



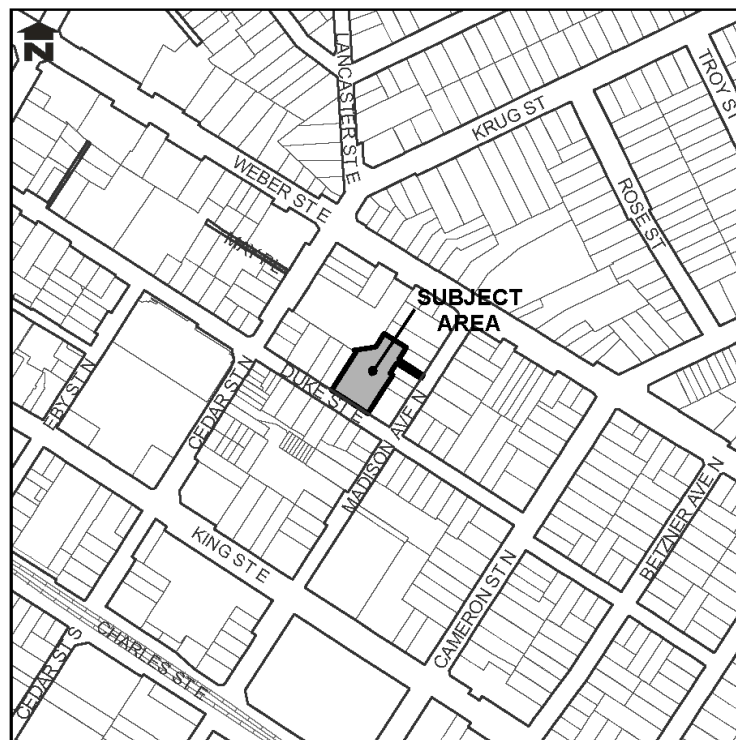
**DEVELOPMENT SERVICES DEPARTMENT  
PLANNING**

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February 11, 2020

Dear Neighbourhood Residents,

The City of Kitchener has received an application to change the zoning of 206-210 Duke Street East.



**Location Map: 206 & 210 Duke Street East**

The property at 206 Duke Street East is currently developed with a religious institution, being the Pilgrim Lutheran Church. The property at 210 Duke Street East is currently developed with a two storey single detached dwelling.

***Development Proposal***

The Applicant has advised that redevelopment is not proposed at this time, however the Developer intends to convert the existing religious institution to approximately 10 residential dwelling units and retain the existing single detached dwelling.

**Zone Change Application ZBA20/001/D/GS**

**206 & 210 Duke Street East**

### ***Zoning By-law Amendment***

The application proposes to change the zoning of 206 Duke Street East (shown as Area 1 on the attached Map No. 1) from Neighbourhood Institutional Zone (I-1) to Residential Seven (R-7) with Special Regulation Provisions. This would allow the existing church to be used for residential purposes.

The application also proposes to change the zoning of 210 Duke Street East (shown as Area 2 on the attached Map No. 1) from Residential Seven (R-7) to Residential Seven (R-7) with Special Regulation Provisions.

The requested Special Regulation Provisions (additional zoning rules/regulations) include permitting additional uses including Townhouse Dwelling – Cluster, Hospice, small and large Residential Care Facilities, Artisan's Establishments, Community Facility, Convenience Retail, Day Care Facility, Financial Establishment, Health Office, Personal Services, Office, and Studio.

Although no redevelopment is proposed in the form of new buildings at this time, the existing and requested zoning permit more intensive residential uses.

### ***Neighbourhood Planning Review Project***

The City of Kitchener is undertaking a detailed review of the existing planning permissions (Official Plan policies and Zoning regulations/rules) that apply to many Kitchener neighbourhoods, including yours. As part of this separate project, Planning staff have prepared new Official Plan and Zoning By-law changes for your neighbourhood, including 206 & 210 Duke Street East. I have attached the proposed King Street East Secondary Plan Proposed Land Use Plan (Official Plan) and the Proposed Zoning (Zoning By-law) to this letter.

### ***The New Zoning By-law***

Zoning by-laws help to ensure that land and buildings are used in ways that complement our city and support growth. A zoning by-law is a legal document that states exactly how land can be used and where buildings and other structures can be located. It considers the types of buildings that are allowed (and how they may be used), size and dimension of lots, parking requirements, building heights, setbacks from the street among other things.

The City of Kitchener's current by-law is over 30 years old and it requires an update. Planning staff are in the middle of the Comprehensive Review of the Zoning By-law (CRoZBy) project which will implement new zoning across the City.

