April 18, 2024

Dear Property Owner and Department/Agency:

RE:  **Variance Application** – SVA2024-004
**Subject Property:** 130 Weber St W
**Applicant:** Ziggy’s Cycle
**Owner:** 1361959 Ontario Inc

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**Description of Proposal**

The City of Kitchener has received an application for a Sign By-law variance to allow for one Ground Supported sign on each street front at 130 Weber St W for the business Ziggy’s Cycles

- Requesting relief from Section 680.11.13 a) of the Sign By-law to install two ground supported signs within 35m of each other rather than the required 50m.
- Requesting relief from Section 680.11.15 a) of the Sign By-law to have just the civic number on a corner property sign rather than the required full municipal address.
The property is zoned M-2 in Zoning By-law 85-1 and SGA-2 (81H) in Zoning By-law 2019-051 (pending). This property is designated Innovation District and Strategic Growth Area – B (pending) in the City of Kitchener Official Plan. The new Zoning and Official Plan designation has been approved by Council but is awaiting Region of Waterloo approval of the Official Plan Amendment and final implementation. The property will currently be dual tested under both zones and designations.

There is an additional Fascia sign on the building noted on the plan that meets all regulations and is not subject to this variance.
Opportunity for Comment
Before a staff recommendation is prepared for this request, we are providing an opportunity for all property owners within 120 metres of the subject property and any required department/agencies to make comments. If you have any concerns with this application, please provide your written comments before May 3, 2024.

Notice of Staff Recommendation
Those responding in writing will be notified of the staff recommendation. If you do not submit written comments by the required date, we will assume you have no concerns and you will not receive any further notice on this matter.

Appeal of Staff Recommendation
If you are not satisfied with the outcome of this application, you have the opportunity to appeal the staff recommendation to City Council. You will be required to register as a delegation and appear before City Council to address the issue. Staff will be in touch to advise of the next steps in this regard once your appeal is received. If you do not file an appeal by the prescribed deadline, the staff recommendation will be become final.

Please feel free to contact me should you have any questions or require further information.

Sincerely,

Kristen Heinitz
Senior Planning Technician

cc: Robert Schipper, Building Division
Jessica Vieira, Heritage Planning
Darren Kropf, Transportation Planning
Steve Vrentzos, CPSO, MLEO, Bylaw Enforcement
Shaun Wang, Ricardo Ruiz, Enova Power Corp
Josh Graham, Region Transportation
Sandro Bassanese, Urban Design
Fire Prevention
Councillor Stephanie Stretch – Ward 10
1361959 Ontario Inc, Property Owner
Ziggy’s Cycle, Applicant