



GROWING TOGETHER: A BALANCED APPROACH

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Date: 29th Jan 2024

INTRODUCTION

- The current agenda is on increasing tall tower separation regulation from **12.5m** to **15m** has raised developers concerns.
- Downgrading from **Mix-4 zoning** to **SGA-2** and **SGA-3**.
- This presentation will outline the potential negative impacts of such changes on the city's development.

SGA 3 Guidelines

SGA3 Zoning Highlights

Listed here are a few of the important regulations that apply to the SGA3 zone;

- Building heights are limited to 25 storeys.
- There are minimum lot widths and areas, as well as building length regulations that apply to different heights of buildings;
 - Buildings up to 12 storeys require a minimum lot width of 30.0m and a minimum lot area of 1,500m². They have a maximum building length of 60.0m, a maximum floor plate area of 2,000m², and a physical separation requirement of 6.0m.
 - Buildings up to 18 storeys require a minimum lot width of 36.0m and a minimum lot area of 1,800m². They have a maximum building length of 54.0m, a maximum floor plate area of 1,200m², and a physical separation requirement of 9.0m.
 - Buildings up to 25 storeys require a minimum lot width of 42.0m and a minimum lot area of 2,000m². They have a maximum building length of 48.0m, a maximum floor plate area of 900m², and a physical separation requirement of 12.0m.
- Parking is not required, but it is permitted.
- There is a minimum yard setback of 3.0m. **Does it mean front yard setback??**
- Building height cannot exceed 12.0m within 12.0m of an SGA1 or low-rise residential zone. The minimum setback for a building adjacent to an SGA1 or low-rise zone is 7.5m
- Buildings are required to provide 8.0m² of amenity space per unit.

Equivalent Mix-3 Zoning Highlights

- Building heights: 25 Storeys
- No minimum lot width requirement.
- Minimum Lot-Width 15m.
(new proposed changes, require upwards from 30m-42m)

Questions: Does (“physical separation”) now mean considering balconies.

New requirement to Provide 8.0m² (86 sq/ft) of amenity space per unit.

E.g. (25 Storey building with 350 units, would require 2800m² (30,100 sq ft) of built amenity area.

Average building cost of \$450sq/ft would add approximately \$13,500,000.00 to total building cost.

SGA 4 Guidelines

SGA4 Zoning Highlights

Listed here are a few of the important regulations that apply to the SGA4 zone;

