



**DEVELOPMENT SERVICES DEPARTMENT
PLANNING**

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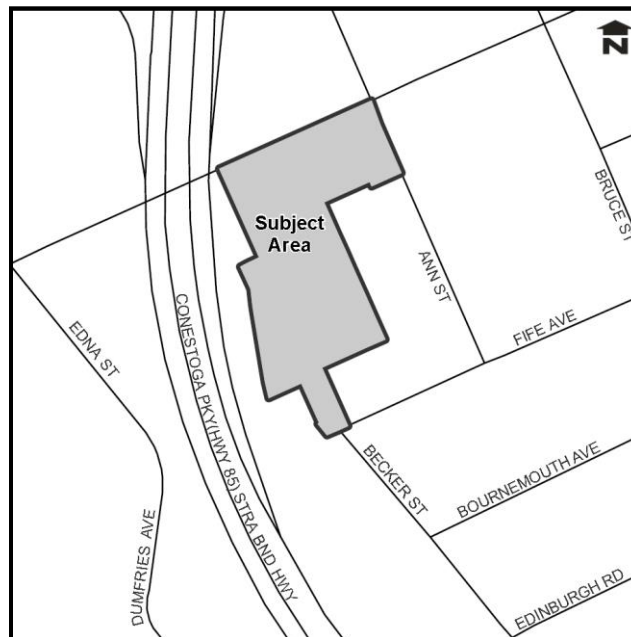
garett.stevenson@kitchener.ca

September 16, 2020

Dear Community Resident:

**Re: Re-Circulation of Amended Applications
Official Plan Amendment OP17/003/F/GS
Zone Change Application ZC17/010/F/GS
Henry Walser Funeral Homes Ltd, Leann Marie Walser, Henry James Walser, &
2544770 Ontario Inc.
507 Frederick Street, 40, 44, & 48 Becker Street**

On August 18, 2017 I sent a letter to all property owners within 120 metres of the lands shown below outlining the details of an Official Plan Amendment application and a Zoning By-law amendment application. That application is still under review, and the Owner has requested some changes, so I am writing you to give you an update and request your feedback on the revised proposal.



Location Map: Subject Property

Original Proposal

The initial Official Plan Amendment application proposed to change the land use designation of all the above-noted properties to Commercial. The funeral home property (507 Frederick Street is designated as Mixed Use and the Becker Street properties are designated as Low Rise Residential).

The initial Zoning By-law Amendment application (formally called a zone change) requested that the zoning that applies to 507 Frederick Street also apply to the three Becker Street properties. The zoning proposed for the Becker Street properties is Commercial Residential Two (CR-2) with Special Use Provision 268U (prohibits certain uses, permits a florist shop located in a funeral home, as well as some Floor Space Ratio provisions for residential and office uses).

An addition to the existing funeral home was proposed to the rear of the existing building. The closure of Becker Street was also proposed.

Revised Proposal

The revised development concept also shows an addition to the existing building and 128 parking spaces. I have attached the revised site plan to this letter. The building is now proposed to include a cremation tribute centre. The Owner has indicated that they would like to install a Facultative FT-III cremator that exceeds the requirements of the Ministry of the Environment, Conservation, and Parks (MECP).

The Owner retained Trinity Consultants to conduct a Land Use Compatibility Study for the proposed cremator. I will be forwarding the report to the appropriate agencies for comment to assist in my review. I have posted a copy of the report on the City's website – posted online at www.kitchener.ca/planning (click the bottom left photo labelled *Detailed Development Application Info*) so you may review it as well.

Becker Street is no longer proposed to be part of the redevelopment proposal and will remain in City ownership.

Revised Official Plan Amendment

The applicant still proposes to change the land use designation of all four properties to Commercial. In addition, the revised proposal also now requests permission to add a special policy in the Official Plan to permit a Crematorium/Cremator as a permitted use.

Revised Zoning By-law Amendment

The property municipally addressed as 507 Frederick Street is zoned as Commercial Residential CR-2 with Special Use Provision 268U. The three Becker Street properties are zoned as Residential Six (R-6) with Special Use Regulation 362U.

In addition to the initial application, the following additional changes are requested;

- A Special Use Regulation (updating 268U) to permit a crematorium/cremator on site, and
- A new Special Regulation Provision to reduce the setback from Becker Street to 0 metres, and to permit 11 parking spaces on the other side of Becker Street to be included in the development.

