

# 455 – 509 Mill Street

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City of Kitchener

Planning and Strategic Initiatives Committee

January 29, 2024



# Area Classifications

## June 2023

### Emerging

- Borden
- Mill
- Block Line
- Fairway
- Sportsworld

### Established

- Grand River Hospital
- Kitchener Market

## January 2024

- Block Line
- Fairway
- Sportsworld

- Grand River Hospital
- Kitchener Market
- Borden
- Mill

# "Emerging Area"

Fairway Stop



# New "Established Area"

Mill Stop



# Mill Station Area

	'25	'26	'27	'28	'29	'30	'31
Emerging (Previous)	0%	0%	0%	1%	1%	1%	2%
Established (Currently Proposed)	1%	1%	2%	2%	4%	4%	5%

## Request:

Deferral of the IZ Zoning until further consultation with industry stakeholders occurs because:

- 1) Market conditions have changed since this was first proposed pre-COVID.
- 2) Increased rates have not had sufficient consultation with the development community, if they are feasible, or will stifle development further.
- 3) There should be a clear definition of area classifications (Emerging, Established and Prime) and incorporated in the by-law for clarity and transparency.

Thank You

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POLOCORP