

# Welcome!

## Neighbourhood Meeting

**RE: 30 Shaftsbury Drive**

**January 28, 2026**

**7:00 pm – 8:30pm**

**The meeting will begin shortly.**

Meeting participants will not be able to use their microphone during the meeting. To ask a question please type in the Q & A and the facilitator will direct the question to the appropriate person for a response. At the end of the meeting attendees will be able to have an open dialogue to ask questions of staff and the applicant. This open dialogue portion will not be recorded.

The PowerPoint presentation and recording will be placed on the City's website at [www.kitchener.ca/PlanningApplications](http://www.kitchener.ca/PlanningApplications)

# Meeting Agenda



- 7:00 pm – Welcome and Introduction
- 7:10 pm – Presentation – City of Kitchener
- 7:20 pm – Presentation – Applicant Team
- 7:25 pm – Questions & Answers through Q&A
- 8:05 pm – Next Steps
- 8:10 pm – Open dialogue
- 8:30 pm – Wrap Up

# Virtual Meeting Format

- Don't worry – you're muted, but you can ask questions through the Q&A button. 
- If you have technical issues, please message us through the Q&A button.
- This meeting will be recorded.
- Towards the end of the meeting, we will have an open dialogue session which will not be recorded.

# Purpose of Meeting



- Staff and Council have **not** made any decisions or recommendations regarding this proposal yet.
- No decisions will be made at this meeting.
- Purpose of meeting is:
  - To inform you about the proposal
  - To inform you about the process
  - To hear your comments
  - To answer your questions of staff and the applicant/owner
  - To let you know about next steps

# Roles in the Planning Process



- Developer / Owner / Applicant
- City Planner and City Departments & Agencies
- Community Members
- City Council
- Ontario Land Tribunal (OLT)

# Applications Received



- The City of Kitchener has received applications to amend the Official Plan and Zoning By-law for 30 Shaftsbury Drive to facilitate the construction of a six-storey multiple dwelling, and six, street facing townhouses.
- The details of the application will be explained in the coming slides.

# Steps to Date



## **December 2025 – February 2026**

- Departments & Agencies were circulated the application and asked to provide comments.
- Postcards mailed out to residents
- Notice was put in the Record.

## **January 28, 2025**

- Neighbourhood Meeting held.