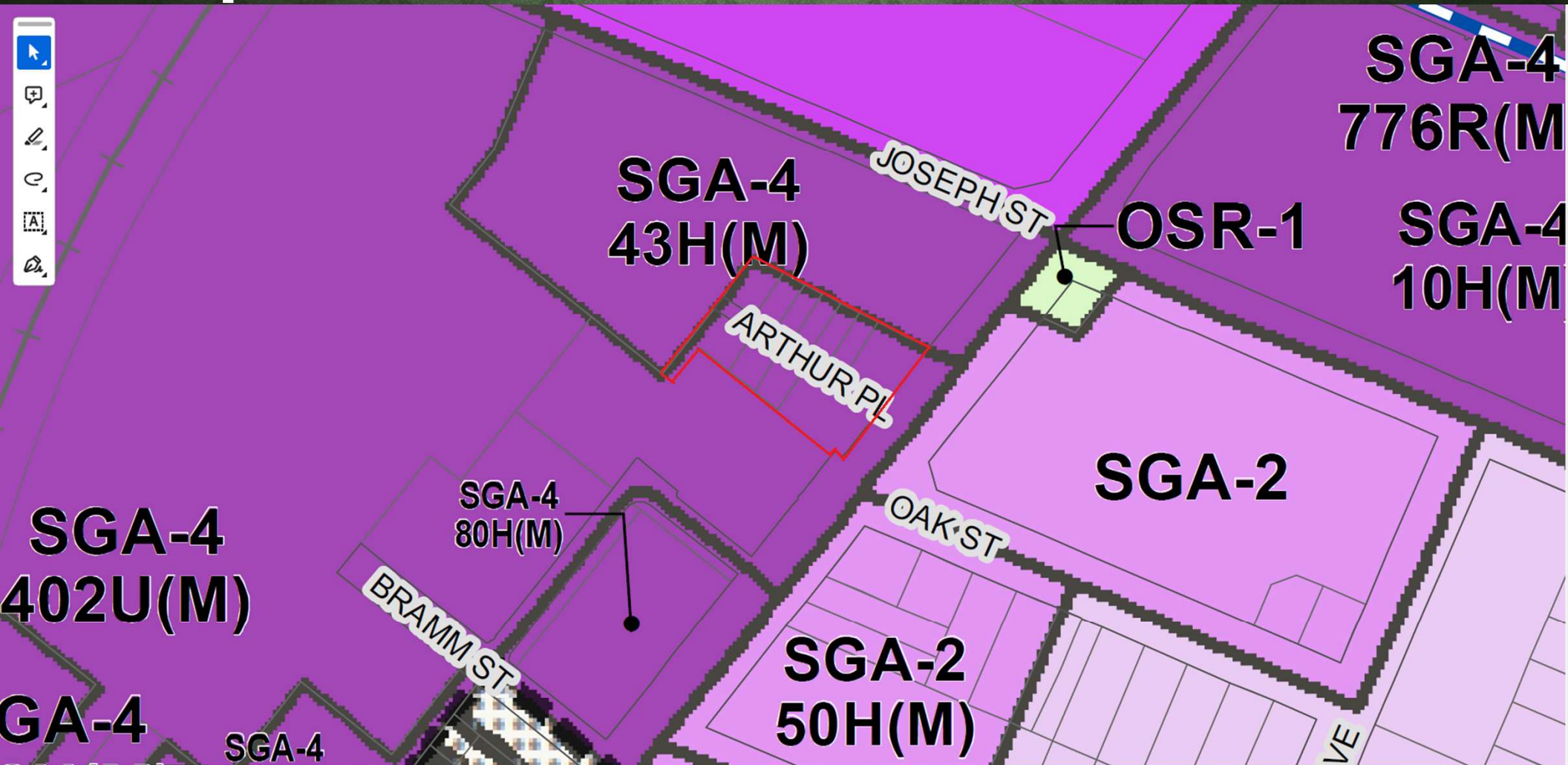
- There are minimum lot widths and areas, as well as building length regulations that apply to different heights of buildings;
 - Buildings up to 12 storeys require a minimum lot width of 30.0m and a minimum lot area of 1,500m². They have a maximum building length of 60.0m, a maximum floor plate area of 2,000m², and a physical separation requirement of 6.0m.
 - Buildings up to 18 storeys require a minimum lot width of 36.0m and a minimum lot area of 1,800m². They have a maximum building length of 54.0m, a maximum floor plate area of 1,200m², and a physical separation requirement of 9.0m.
 - Buildings up to 36 storeys require a minimum lot width of 42.0m and a minimum lot area of 2,000m². They have a maximum building length of 48.0m, a maximum floor plate area of 900m², and a physical separation requirement of 12.0m.
 - Buildings over 36 storeys require a minimum lot width of 48.0m and a minimum lot area of 2,400m². They have a maximum building length of 36.0m, a maximum floor plate area of 850m², and a physical separation requirement of 15.0m.
- Parking is not required, but it is permitted.
- There is a minimum yard setback of 3.0m.
- Building height cannot exceed 12.0m within 12.0m of an SGA1 or low-rise residential zone. The minimum setback for a building adjacent to an SGA1 or low-rise zone is 7.5m
- Buildings are required to provide 8.0m² of amenity space per unit.

