

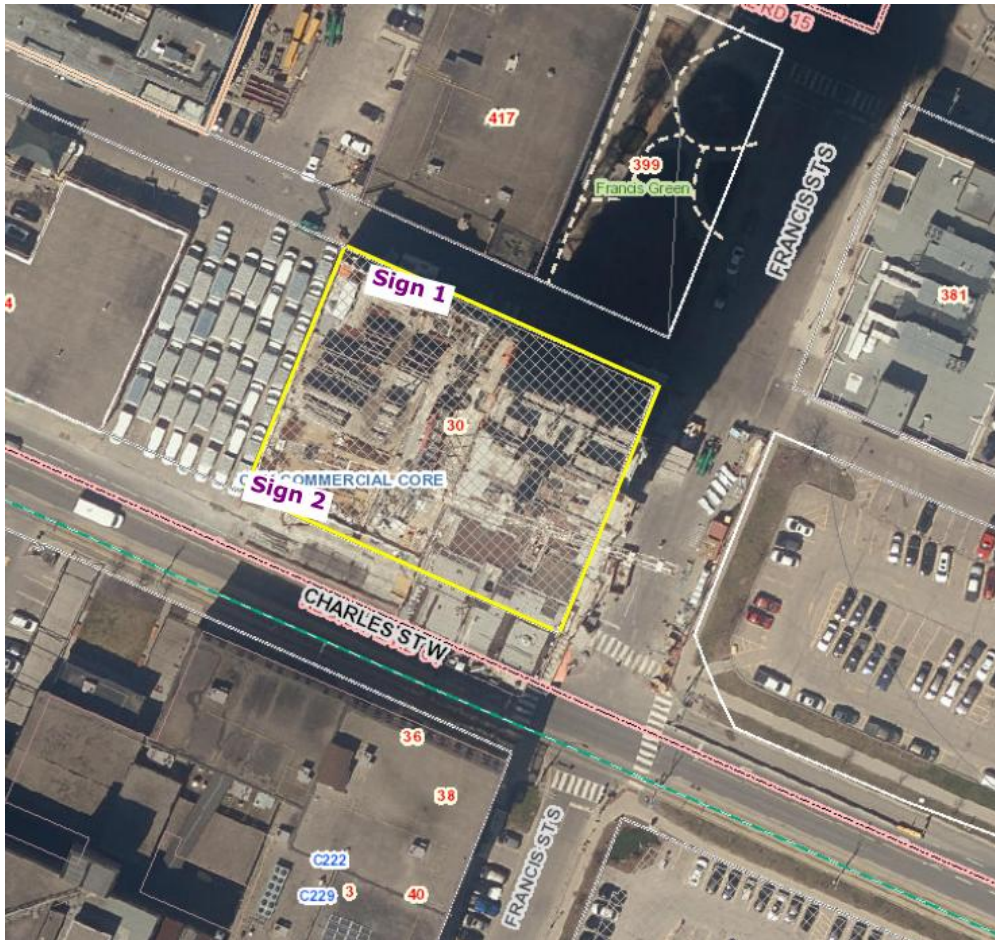


Sheryl Rice Menezes, CPT
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July 14, 2026

Dear Property Owner and Department/Agency:

RE: Variance Application: SVA 2026-007
Subject Property: 30 Francis St S
Applicant: Hemant Thawani, 30 Francis Kitchener Inc.
Owner: 30 Francis Kitchener Incorporated



Location Map

Description of Proposal

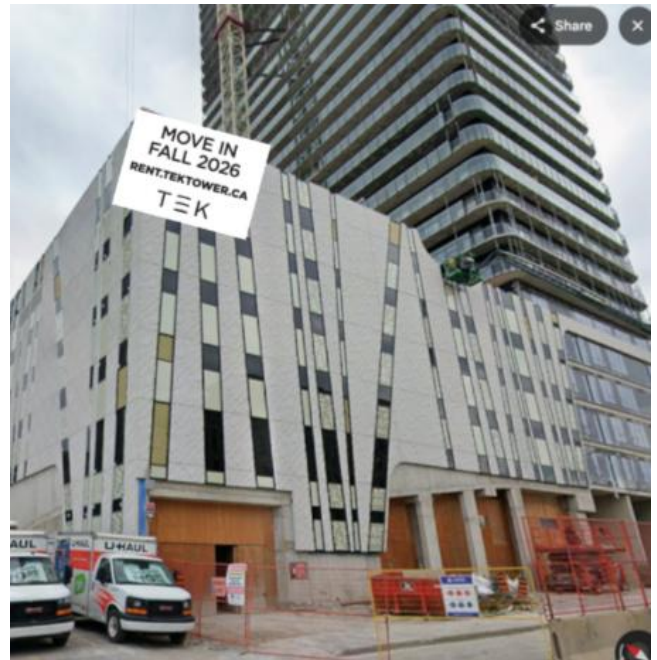
The City of Kitchener has received an application for a Sign By-law variance:

1. Section 680.6.4 – requesting permission for 12 banner sign permits a year rather than the maximum 6 permits for any one business/use in any calendar year. It is noted that each permit is valid for one month. The signs are temporary for the advertising of rental units only.
2. Section 680.6.6 – requesting a banner sign area of 79.7 sq.m. rather than the maximum sign area of 6 sq.m;
3. Section 680.6.8 – requesting permission to place banner signs on a garage podium whereas the bylaw prohibits their placement on architectural features;
4. Section 680.6.9 – requesting permission for 2 banner signs for a use at any one time rather than the maximum of 1 sign for a use at any one time.

The property is zoned Strategic Growth Area Four (SGA-4) in Zoning By-law 85-1 and designated Strategic Growth Area in the City of Kitchener Official Plan.



Sign 1



Sign 2

Opportunity for Comment

Before a staff recommendation is prepared for this request, we provide an opportunity for all property owners within 60 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 Tuesday, July 28, 2026.

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 become final.

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

Sincerely,

A handwritten signature in blue ink that reads "Sheryl Rice Menezes". The signature is written in a cursive, flowing style.

Sheryl Rice Menezes, CPT
Senior Planning Technician

cc: Robert Schipper, Building Division
Sandro Bassanese, Urban Design
fireprevention@kitchener.ca, Fire Prevention
Councillor Debbie Chapman – Ward 9
Hemant Thawani, 30 Francis Kitchener Inc.(Applicant/Property Owner)