As part of the Neighbourhood Planning Review project, Planning staff have proposed that 206 & 210 Duke Street East be zoned as RES-6. This application is asking to change the zoning to a zone similar to RES-6 before the full Neighbourhood Planning Review project is complete.

### ***Get Involved - Planning and Public Input Process***

The Planning Act allows property owners make applications to change the City's Zoning By-law. City staff review each request and make a professional recommendation to City Council, who will make the decision to approve or refuse the application.

This circulation letter is the initial part of the consultation process. No decisions have been made and there will be additional opportunities to provide input and to become engaged with this application in the coming months, well before any recommendations or decisions are made.

Before staff prepare a report for City Council to consider, we are gathering public input. Your comments are important to the planning process and will be taken seriously. You can submit comments by:

- Completing and mailing back the attached comment form,
- Mailing a separate letter, or
- Emailing comments to [garett.stevenson@kitchener.ca](mailto:garett.stevenson@kitchener.ca).

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.

**Preliminary comments must be submitted by March 11, 2020.**

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 any future neighbourhood or public meetings where this proposal will be discussed. You will have additional opportunity to provide comment at the neighbourhood meeting.

***Learn More about Planning in your Community with these Helpful Websites***

City of Kitchener's Citizen's Guide to Neighbourhood Development:

<https://www.kitchener.ca/en/building-and-development/citizen-s-guide-to-neighbourhood-development.aspx>

Current Planning and Development Consultations:

[www.kitchener.ca/planning](http://www.kitchener.ca/planning)

***Legislative Information***

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 Christine Tarling, Department of Corporate Services, 200 King Street West, P.O. Box 1118, Kitchener, Ontario, N2G 4G7.

If you have any questions, require additional information or materials with respect to the proposed Zoning By-law Amendment, or would like to discuss this proposal, please call or email me directly.

Yours truly,

Garett Stevenson

CC: Councillor Sarah Marsh, Ward 10  
MHBC Planning, Applicant  
Owners

**Attachments**

Proposed Zoning By-law Amendment Map No. 1

Proposed Secondary Plan Land Use Designation (Neighbourhood Planning Review project)

Proposed Zoning (Neighbourhood Planning Review project)

Comment Sheet



**SUBJECT AREAS**



**AREA 1 -**  
FROM NEIGHBOURHOOD INSTITUTIONAL ZONE (I-1) TO RESIDENTIAL SEVEN ZONE (R-7) WITH SPECIAL REGULATION PROVISIONS

**AREA 2 -**  
FROM RESIDENTIAL SEVEN ZONE (R-7) TO RESIDENTIAL SEVEN ZONE (R-7) WITH SPECIAL REGULATION PROVISIONS

ZONE GRID REFERENCE  
SCHEDULE NO. 120  
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