Equivalent Mix-4 Zoning Highlights

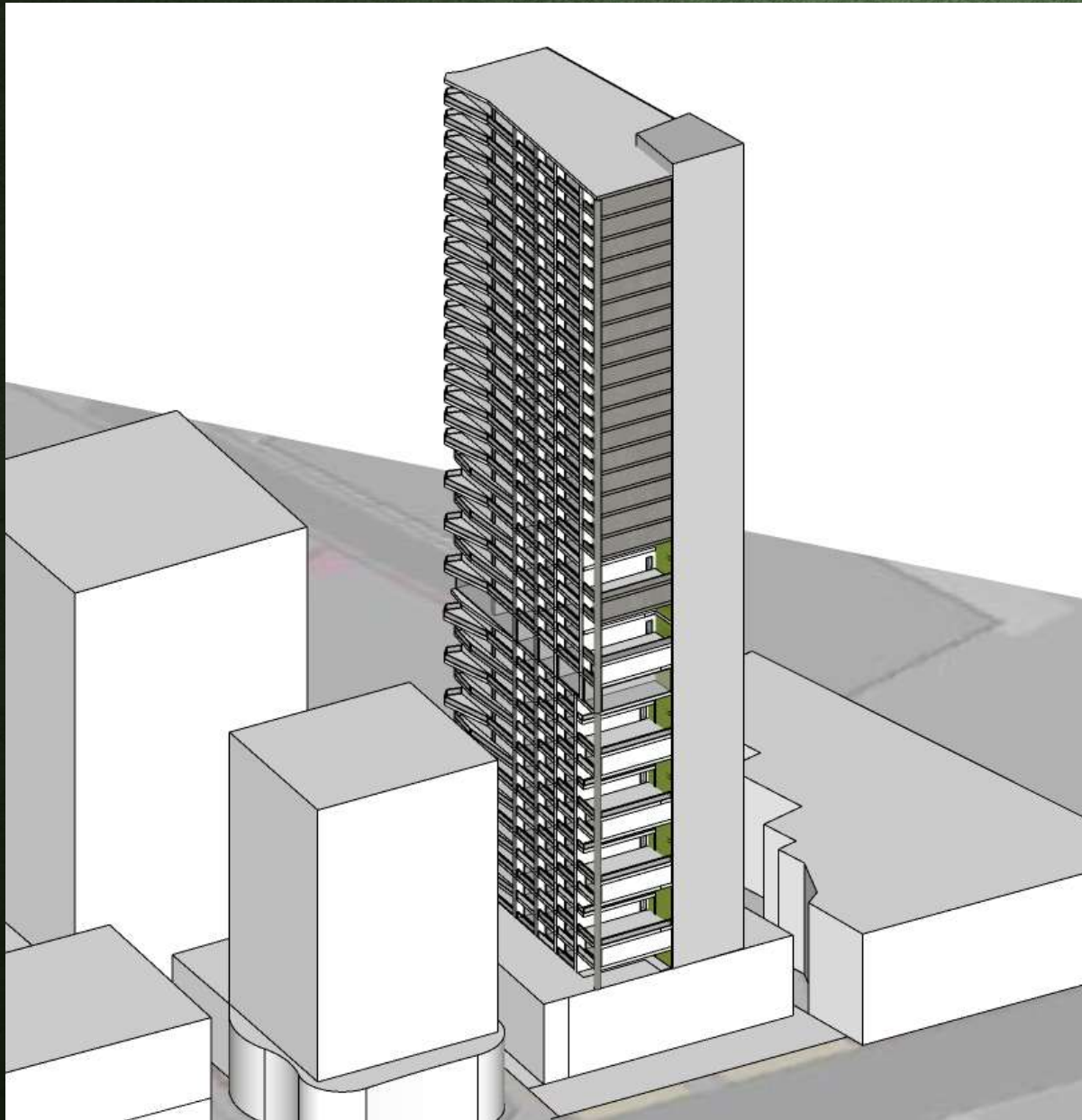
- Minimum Lot-Width 15m.
(new proposed changes, require upwards from 30m to 48m).
- No minimum lot area requirement.
(new proposed changes, require upwards from 1500m² - 2400m²).
- 12.5m tower separation guideline, with shown flexibility in previously approved application.
New Proposed SGA4 would place into By-Law, set 15m “physical” separation, for towers exceeding 36 storeys.
- To stimulate development, setbacks should instead range subsequently from up to:
 - 12 Storey-6m, 18 Storey-8m, 36 Storey-10m and over 36 Storey-12.5M
- The tower separation guideline was 12.5m setback.
- New requirement to Provide 8.0m² (86 sq/ft) of amenity space per unit.
- E.g. (52 Storey building with 600 units, would require 4800m² (51,600 sq ft) of built amenity area.
- Average building cost of \$450sq/ft, adds approximately \$23,200,000.00 million to total building cost.