The City's New Zoning By-law (CRoZBy)

The City is currently updating the zoning of all properties in the City, which includes creating new zones, and making some changes to land use designations in the Official Plan. These new zones have been approved for some non-residential properties, including the lands currently used for the funeral home use. The lands addressed as 507 Frederick (current funeral home and parking lot property) have been rezoned as COM-2 (General Commercial) in the Zoning By-law 2019-051. The accompanying City-initiated Official Plan Amendment proposed to change the land use designation of 507 Frederick Street from Mixed Use to Commercial.

Crematoriums are not permitted in the COM-2 zone, but they are permitted in the new Heavy Industrial Employment Zone (EMP-3). The new zoning by-law requires that crematoriums cannot be located within 250 metres of an existing or planned residential use, a day care facility, elementary school, secondary school or a post-secondary school.

The Owner is proposing to locate a new crematorium/cremator on site that is not permitted in the COM-2 zone and is less than 250 metres from a residential use. The Owner is proposing to build a crematorium in the new portion of the building (the proposed addition to the funeral home).

Comments

The Planning Act allows property owners make applications to amend the Official Plan and the 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 **October 16, 2020**. You can submit comments by email or mail. 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 name, 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 (garett.stevenson@kitchener.ca) or leave me a voicemail (519-741-2200x7070) 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.

Thank you for taking the time to be involved in the planning approval process to date. Moving forward, I will ensure that you are informed of every milestone of this application, right up to any Committee or Council meeting when the application is being considered.

Learn More about Planning in your Community

For more information on Planning matters in the City of Kitchener, including;

- The Citizen's Guide to Neighbourhood Development,
- Current Planning and Development Consultations,
- The City of Kitchener Official Plan, and the
- Zoning by-law,

please visit our website at www.kitchener.ca/planning.

Appeal Notice

If a person or public body does not make oral submissions at the future public meeting (not yet scheduled) or make written submissions to the City prior to the approval of the Official Plan Amendment or the Zoning By-law Amendment, the Local Planning Appeal Tribunal (LPAT) may dismiss an appeal made in relation to the applications.

If you have any questions or require further clarification regarding this application, please feel free to contact me at your convenience.

Notice of Decision

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

If you have any questions or require further clarification regarding this application, please feel free to contact me at your convenience.

Please remember that I am looking to gather your input on the revised proposal at this stage, and no recommendation or decisions are being made.

Yours truly,

Garett Stevenson

P.S. I have posted a copy of the letter, along with my original letter, and the new report, on the City's website. Please visit the City's website www.kitchener.ca/planning (click the bottom left photo labelled Detailed Development Application Info). I will also provide a list of helpful links to help you find information online.

CC: Councillor Scott Davey, Ward 1
GSP, Applicant
Henry Walser Funeral Home Ltd., Owners

Attachments

Revised Development Concept Plan (Subject to Change)
Revised Proposed Official Plan Map (Schedule A) – Official Plan
Revised Proposed Zone Change Map No. 1

Helpful Links

[Citizen's guide to neighbourhood development](#)

[The City of Kitchener Official Plan](#)

[Low Rise Residential Land Use Designation](#)

[Mixed Use Designation](#)

[Commercial Land Use Designation](#)

[Zoning by-law 85-1](#)

[Commercial Residential Two \(CR-2\) Zone](#)