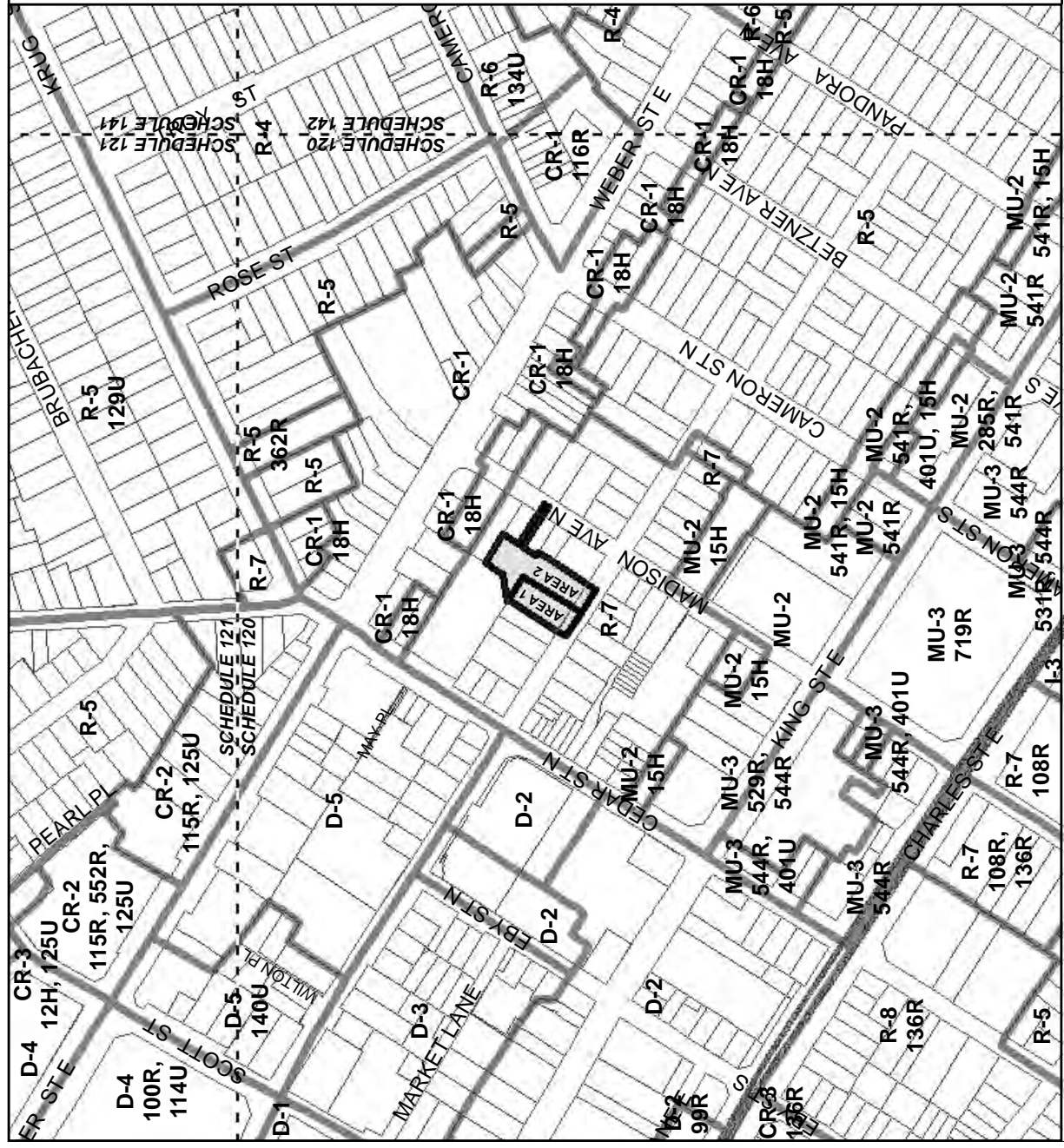
D-1 RETAIL CORE ZONE  
D-2 EAST MARKET ZONE  
D-3 MARKET VILLAGE ZONE  
D-4 OFFICE DISTRICT ZONE

D-5 COMMERCIAL RESIDENTIAL ZONE  
I-1 NEIGHBOURHOOD INSTITUTIONAL ZONE  
I-3 MAJOR INSTITUTIONAL ZONE

MU-2 MEDIUM INTENSITY MIXED USE CORRIDOR ZONE  
MU-3 HIGH INTENSITY MIXED USE CORRIDOR ZONE

R-4 RESIDENTIAL FOUR ZONE  
R-5 RESIDENTIAL FIVE ZONE  
R-6 RESIDENTIAL SIX ZONE  
R-7 RESIDENTIAL SEVEN ZONE  
R-8 RESIDENTIAL EIGHT ZONE

