

CITY OF KITCHENER COUNCIL MEETING

86 PINNACLE DRIVE, KITCHENER

February 12, 2024



● Outline

- What we heard
- Process since January PSIC Meeting
- Revised Development Concept
- Recommendations & Alternate By-Law
- Question & Answer

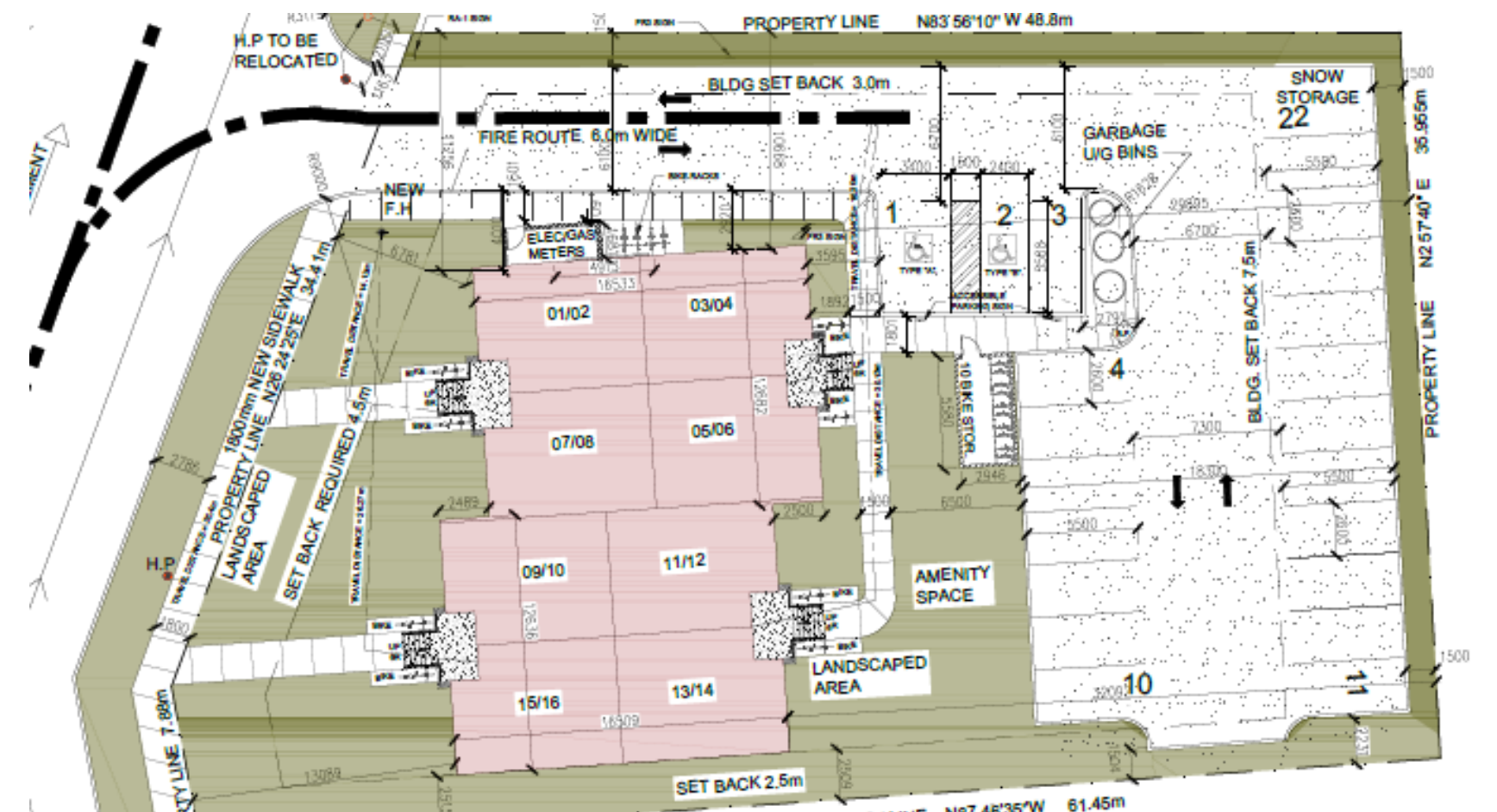


● What we heard

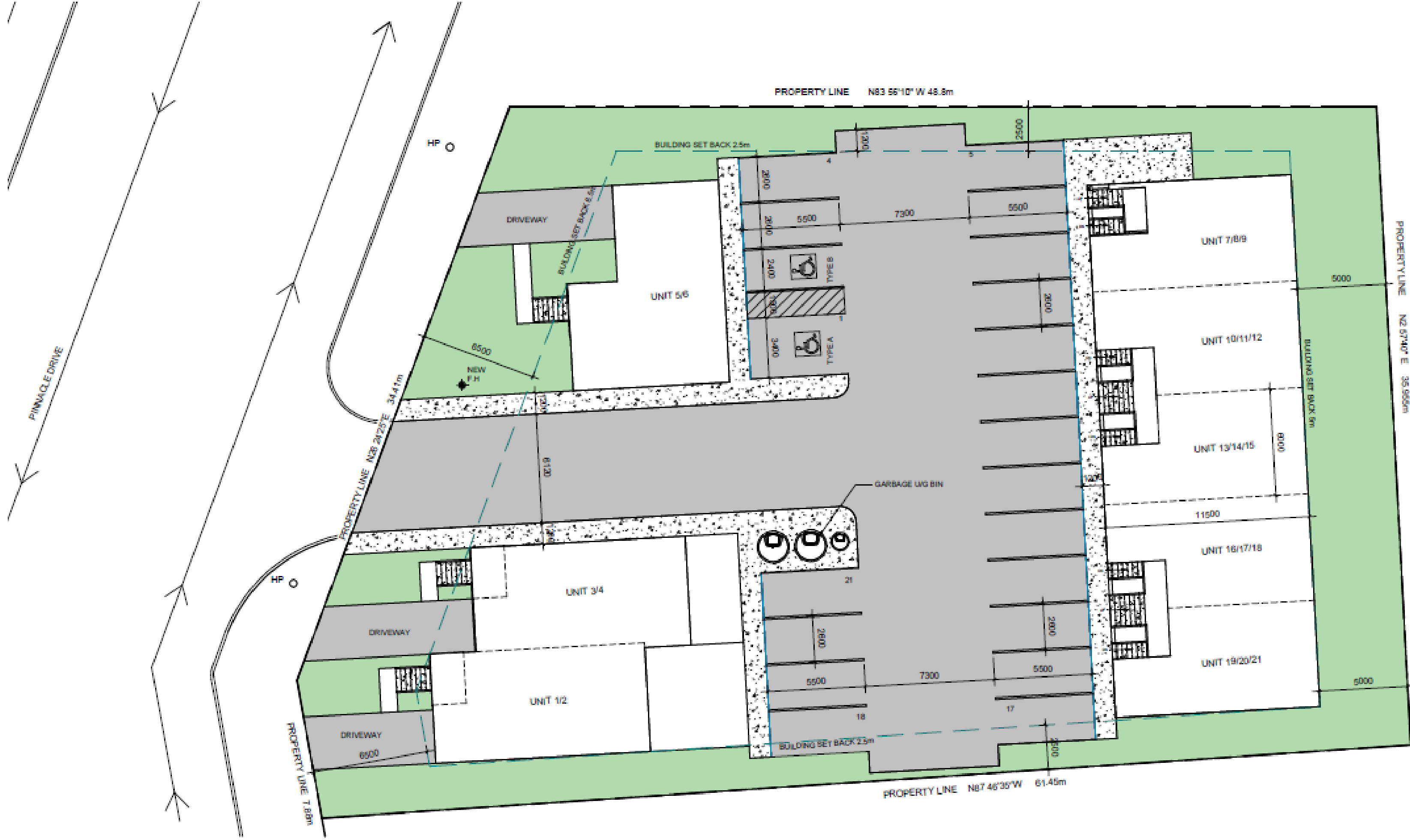
- Concerns with mass of building
- Concerns with rear yard parking
- Concern with building height
- Character of street
- Architectural treatment

Following PSIC Meeting:

- Further discussion with Planning Staff and Ward Councillor
- Alternate concept development
- Amended / alternate application



● Revised Site Plan / Alternate



● Revised Concept Rendering



● Summary of Changes

- Slightly reduced FSR
- 21 total units now proposed
- New housing types introduced, with street facing having private drives and garages
- Building heights now 2 storeys with basement units
- Private amenity areas
- Revised building materials
- Central parking area (no longer rear yard)

● Alternate By-Law

- Maintain request for RES-5 zoning
- No increase to FSR or height
- 2.5 m interior side yard and 5 m rear yard
- 6.5 m front yard (4.5 m required)
- 1:1 parking ratio
- Permit 4 total driveways and limit width of driveways to 3 m (save for main drive aisle)
- Applying multiple dwelling standards to all buildings on the lot for by-law purposes

Thank You!

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