# Site Location



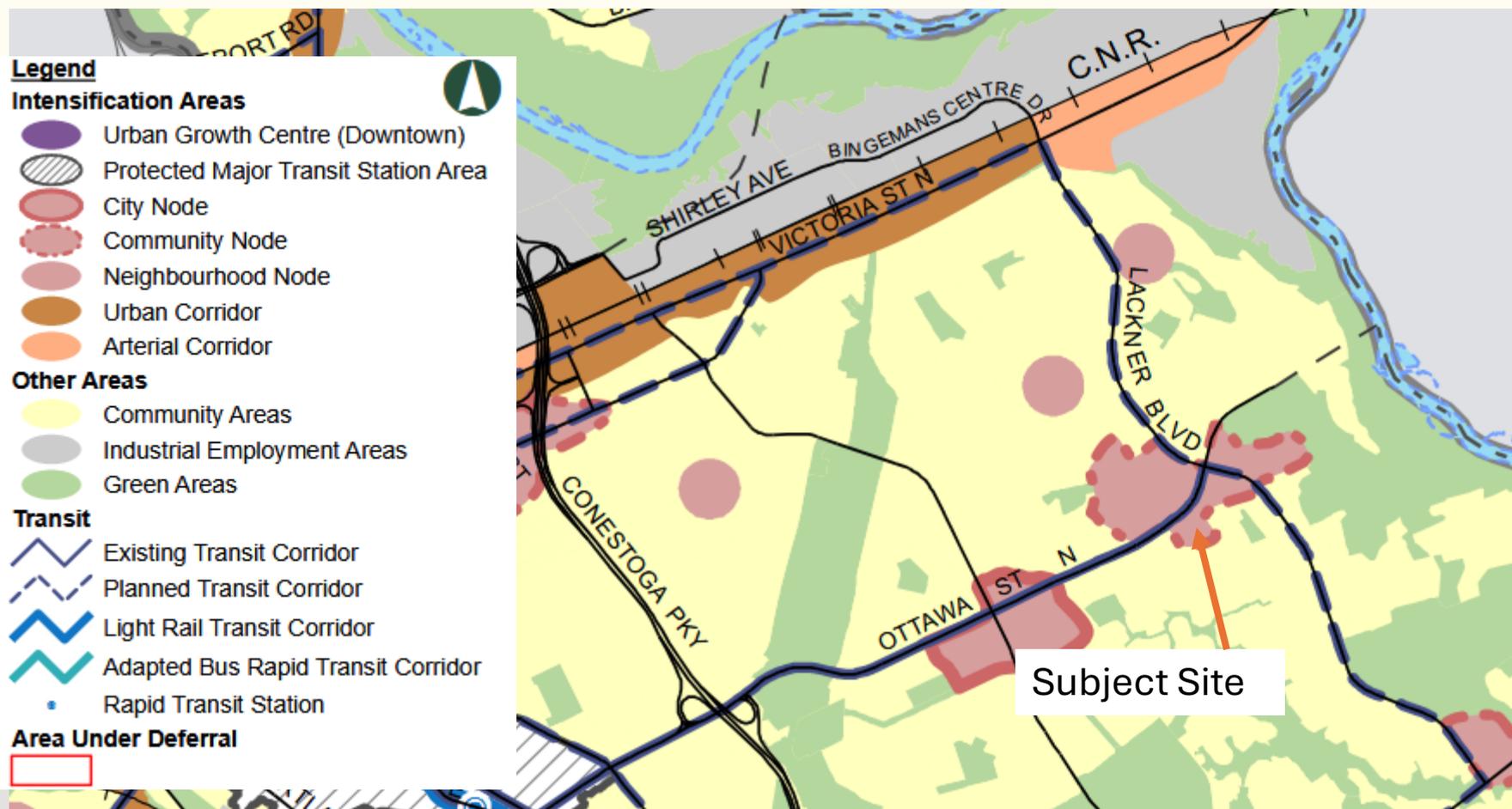
Community  
Uses

Commercial  
Uses

Low Rise  
Residential

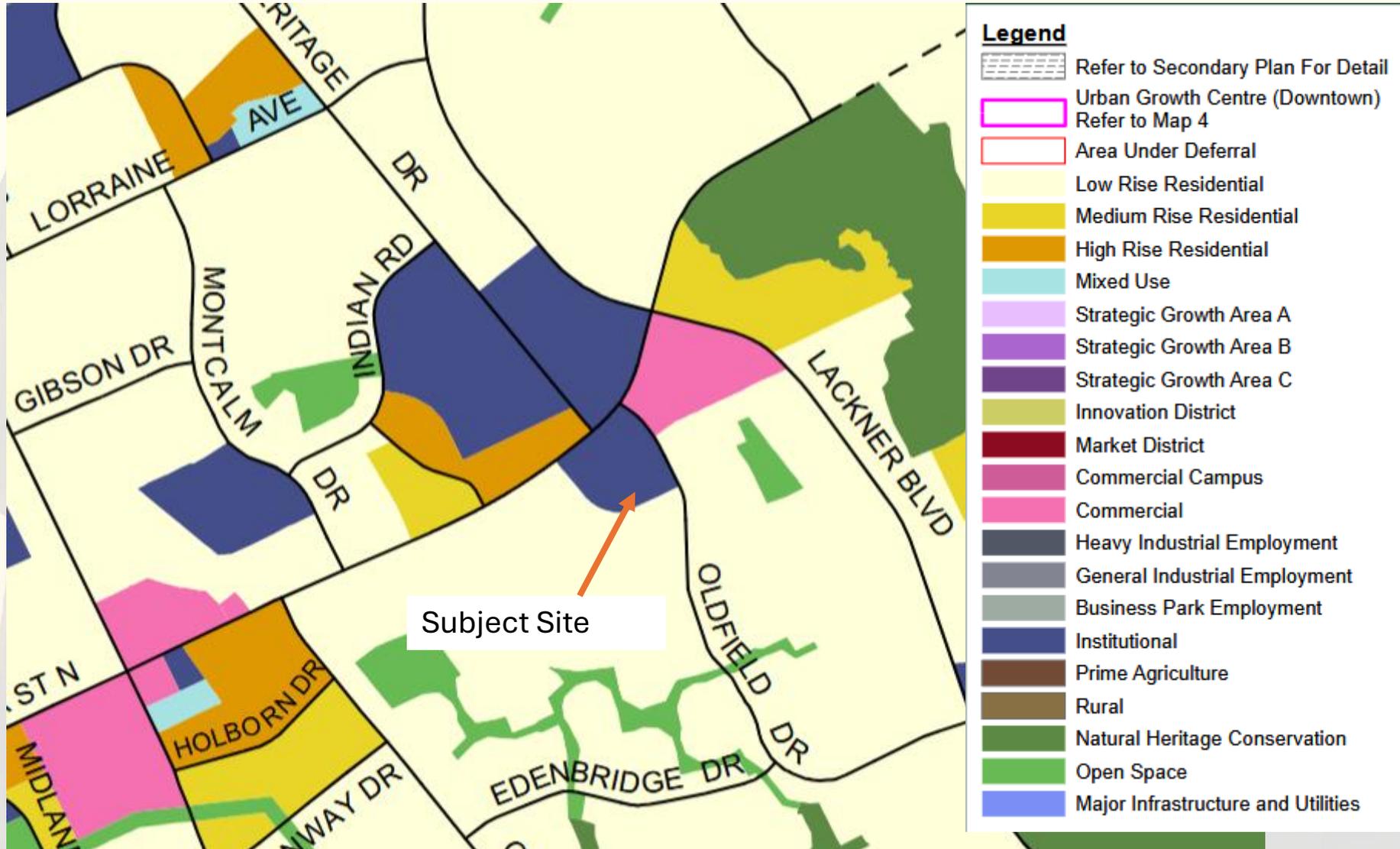
Low Rise  
Residential

# Existing Policy Context – Urban Structure

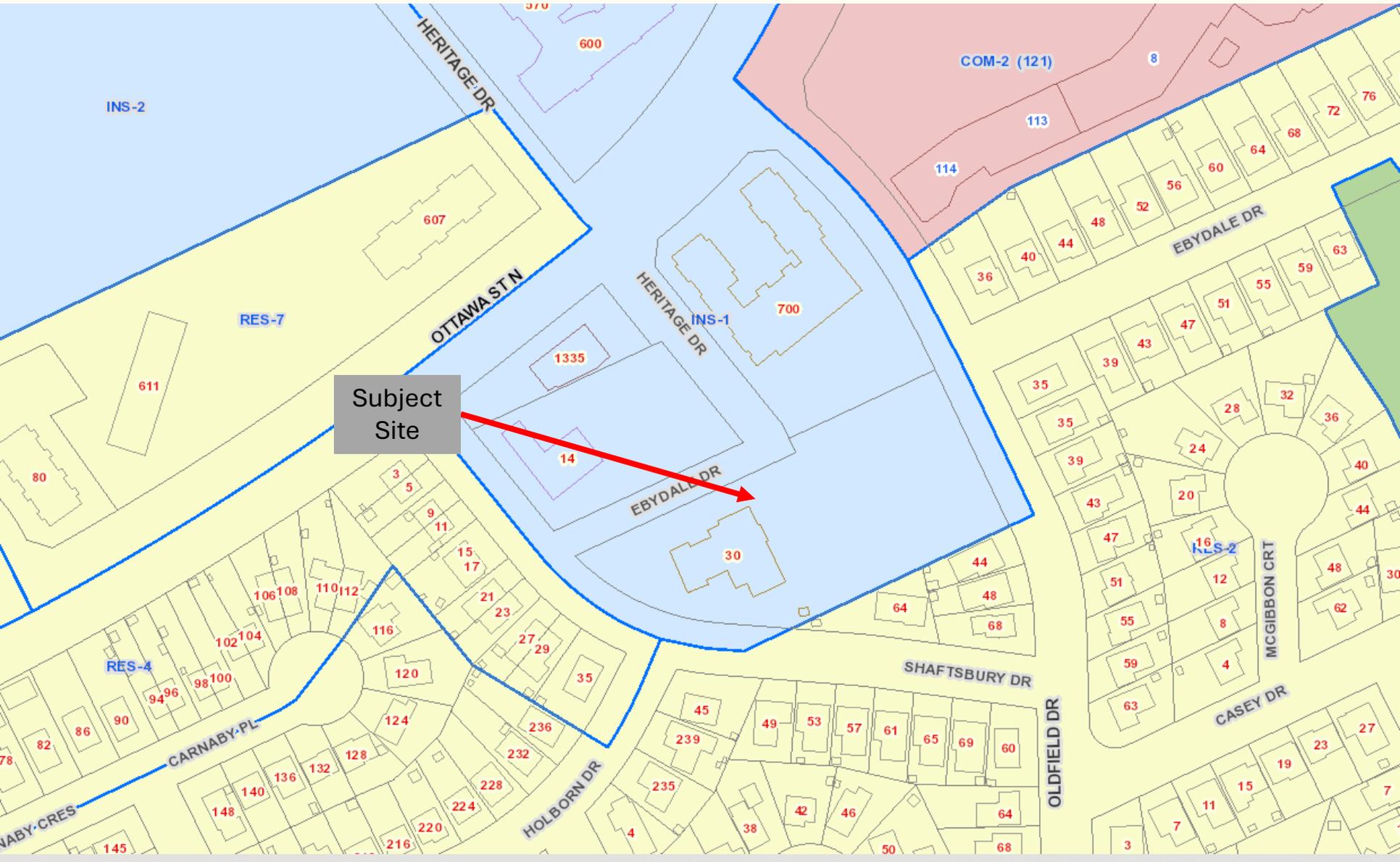


- The site is identified as ‘Community Node’ in the City’s Urban Structure.

# Existing Policy Context – Land Use



# Zoning By-law 2019-051



# Proposed Site Plan



# Proposed Official Plan Amendment



## **Proposed Official Plan Amendment:**

Official Plan Map 3 – Land Use: Change from ‘Institutional’ to ‘Medium Rise Residential’.

- The Institutional land use designation does not permit residential uses, resulting in the request to change to a Residential land use designation.
- Permission is also requested to permit the street fronting townhouses in this designation.

# Proposed Zoning By-law Amendment



## **Proposed Zoning By-law Amendment:**

Zoning By-law 2019-051: Change from 'INS-1' to 'RES-6' with site-specific provisions.

- The RES-6 zone outlines a variety of regulations, such as minimum lot size, minimum setbacks, parking requirements, and building height.
- Site-specific amendments are required:
  - Permit a lot width of 22 metres rather than the minimum 30 metre requirement.
  - Permit street townhouses in the RES-6 zone
  - Permit a rear yard of 6 metres for street townhouses
- The application is still in the process of being reviewed.