— ZONE LIMITS



**MAP NO. 1**

THE TRUSTEES OF THE PILGRIM EVANGELICAL LUTHERAN CHURCH & TRUSTEES FOR THE PILGRIM EVANGELICAL LUTHERAN CHURCH



SCALE 1:4,000

DATE: JANUARY 27, 2020

**ZONING BY-LAW AMENDMENT ZBA20/001/D/GS**

**City of Kitchener**

COMMUNITY SERVICES DEPARTMENT, PLANNING

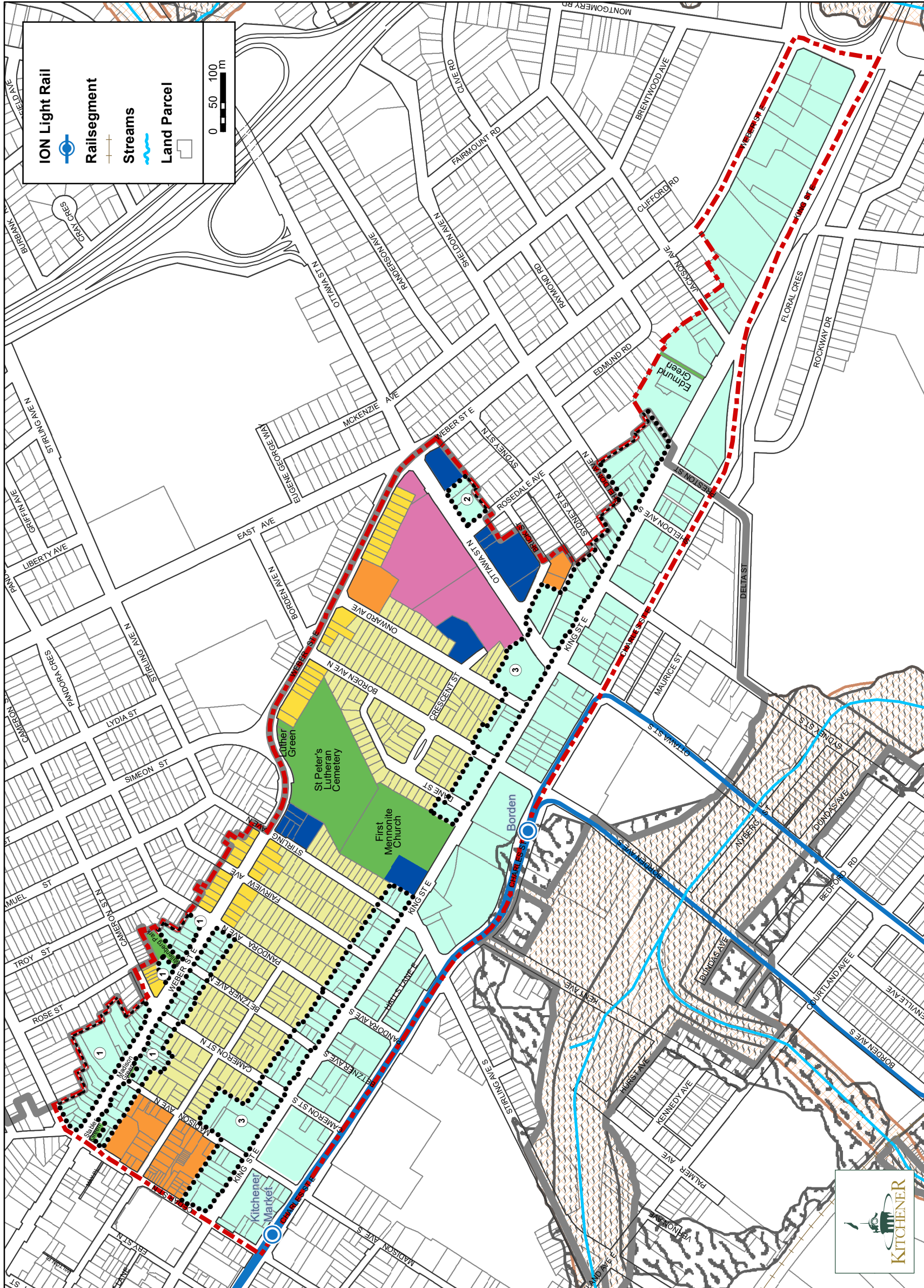
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206 - 210 DUKE ST E



# Map 16 - Proposed Land Use

## King Street East Secondary Plan



**ION Light Rail**  
**Railsegment**  
**Streams**  
**Land Parcel**

0 50 100 m



### Proposed Land Use

- Low Rise Residential Limited
- Low Rise Residential
- Medium Rise Residential
- Institutional
- Mixed Use
- Commercial
- Open Space