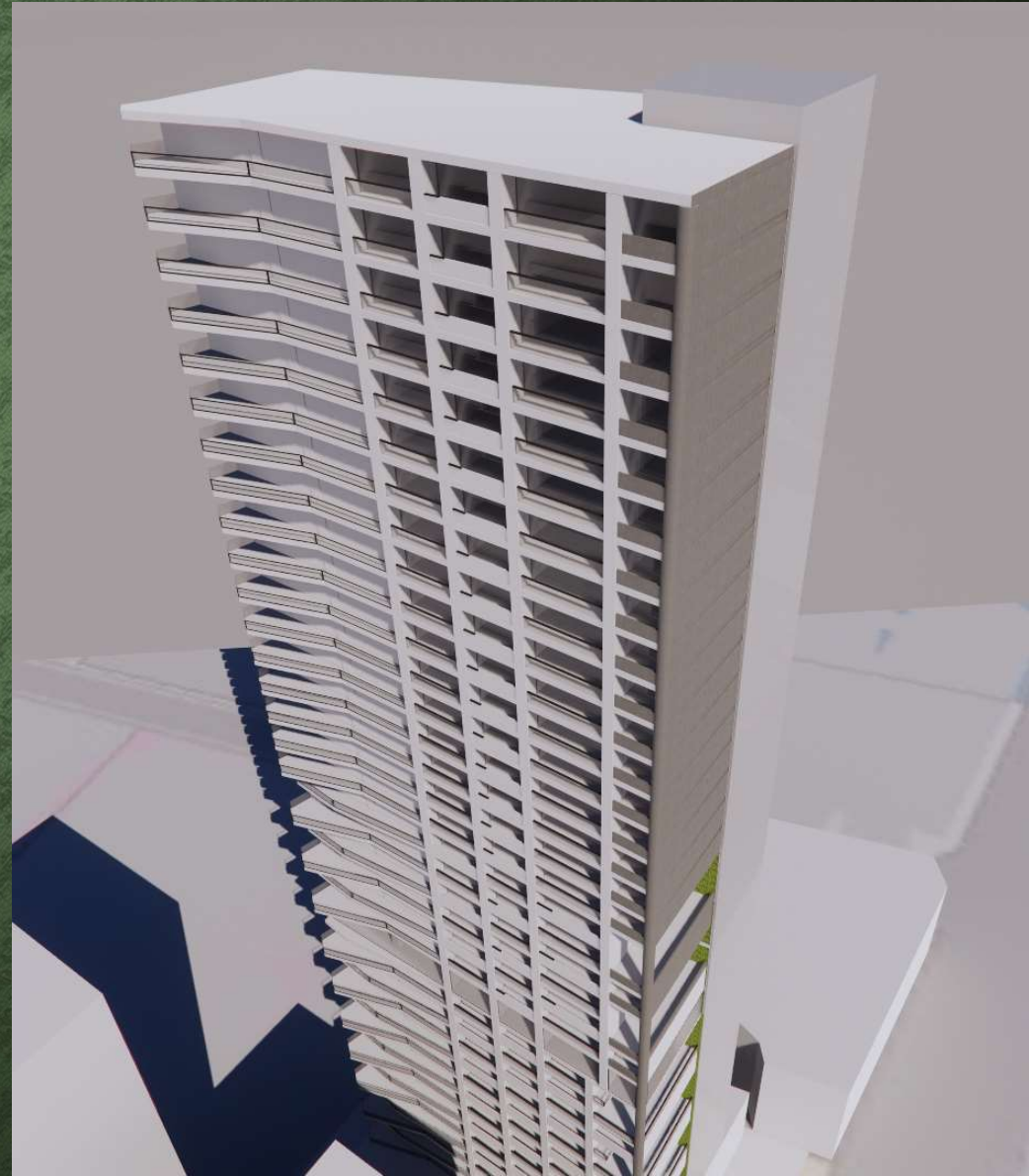
Arthur Place – approximately 0.7m
acre

- 100m from transit hub
- Tower separation of 15m on both the sides, hinders the higher density development.



