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URBAN PLANNING AND DESIGN

# CITY OF KITCHENER PSIC MEETING

## 32-42 WINDOM ROAD, KITCHENER

February 26, 2024





# ● Outline

- Background
- Site Context
- Proposed Development
- Proposed OPA / ZBLA
- Recommendations
- Question & Answer





# ● Background

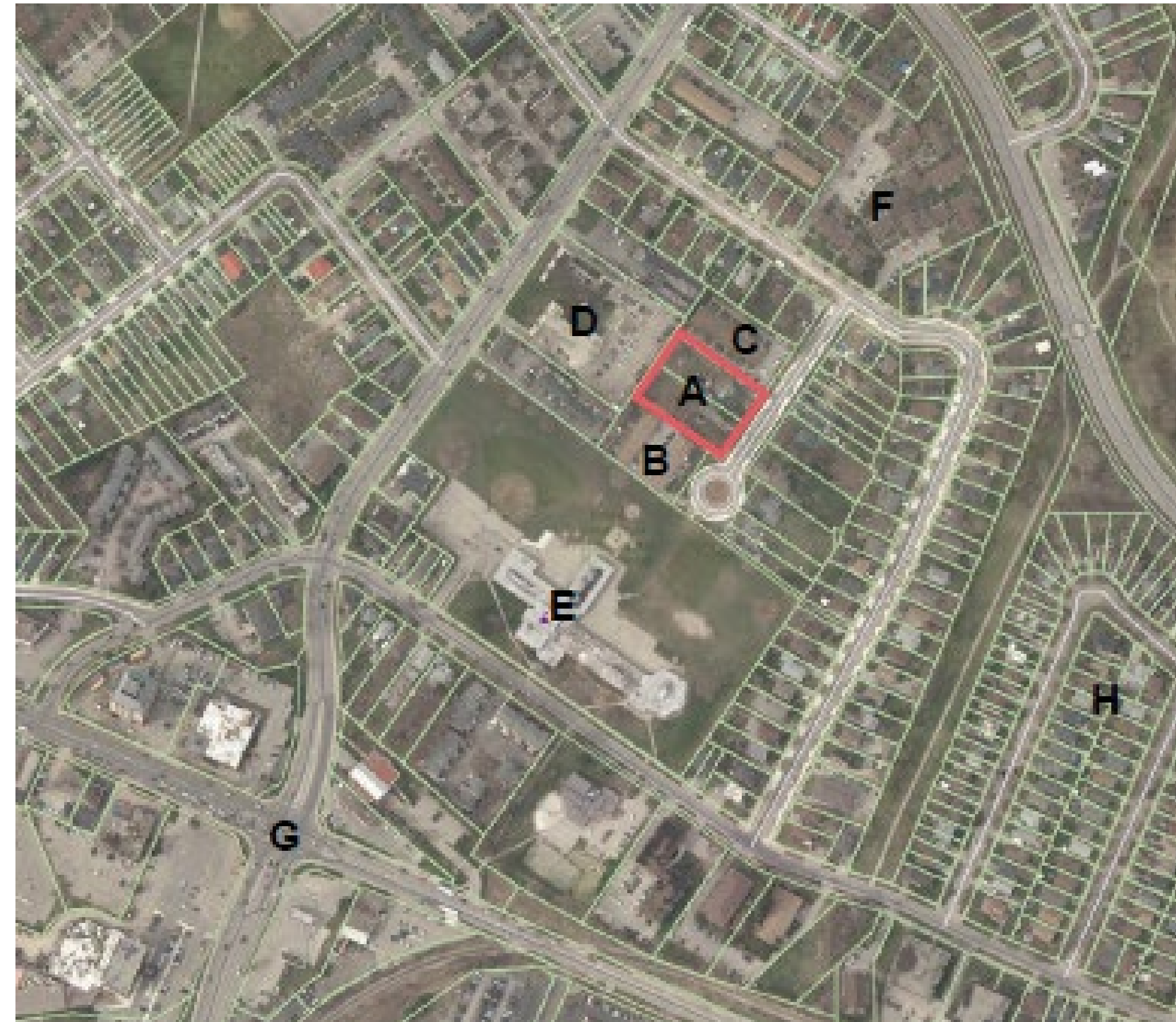
- Property municipally known as 32-42 Windom Road, Kitchener
- Lot Area: 0.35 hectares
- Frontage: ~48 m
- Lot Shape: Regular / Rectangular
- Current use: Two detached dwellings, 42 Windom divided into 5 units





# ● Neighbourhood Context

Identifier	Description
A	Subject Property (32-42 Windom Road)
B	48 Windom Road Townhouse Development
C	20 Windom Road Townhouse Development
D	149 Fairway Road Apartment Complex
E	Howard Robertson Public School
F	Thaler Avenue Townhouse Development
G	King Street and Fairway Road Intersection and Commercial Corridor
H	Low Density Residential Neighbourhood





# ● Development Concept

- 58 stacked townhouse units
  - 18 one-bed units
  - 20 two-bed units
  - 18 three-bed units
  - 2 four-bed units
- 47 parking stalls
- Balconies and common amenity areas
- FSR: 1.39
- Height: 15.1 (to top of roof pitch)







71.6 m

49.8 m

7.5 m

V.

V.

V.

AMENITY AREA  
82.3 sq.m

UNIT A  
57.8 sq.m

UNIT A  
57.8 sq.m

UNIT A  
57.8 sq.m

UNIT A  
57.8 sq.m

UNIT A  
57.8 sq.m

UNIT A  
57.8 sq.m

UNIT A  
57.8 sq.m

UNIT A  
57.8 sq.m

UNIT B  
54.8 sq.m

UNIT D  
49.3 sq.m

UNIT B  
54.8 sq.m

FEV

FEV

FEV

FEV

FEV

FEV

FEV

FEV

FEV

FEV

FEV

FEV

FEV

FEV

FEV

FEV

FEV

FEV

FEV

TYPE B

TYPE A

FIRE ROUTE

71.1m LENGTH

REDD TORONTO 2022 (CA)

16

1

17

FEV

FEV

FEV

FEV

FEV

UNIT A  
57.8 sq.m

UNIT A  
57.8 sq.m

UNIT A  
57.8 sq.m

UNIT A  
57.8 sq.m

UNIT A  
57.8 sq.m

UNIT A  
57.8 sq.m

UNIT C  
49.2 sq.m

UNIT D  
49.3 sq.m

UNIT C  
49.2 sq.m

8700

5500

19.7

20

1200

2400

2600

6450

6450

6450

6450

6450

9178

1700

6800

6700

6700

6600

1700

9220

6450

6450

2.5 m

1.5m HIGH BOARD ON BOARD FENCE

1.5m HIGH BOARD ON BOARD FENCE

4.5 m

4.5 m















# ● Details of OPA & ZBLA

## Official Plan Amendment

- FSR of 1.39
- Height of 15.1 m

## Zoning By-Law Amendment

- FSR: 1.39
- Height: 15.1 (to top of roof pitch)
- Side Yard Setback: 2.5 m
- Parking Ratio: 0.81 / unit





# Recommendations

- Application conforms to the City of Kitchener's Official Plan, Council approved Secondary Plan and the Growth Plan for the Greater Golden Horseshoe; has regard for matters of provincial interest set out in the Planning Act, and is consistent with the Provincial Policy Statement
- Represents context appropriate, low rise residential infilling and is compatible with adjacent land uses
- Agree with recommendations and conclusions set out in City Staff Report
- Recommend approval of OPA and ZBLA applications





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# Thank You!

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