



IBI GROUP
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January 20, 2022

Dear Resident:

**INVITATION TO NEIGHBOURHOOD INFORMATION SESSION
PROPOSED DEVELOPMENT AT 234 - 240 FREDERICK STREET, KITCHENER**

On behalf of our client, we are pleased to invite you to a virtual neighbourhood information meeting to discuss a proposed development at the property known as 234-240 Frederick Street, Kitchener which will be held on **February 1, 2022 at 6 PM**.

Our client is proposing the development of a four storey apartment building on the property and the retention of the two existing buildings on the site, both of which have heritage value. Over the coming months, our client will be advancing a Minor Variance application with regards to the development. Prior to doing so we would like to provide an opportunity for interested members of the community to hear about the project and ask questions of the project team. This letter provides a brief overview of the proposal and details on how to participate in the neighbourhood meeting.

Site Location and Existing Conditions

The subject property is known as 234-240 Frederick Street, Kitchener which is located in the northeast corner of the intersection of Gordon Avenue and Frederick Street, as shown below. The subject property has an area of approximately 2,730 square metres. The site is about a 1 minute walk to the intersection of Lancaster Street and Frederick Street.



Figure 1: Location of Subject Property

The subject property contains two existing buildings which are shown below:

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Figures 2 & 3: Existing Buildings at 234 Frederick (left) and 240 Frederick (right)

Proposed Development

As shown on the Site Plan (Figure 4) and Gordon Street Elevation (Figure 5), our client is proposing to construct a four storey, 32 unit apartment building on the vacant portion of the property and keep/retain the two existing buildings located on the site. The proposed new building is highlighted in red on Figure 4. All parking for the site will be accessed by a single driveway, which will be located west of the existing building at 234 Frederick Street.

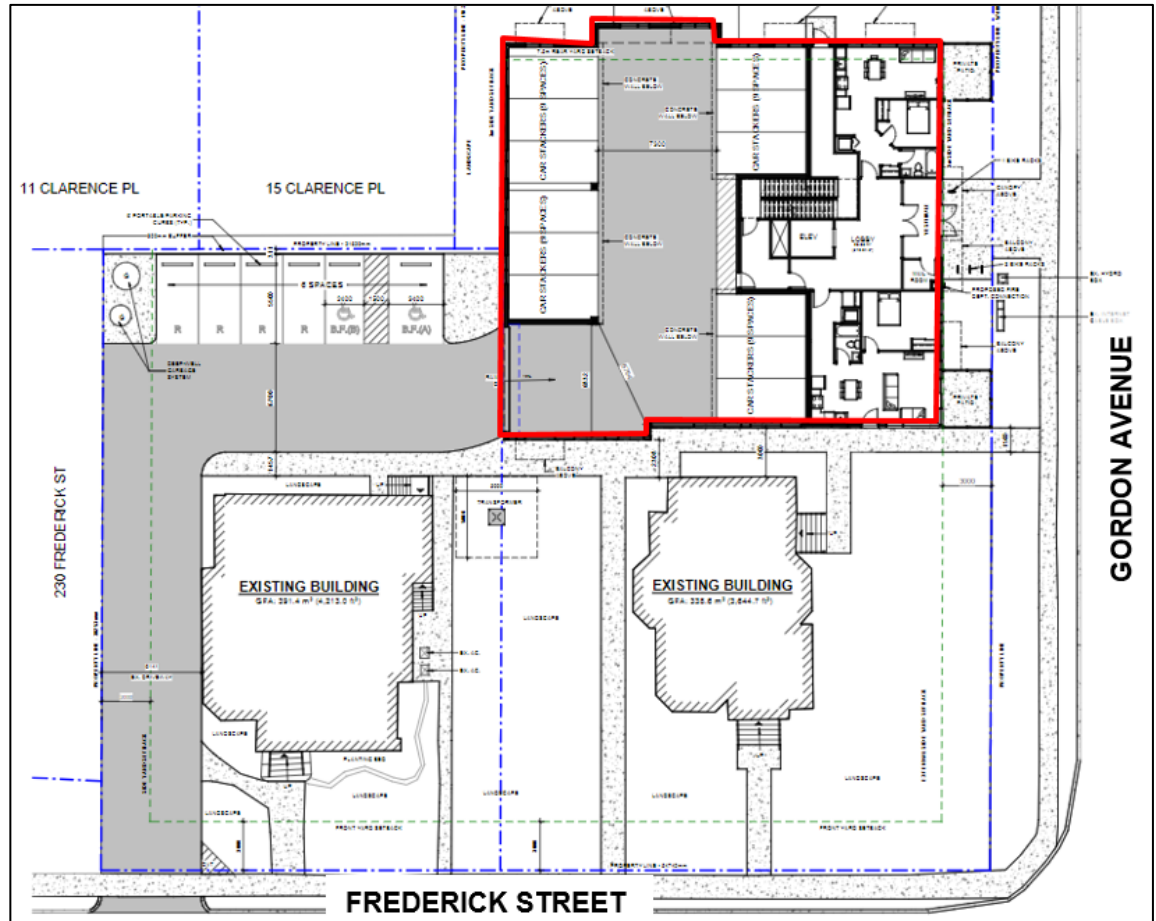


Figure 4: Proposed Site Plan

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Figure 5: Proposed Building Elevation (Looking from Gordon Street)

While the existing Commercial Residential One (CR1) Zoning applicable to the site permits apartment/multiple dwellings, the applicant will be requesting a minor variance to permit relief from the height (14.3 metre height proposed whereas 12.2 metre height is permitted), rear yard (5.27 metres proposed, whereas 7.5 metres is required) and parking requirements of the Zoning By-Law. It is anticipated that this application will be submitted in early February 2022. It is also noted that given 234 Frederick Street is a designated heritage building and 240 Frederick is a listed, non-designated heritage building it is anticipated that this project will be discussed at a meeting of the City of Kitchener's Heritage Committee in 2022 to discuss how these buildings will be protected throughout the development process.

Conclusion and Invitation

Before moving ahead with the minor variance application and bringing the file to the City's Heritage Committee, we would like to invite you and interested members of the community to a virtual neighbourhood information meeting to hear more about the project, ask questions of the project team and provide your comments. If you would like to attend, please send an email to Ms. Betty White, Senior Administrative Assistant at IBI Group at betty.white@ibigroup.com (or 519-585-2255 extension 63205) who will provide you with a link to the meeting.

If you are unable to attend the meeting, but would like to find out more about the project, please do not hesitate to contact me at dave.galbraith@ibigroup.com (519-585-2255 ext. 63209) or Mr. Eric Schneider, Senior Planner at the City of Kitchener at eric.schneider@kitchener.ca (519-741-2200 ext.7843) who is the City planner on this file. We look forward to meeting with you.

Sincerely,

IBI GROUP

David Galbraith MCIP, RPP
Associate – Manager, Planning

cc. Ms. Sarah Marsh, City Councillor
Mr. Eric Schneider, Senior Planner, City of Kitchener

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