Designed with Decent Towers setback

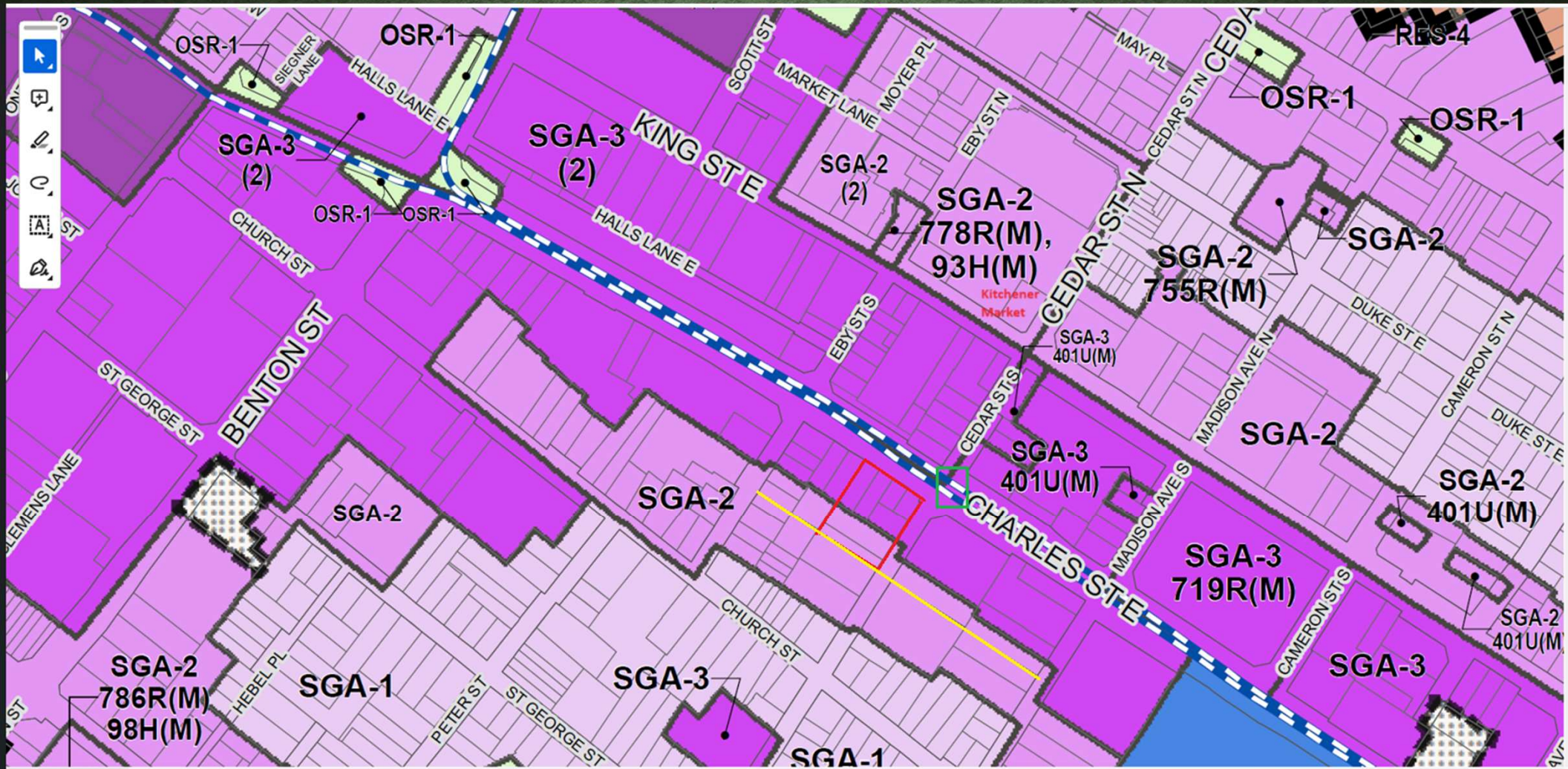




Cedar & Charles

93-101 cedar
42-48 cedar

- 110 feet(33m) depth, impossible with tower separation regulations.
- Kitchener Market, Dense area, LRT station
- Previously under CroZBy proposed Mix-4 high density



