

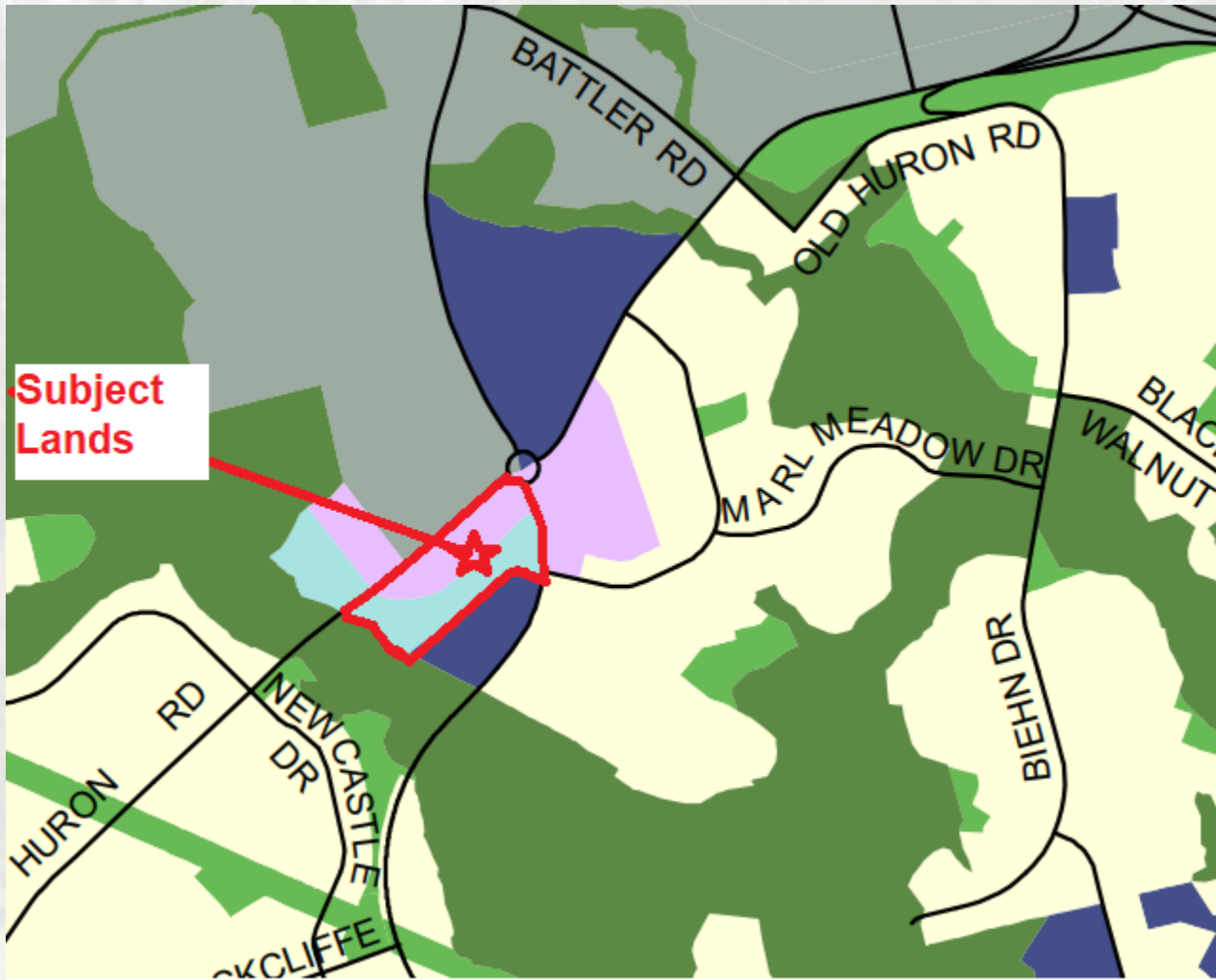
490 Huron Road
Official Plan Amendment Application OPA22/012/H/CD
Zoning By-law Amendment Application ZBA22/019/H/CD
Owner: 2517293 Ontario Inc

Planning & Strategic Initiatives Committee
February 26, 2024

Site Context



Existing Planning Framework



Subject Lands



Proposed Amendments



Official Plan

Proposing to amend Site-Specific Policy 15.D.12.40 to increase the maximum permitted height to 24 storeys or 80 metres.