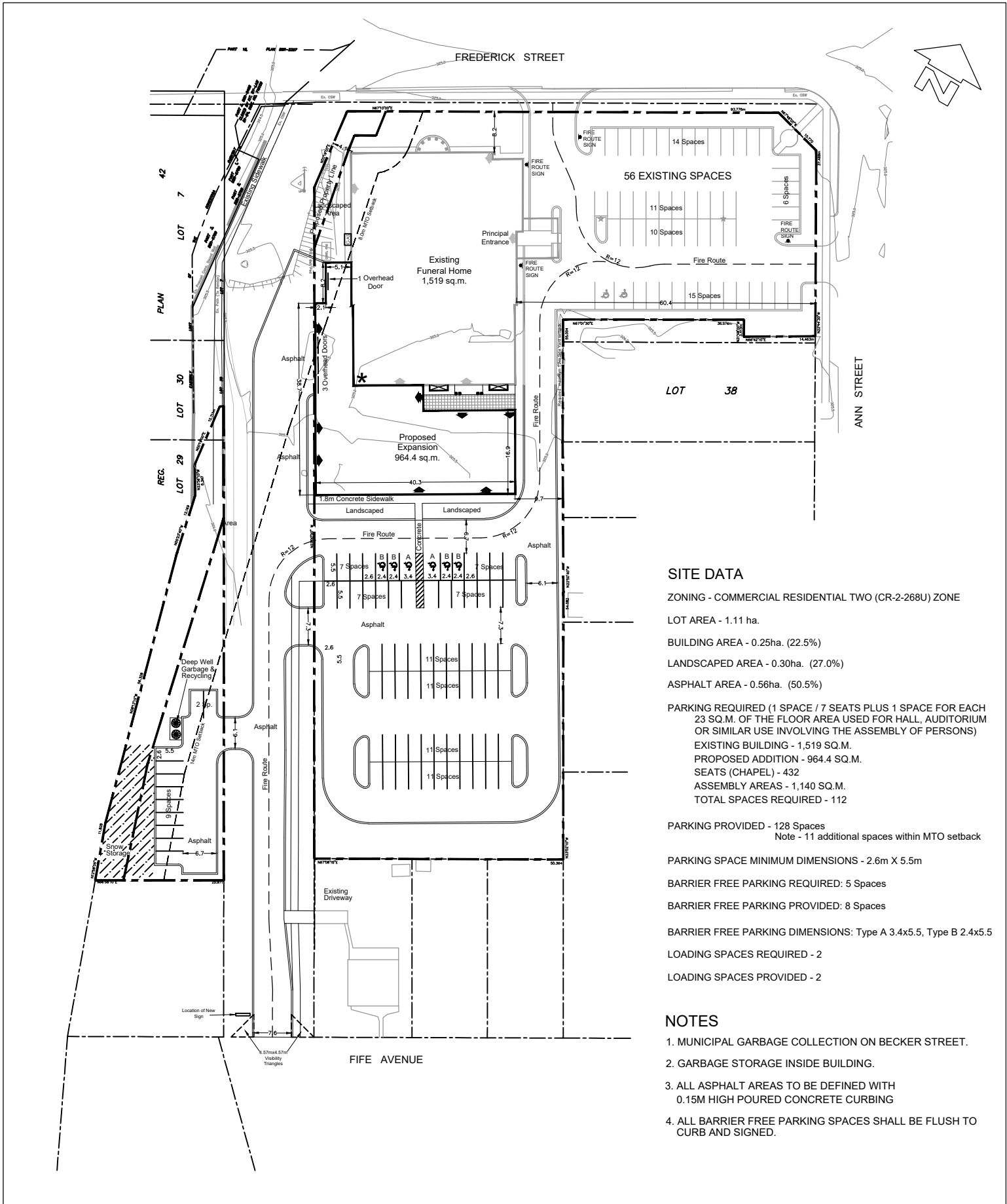
[Residential Six \(R-6\) zone](#)

The new [Zoning By-law](#)

[Commercial Zones \(Including COM-2\)](#)

[New Heavy Industrial Employment Zone \(EMP-3\)](#)

The [accompanying City-initiated Official Plan Amendment](#) to the new Zoning By-law



SITE DATA

ZONING - COMMERCIAL RESIDENTIAL TWO (CR-2-268U) ZONE

LOT AREA - 1.11 ha.

BUILDING AREA - 0.25ha. (22.5%)

LANDSCAPED AREA - 0.30ha. (27.0%)

ASPHALT AREA - 0.56ha. (50.5%)

PARKING REQUIRED (1 SPACE / 7 SEATS PLUS 1 SPACE FOR EACH 23 SQ.M. OF THE FLOOR AREA USED FOR HALL, AUDITORIUM OR SIMILAR USE INVOLVING THE ASSEMBLY OF PERSONS)

EXISTING BUILDING - 1,519 SQ.M.

PROPOSED ADDITION - 964.4 SQ.M.

SEATS (CHAPEL) - 432

ASSEMBLY AREAS - 1,140 SQ.M.