Previously under Mix-4 Zoning

maps.kitchener.ca/OnPointExternal/RMap/Default.aspx#

Showing 1 of 1

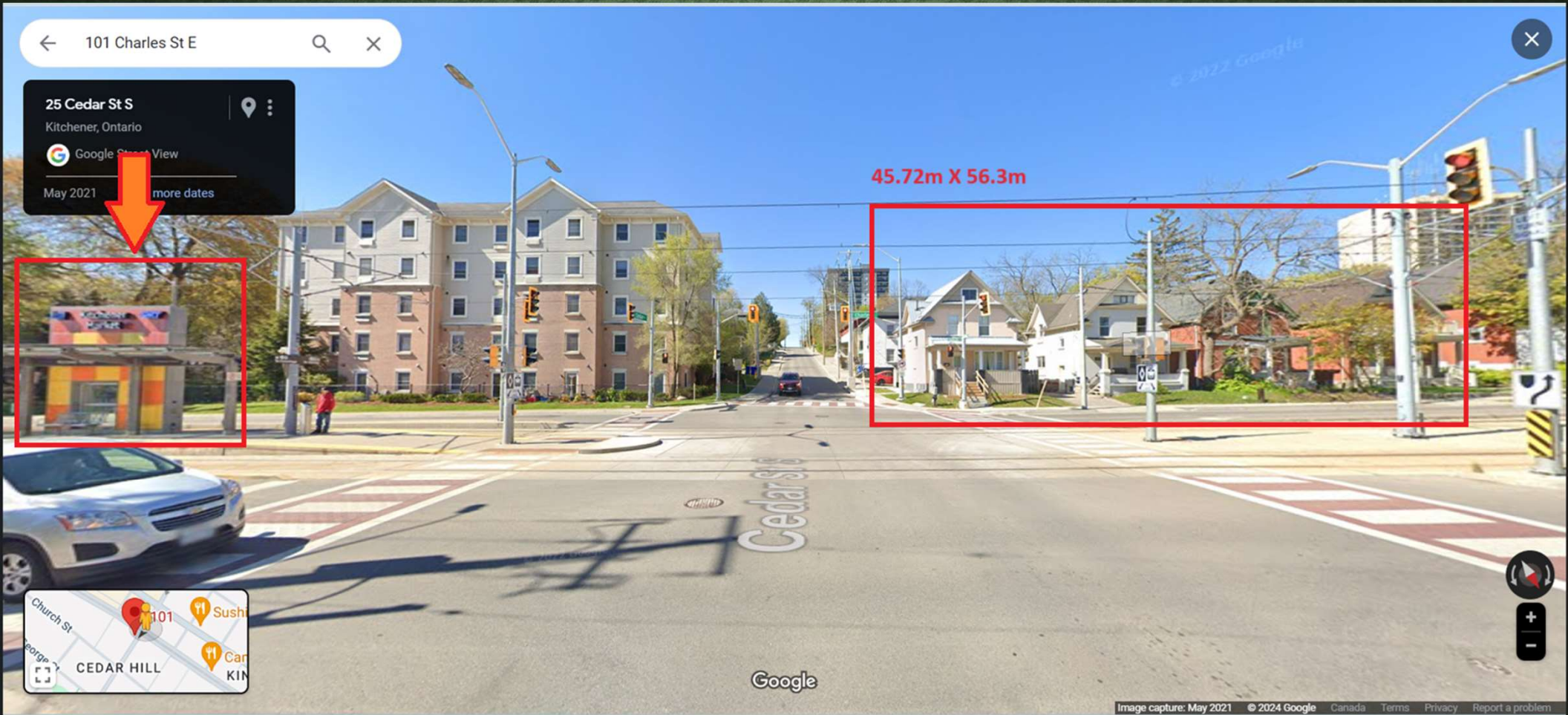
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Map Label	
Zone Class Document	https://app2.kitchener.ca/appdocs/ZoneByLaw2019_Proposed_Amendments\PublishedCurrentText\Neighbourhood Planning Reviews\SECTION 8 - Mixed Use (MIX) Zones\Section_8_NPR Proposed.pdf
Provision 1	
Provision 2	
Provision 3	
Provision 4	
Provision 5	
Provision 6	
Section 3 - Definitions	Open Section 3 - Definitions
Section 4 - General Regulations	Open Section 4 - General Regulations
Section 5 - Parking, Loading, and Stacking	Open Section 5 - Parking, Loading, and Stacking
Application No	https://www.kitchener.ca/