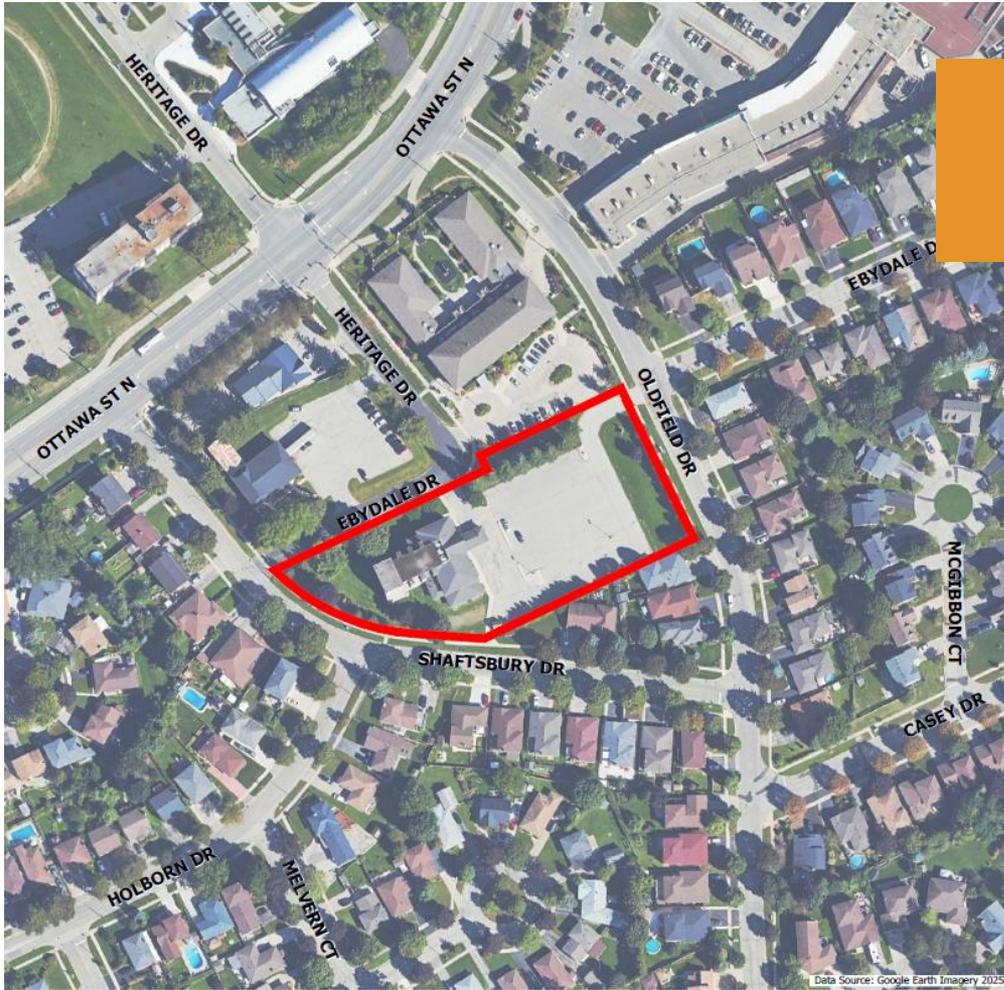
# 30 Shaftsbury Drive

Neighbourhood  
Information Meeting



**WALTERFEDY**





## SUBJECT LANDS

30 Shaftsbury Drive

- Located along Shaftsbury Drive, Ebydale Drive, and Oldfield Drive
- Approximately 0.85 hectares in area
- Site currently contains a 2-storey church with associated parking and open landscaping

# SITE CONTEXT

- Within proximity to several GRT routes and stops
- Walking distance to multiple parks, recreation complexes, and schools
- Walking distance to a large commercial plaza with amenities
- Within proximity to other existing institutional uses

