 Weber Street West

Electronic Neighbourhood Meeting Details

The City has scheduled an electronic Neighbourhood Meeting. This meeting is an opportunity to:

- Become informed on the details of the proposed applications,
- Learn more about the current Ontario Land Tribunal (OLT) appeal proceedings,
- Ask questions to staff regarding the proposal, and
- Provide comments related to the proposal.

The subject lands are located adjacent to the downtown, are located in a Major Transit Station Area and are currently designated High Density Commercial Residential in the Civic Centre Neighbourhood Secondary Plan. The High Density Commercial Residential designation permits a range of uses including free standing multiple residential buildings at a maximum Floor Space Ratio of 4.0. 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. The site is currently undeveloped and is being used as a parking lot.

The applicant is now proposing to amend the designation to High Density Commercial Residential with a Special Policy Area in order to permit the redevelopment of the site with a 19 storey multiple residential building containing 162 units, including 25 Barrier Free units and a floor space ratio (FSR) of 7.8.

The subject lands are currently zoned Commercial Residential Three (CR-3) in Zoning By-law 85-1. The applicant is proposing the same base zone with site specific special regulations to permit:

- To increase in height to 19 storeys,
- To increase in Floor Space Ratio to 7.8,
- To require a minimum ground floor façade height of 4.5m,
- To reduce the required minimum landscaped area required from 10% to 8%,
- To reduce front and rear yard setbacks, and
- To reduce the required on-site parking to 24 spaces, including 8 visitor parking spaces.

The following reports and studies have been submitted in support of the amended applications. Digital copies are available at <http://www.kitchener.ca/planningapplications>;

- New Planning Justification Report
- New Urban Design Brief
- New Wind Study
- New Heritage Impact Assessment
- New Building Renderings
- New Floor Plans

A fourth Case Management Conference (Ontario Land Tribunal hearing) will be held on Monday April 4, 2022 at 10:00am. You can attend by visiting the following webpage <https://global.gotomeeting.com/join/613665325>

Yours truly,

Craig Dumart, BES, MCIP, RPP
Senior Planner

CC: Councillor Sarah Marsh, Ward 10
Garett Stevenson, Manager of Development Review
Applicant
Owner