Scale 1: 564 General Information X: 541,770.27,Y: 4,810,477.55

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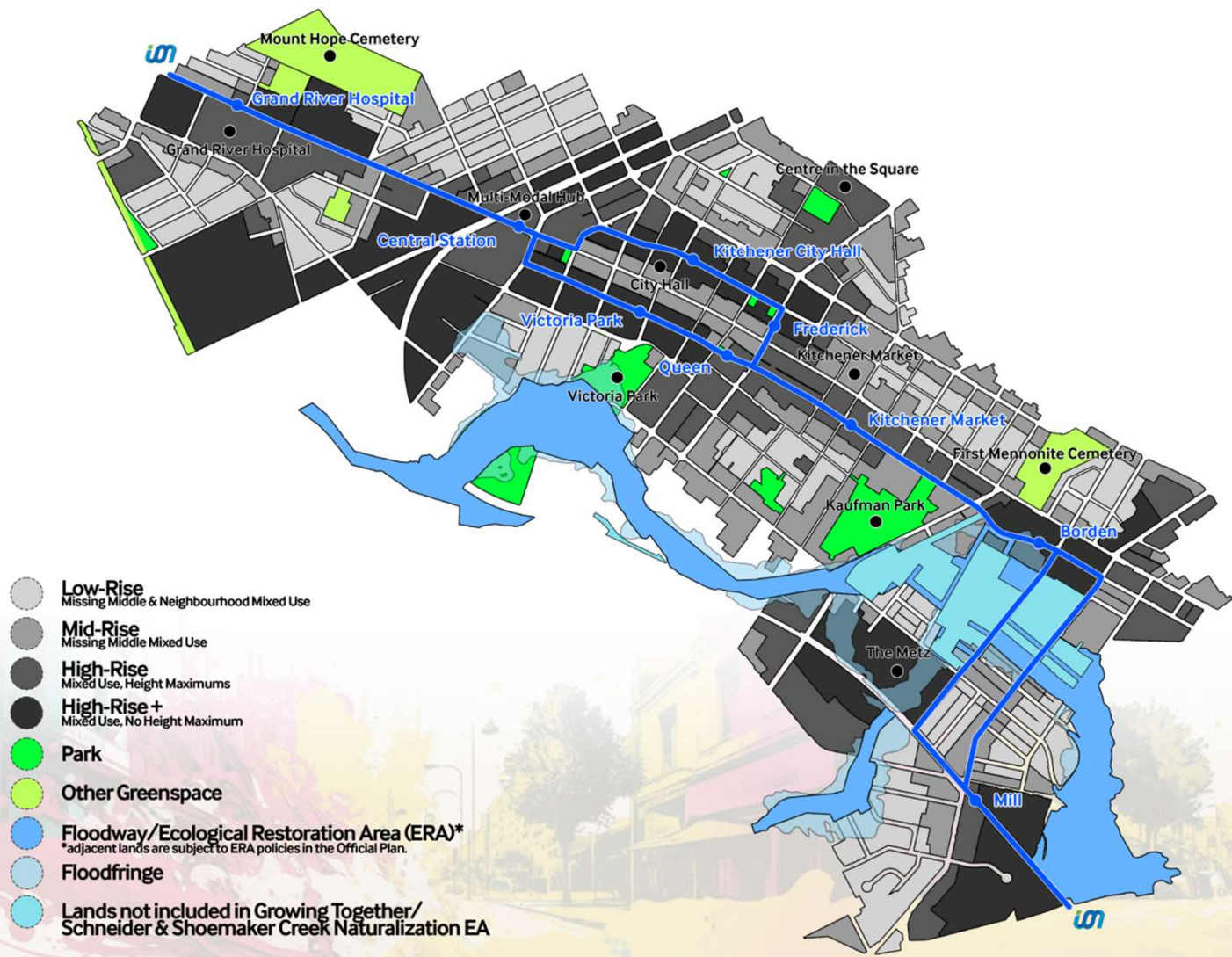
Open Kitchener's Open Data Portal