TOTAL SPACES REQUIRED - 112

PARKING PROVIDED - 128 Spaces

Note - 11 additional spaces within MTO setback

PARKING SPACE MINIMUM DIMENSIONS - 2.6m X 5.5m

BARRIER FREE PARKING REQUIRED: 5 Spaces

BARRIER FREE PARKING PROVIDED: 8 Spaces

BARRIER FREE PARKING DIMENSIONS: Type A 3.4x5.5, Type B 2.4x5.5

LOADING SPACES REQUIRED - 2

LOADING SPACES PROVIDED - 2

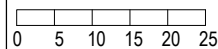
NOTES

1. MUNICIPAL GARBAGE COLLECTION ON BECKER STREET.
2. GARBAGE STORAGE INSIDE BUILDING.
3. ALL ASPHALT AREAS TO BE DEFINED WITH 0.15M HIGH POURED CONCRETE CURBING
4. ALL BARRIER FREE PARKING SPACES SHALL BE FLUSH TO CURB AND SIGNED.

CONCEPT

Henry Walser Funeral Home

507 Frederick St & 40/44/48 Becker St , Kitchener



SCALE 1:1000

DATE: June 19, 2020

REVISED:

Site Plan Application No.:

Lots 31 & 32, Part of Lots 8, 9, 10, 11 & 23, Registered Plan No. 42










City of Kitchener
COMMUNITY SERVICES DEPARTMENT

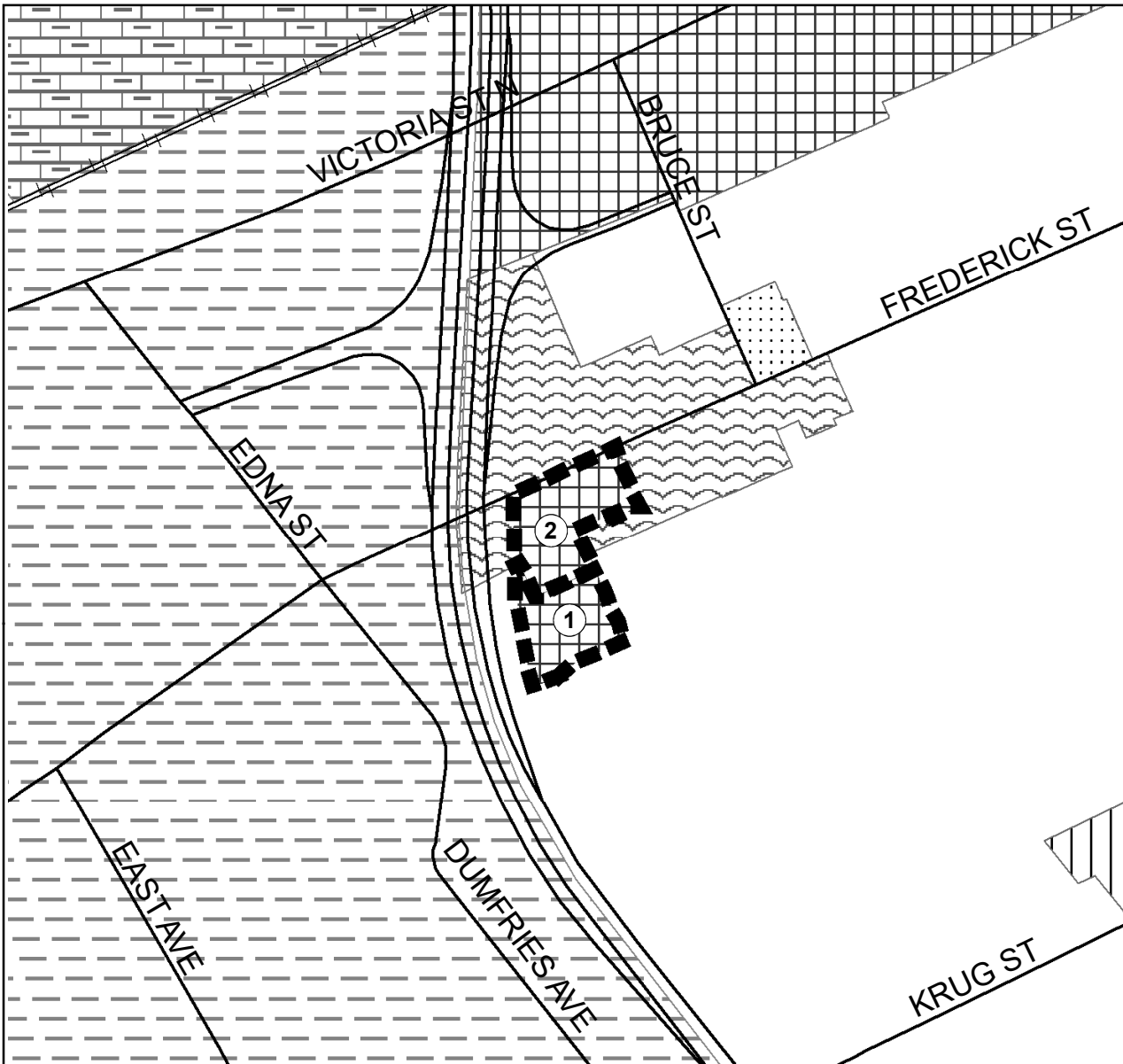
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**CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 3
LAND USE**