### Proposed Secondary Plan Boundary



1. Mixed Use Low Rise
2. Mixed Use Medium Rise
3. Mixed Use Medium to High Rise

### Major Transit Station Area



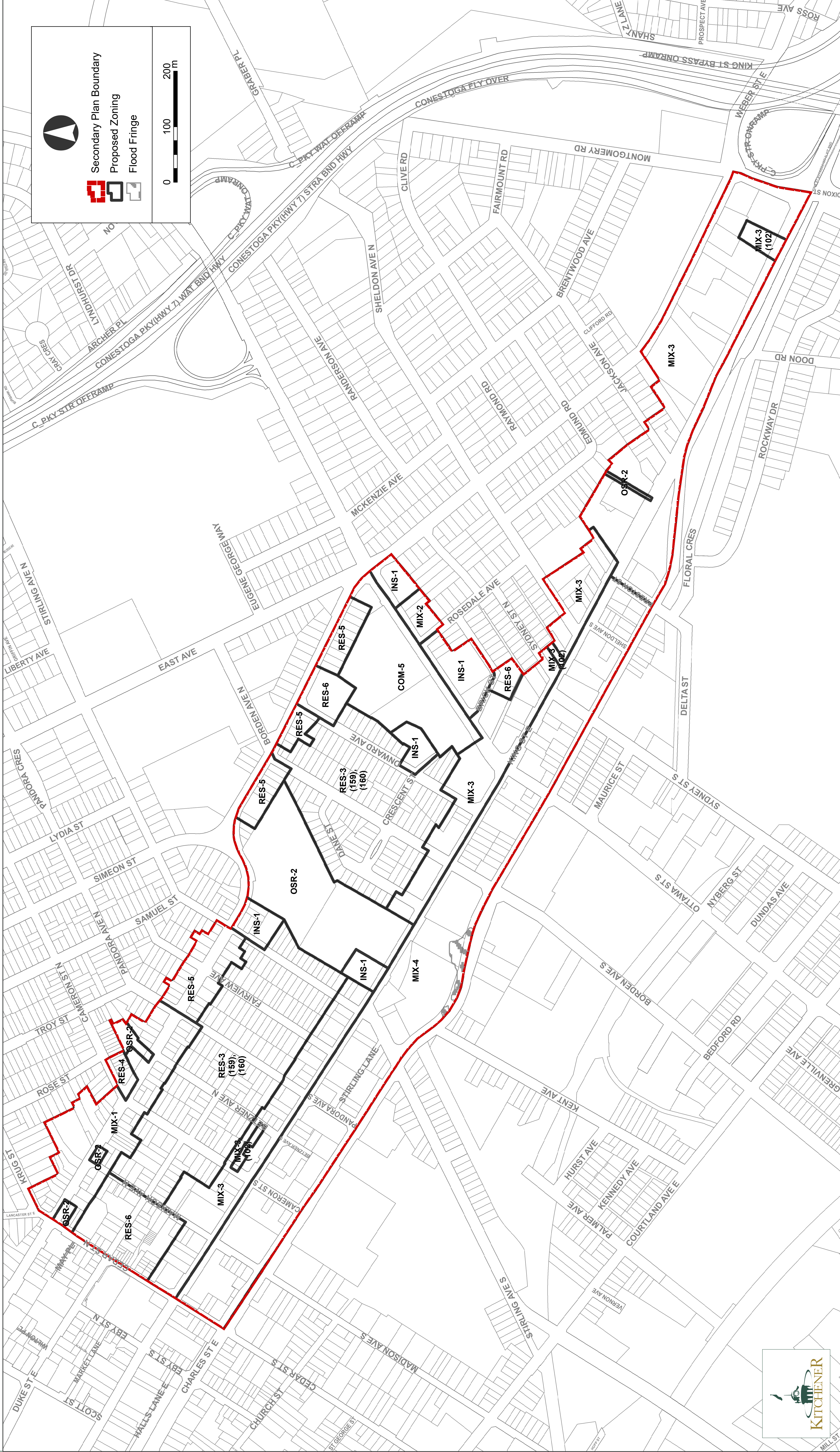
### Flooding Hazard Overlay

- Floodway
- Flood Fringe

### Ecological Restoration Areas Overlay



# King Street East Secondary Plan - Proposed Zoning



Secondary Plan Boundary  
Proposed Zoning  
Flood Fringe

0 100 200 m





**RESIDENT COMMENT FORM  
Zone Change Application ZBA20/001/D/GS  
206 & 210 Duke Street East**

**Owner: The Trustees of the Pilgrim Evangelical Lutheran Church &  
Trustees for the Pilgrim Evangelical Lutheran Church  
Applicants: MHBC Planning, for Vive Development**

*Please provide your feedback using this comment form. If required, please attach additional pages to this form. Please return (by mail, email or fax) to the address listed below by **March 11, 2020.***

1. What do you like about the zoning by-law amendment application?

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2. Do you have suggestions or concerns on the zoning by-law amendment?

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3. Do you have questions or comments on the zoning by-law amendment?

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**Thank you** for taking the time to fill out this form. To ensure that we receive only one set of comments from each individual, staff can only consider comments if they include a name and address. Please note that all comments and addresses noted on this form may be used as part of a public staff report; however your name and any other personal identifying information will be kept confidential in accordance with Freedom of Information regulations.

Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Date: \_\_\_\_\_

To learn more about the planning process, please refer to the Ministry of Municipal Affairs and Housing's publication Citizens' Guide to Land Use Planning at: <http://www.mah.gov.on.ca/Page338.aspx>

*Please direct all questions, comments and forms to:*  
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