Prime location, Charles St



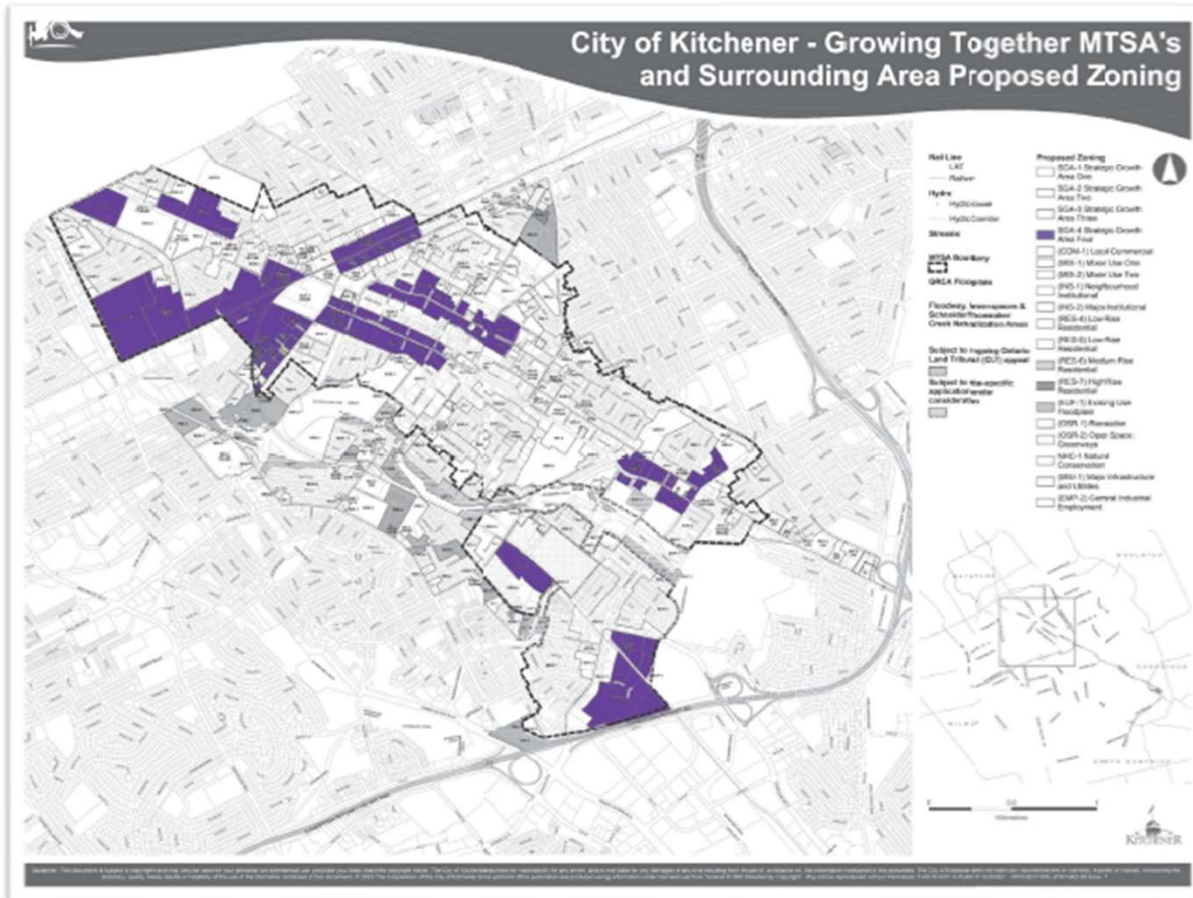
Growing Together Zoning

- This map shows the full draft zoning approach with all four zones.



SGA4 Zoning Map

This map shows the Strategic Growth Areas 4 (SGA4) zone, where buildings are not limited by height. They will allow missing middle, mid-rise and high-rise infill housing along with a range of non-residential uses.



The above map shows the combined results of all public workshops, where participants placed high-rise buildings.

CONCLUSION

- It's crucial to maintain the current 12.5m tower separation guideline and council needs to consider the financial impacts of amenity space requirements.
- A careful re-evaluation of the proposed changes is necessary to avoid potential negative impacts on the urban landscape and development prospects.