Legend

-  Refer to Secondary Plan For Detail
-  Low Rise Residential
-  Medium Rise Residential
-  Mixed Use
-  Commercial
-  Business Park Employment
-  Institutional
-  Area of Amendment
From Low Rise Residential
To Commercial
-  Area of Amendment
From Mixed Use
To Commercial



SCHEDULE 'A'

APPLICANT: HENRY WALSER FUNERAL HOMES LTD;
LEEANN MARIE WALSER; HENRY JAMES WALSER;
2544770 ONTARIO INC.

507 FREDERICK ST;
40,44 & 48 BECKER ST; BECKER ST



SCALE 1:6,000

DATE: AUGUST 26, 2020

REVISED:

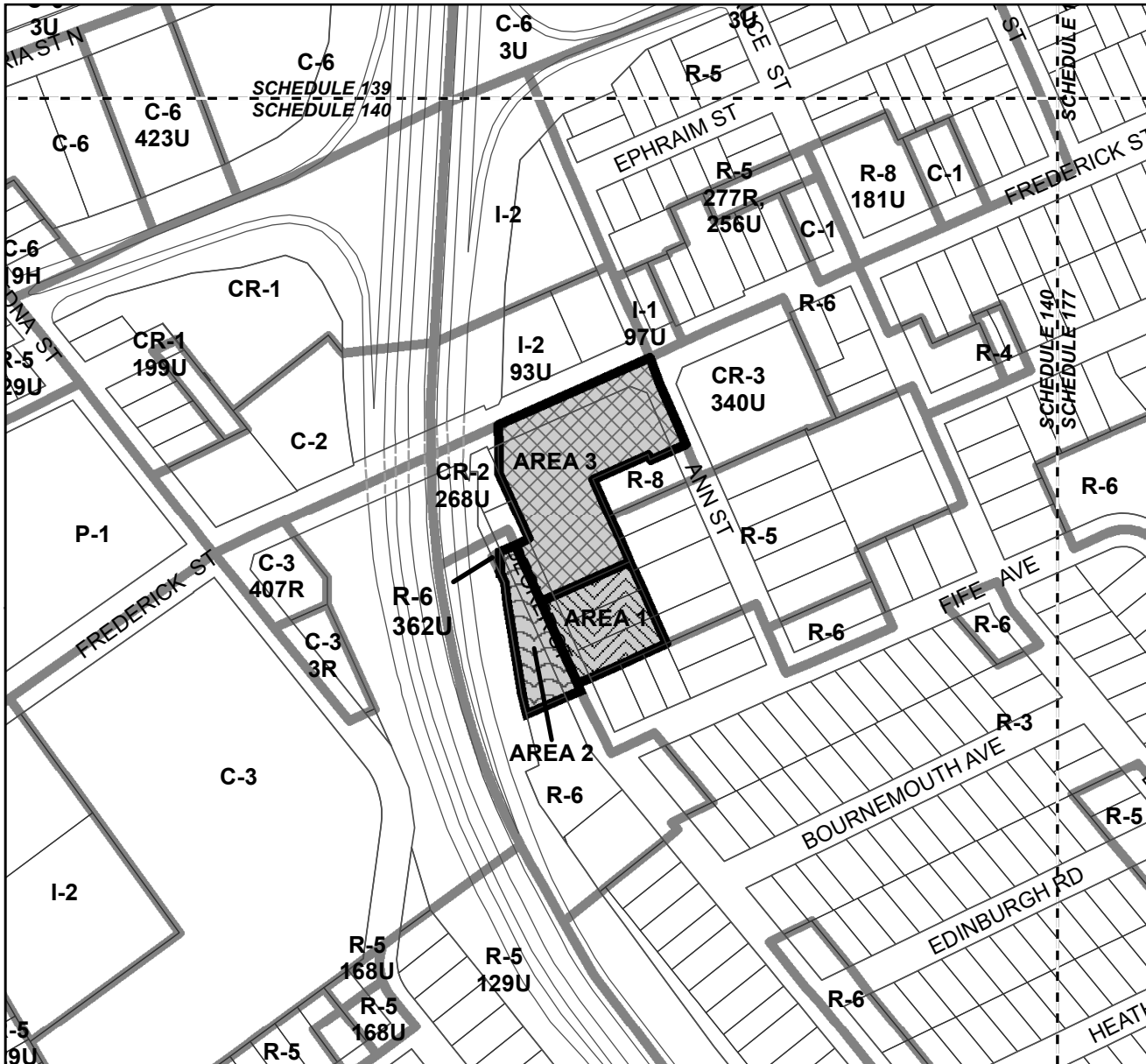
OFFICIAL PLAN AMENDMENT OPA17/003/F/GS

ZONING BY-LAW AMENDMENT ZBA17/010/F/GS

City of Kitchener

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

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SUBJECT AREAS



AREA 1 -
 FROM RESIDENTIAL FIVE ZONE (R-5)
 TO COMMERCIAL RESIDENTIAL TWO ZONE (CR-2)
 WITH SPECIAL USE PROVISION 268U
 AND SPECIAL REGULATION PROVISION XXXR



AREA 2 -
 FROM RESIDENTIAL SIX ZONE (R-6)
 WITH SPECIAL USE PROVISION 362U
 TO COMMERCIAL RESIDENTIAL TWO ZONE (CR-2)
 WITH SPECIAL USE PROVISION 268U
 AND SPECIAL REGULATION PROVISION XXXR



AREA 3 -
 FROM COMMERCIAL RESIDENTIAL TWO ZONE (CR-2)