Figure - Context



# PROPOSED DEVELOPMENT DETAILS



101 Vehicle Parking  
Spaces



82 Residential Apartment  
Units  
6 Residential Townhouse  
Units



3,714 Square Metres  
of Landscaped Area



47 Bicycle Parking  
Spaces



6 Storey Apartment  
2 Storey  
Townhouses

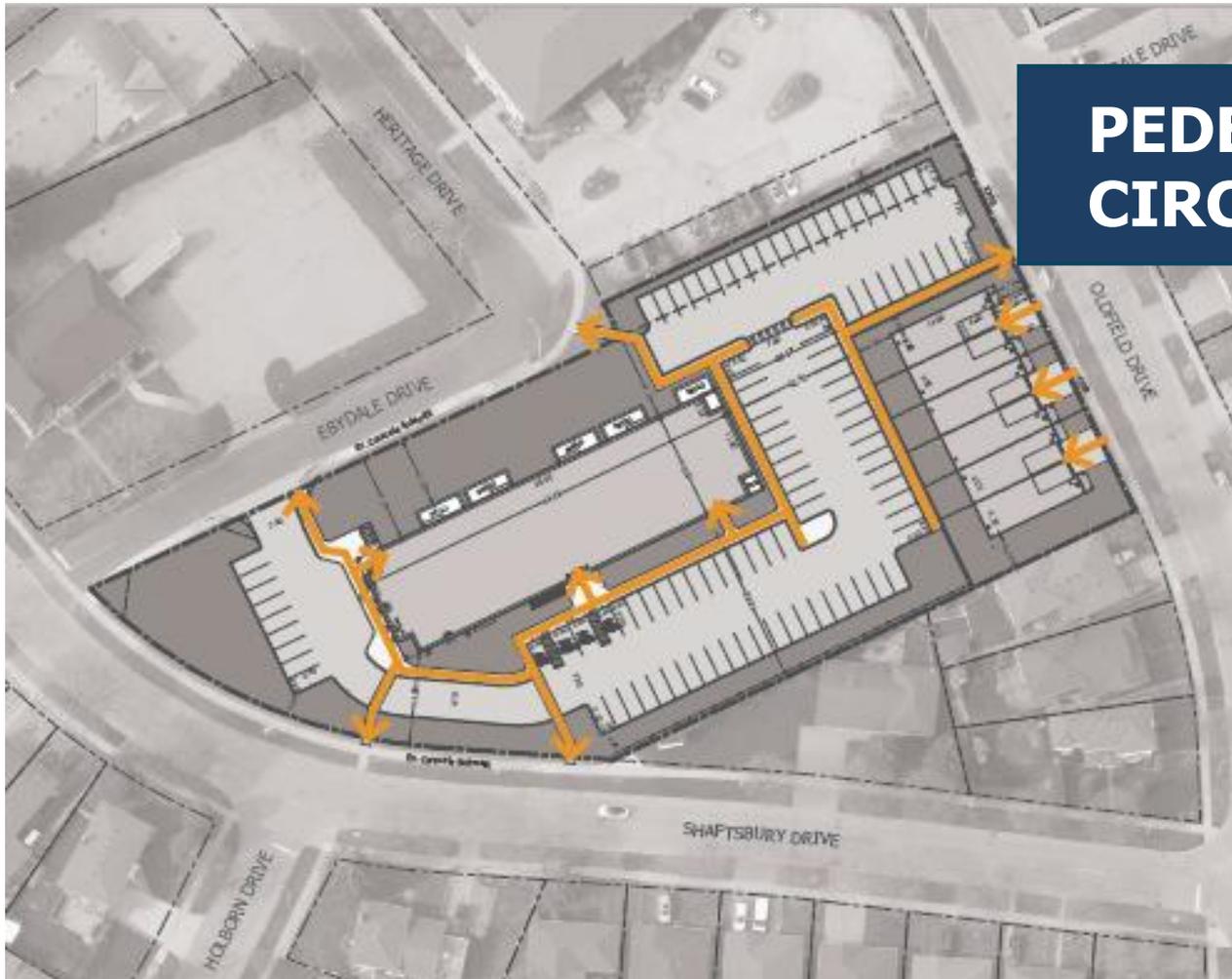


PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

# CONCEPT PLAN



# PEDESTRIAN CIRCULATION PLAN



# BUILDING DESIGN



*Precedent apartment building design – 24 Union St. E, Waterloo*



*Precedent townhouse building design – 115 Catherine St., New Hamburg*

## COMPLETED STUDIES & REPORTS

Planning Justification Report

Urban Design Brief

Functional Servicing and Water Distribution Report

Environmental Noise Study

Traffic Impact Study

# Thank you!

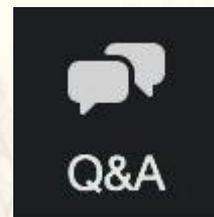
Questions?



# Questions & Answers and Comments



- Click the Q&A button and type your questions and comments



# Next Steps



1. If you haven't provided comments yet, please call or email Evan with your comments by February 4. His contact information is on the next slide.
2. City staff will evaluate feedback and determine next steps and staff will discuss outstanding issues and possible solutions with the applicant.
3. City Staff will prepare a Report and Recommendation that will consider the public feedback for Committee's consideration.
4. Council will make a decision on the applications.

# Thank you



- Presentation and recording to be posted on [www.kitchener.ca/PlanningApplications](http://www.kitchener.ca/PlanningApplications)

- 1-on-1 conversations welcomed

Evan Wittmann, Senior Planner

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519-783-8523

Thank you!



# Open Dialogue