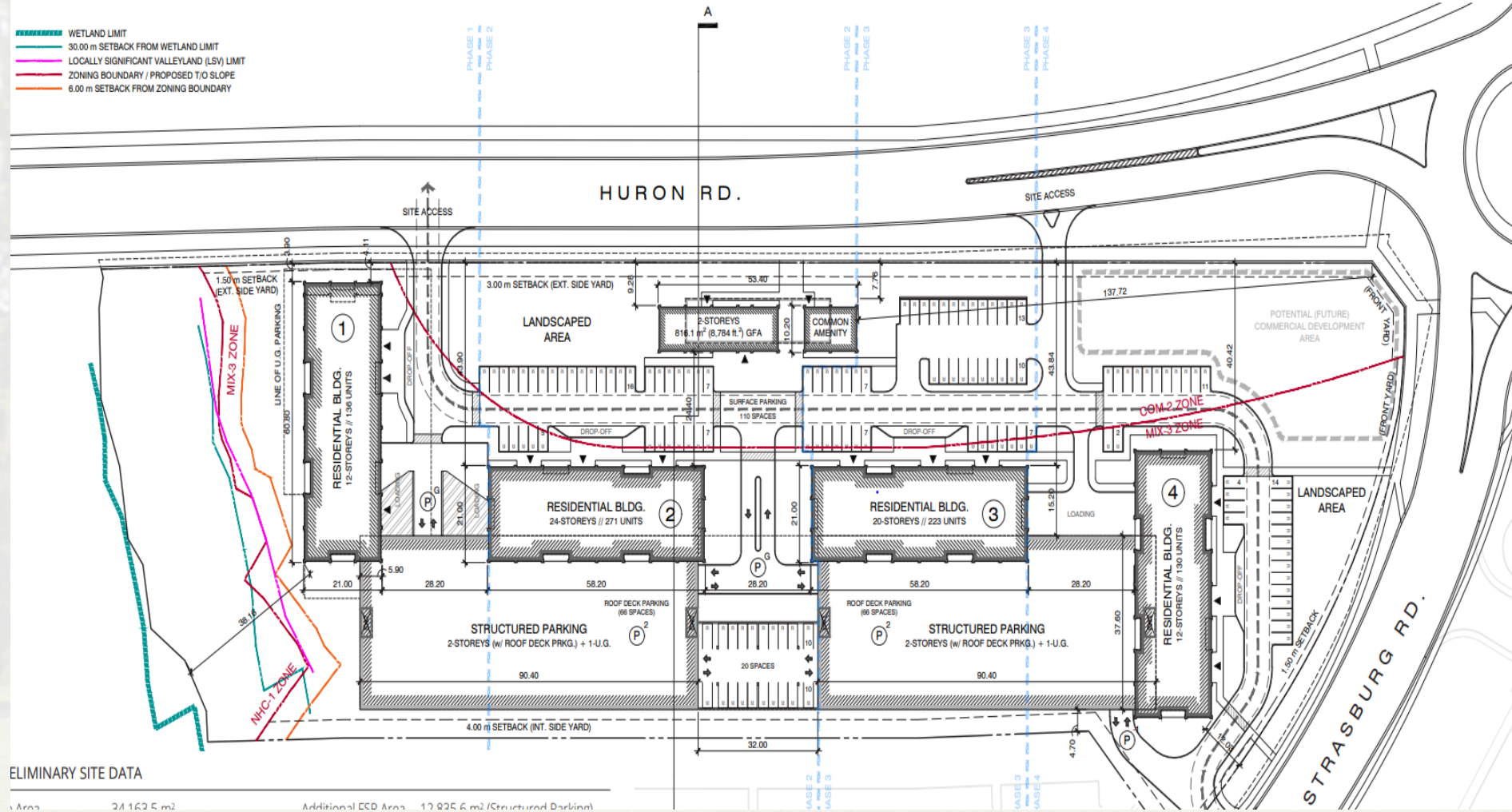
Zoning By-law

Proposing to amend Zoning By-law 2019-051 to amend Site Specific Provision (120) and add Holding Provision (82H) to the subject lands.

Site Specific Provision (120) will permit an increased maximum building height of 24 storeys or 80 metres and a maximum Floor Space Ratio of 4.0, regulate the location of parking spaces, and to require no minimum Ground Floor Street Line Façade for a building Abutting Street Line.

Holding Provision (82H) is required to ensure matters related to noise are addressed, prior to lifting of the Holding Provision.

Development Concept Site Plan



ELIMINARY SITE DATA

Area	24,162.5 m ²	Additional ECD Area	12,925.6 m ² (Structured Parking)
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Conceptual Building Elevations



Opportunity



- Develop an underutilized parcel of land with a new compatible development that implements the Official Plan.
- Diversify housing stock and provide additional housing choice in this community.
- Introduce a new, compatible building form to the neighbourhood.
- Contribute towards a complete community.

Highlights and Conclusion



- Staff are recommending approval of the Official Plan and Zoning By-law Amendment applications.
- The proposed Official Plan and Zoning By-law Amendments are consistent with policies of the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan and City of Kitchener Official Plan, and represents good planning.