 WITH SPECIAL USE PROVISION 268U
 TO COMMERCIAL RESIDENTIAL TWO ZONE (CR-2)
 WITH SPECIAL USE PROVISION 268U
 AND SPECIAL REGULATION PROVISION XXXR

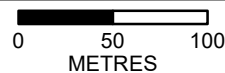
ZONE GRID REFERENCE
 SCHEDULE NO. 140
 OF APPENDIX 'A'
 KITCHENER ZONING BY-LAW 85-1

- C-1 CONVENIENCE COMMERCIAL ZONE
- C-2 NEIGHBOURHOOD SHOPPING CENTRE ZONE
- C-3 COMMUNITY SHOPPING CENTRE ZONE
- C-6 ARTERIAL COMMERCIAL ZONE
- CR-1 COMMERCIAL RESIDENTIAL ONE ZONE
- CR-2 COMMERCIAL RESIDENTIAL TWO ZONE
- CR-3 COMMERCIAL RESIDENTIAL THREE ZONE
- I-1 NEIGHBOURHOOD INSTITUTIONAL ZONE
- I-2 COMMUNITY INSTITUTIONAL ZONE
- P-1 PUBLIC PARK ZONE
- R-3 RESIDENTIAL THREE ZONE
- R-4 RESIDENTIAL FOUR ZONE
- R-5 RESIDENTIAL FIVE ZONE
- R-6 RESIDENTIAL SIX ZONE
- R-8 RESIDENTIAL EIGHT ZONE

— ZONE LIMITS



MAP NO. 1



HENRY WALSER FUNERAL HOMES LTD, LEEANN MARIE WALSER, HENRY JAMES WALSER, & 2544770 ONTARIO INC.

SCALE 1:4,000

507 FREDERICK ST, 40, 44, & 48 BECKER ST

DATE: AUGUST 26, 2020

ZONING BY-LAW AMENDMENT ZBA17/010/F/GS

OFFICIAL PLAN AMENDMENT OPA17/003/F/GS

City of Kitchener

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

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