

236-264 Victoria Street North
Official Plan Amendment Application OPA24/001/V/CD
Zoning By-law Amendment Application ZBA24/001/V/CD
Owner: Vicner Inc.

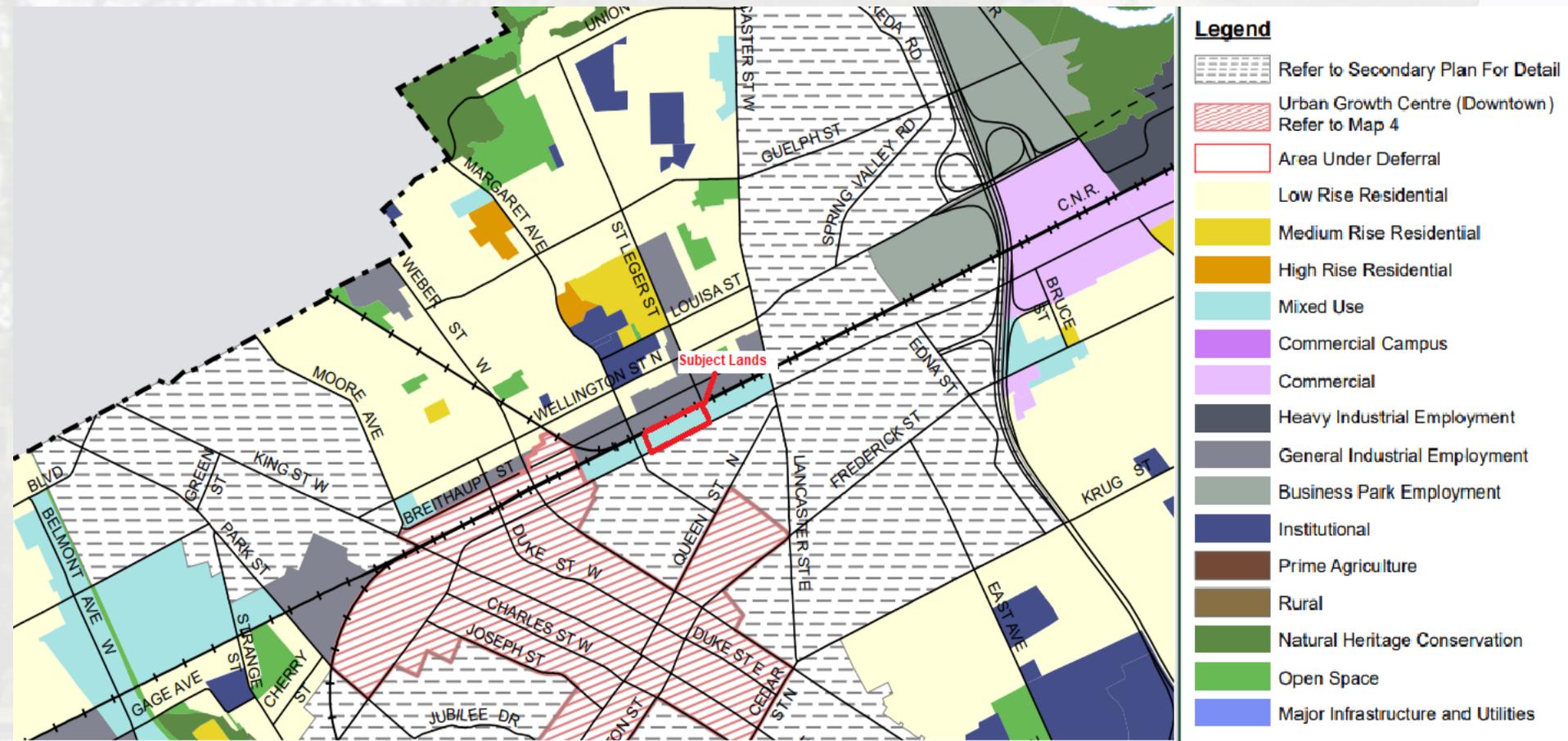
Planning & Strategic Initiatives Committee

April 8, 2024

Site Context



Existing Policy Context



Proposed Amendments



Official Plan

Proposing to add Specific Policy Area 72 to Map 5 and Policy 15.D.12.72 to the text in the Official Plan to allow a maximum building height of 40 Storeys or 160.2 metres in height with a maximum Floor Space Ratio (FSR) of 10.5 .

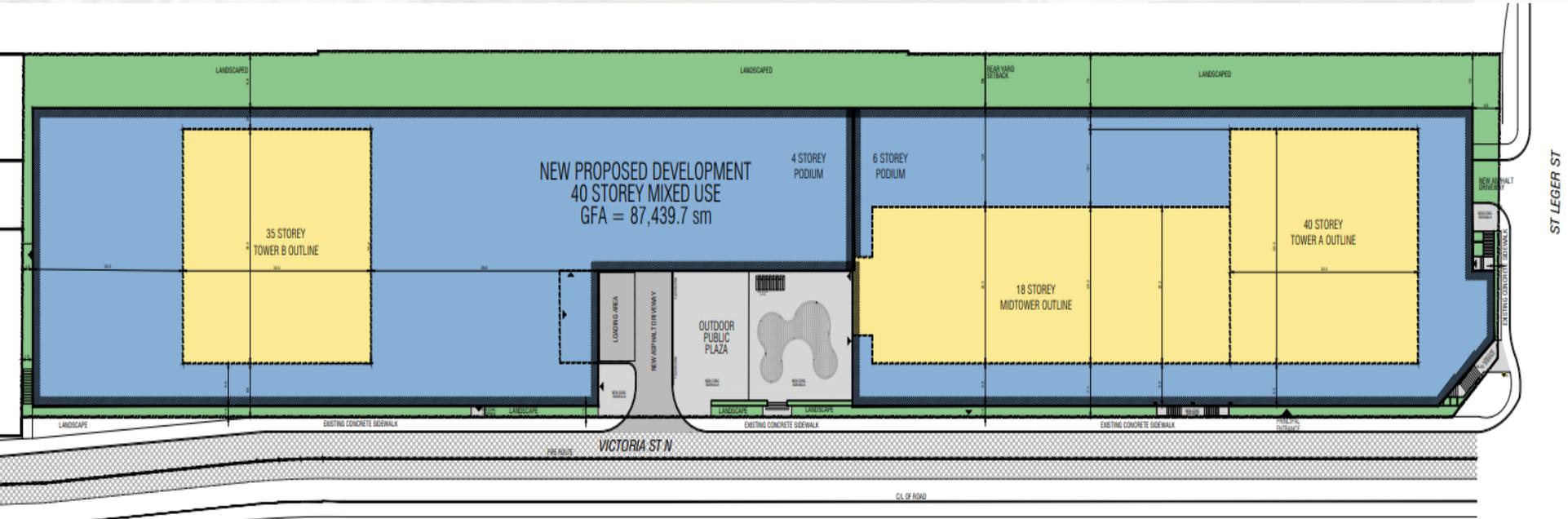
Zoning By-law

Proposing to change the zoning from 'MIX-2 with Site Specific Provisions (49) (126) 138)' to 'MIX-2 with Site Specific Provision (392)' in Zoning By-law 2019-051.

Site Specific Provision (392) will allow for an increased maximum building height of 40 storeys and 160.2 metres; regulate the required number of parking spaces; and allow for a reduced rear yard and front yard setback.

Holding Provision (83H) is required to ensure matters related to site contamination and noise are addressed, prior to lifting of the Holding Provision.

Site Layout



Conceptual Building Elevation



Opportunity



- Increase housing supply in urban corridor.
- Redevelop an underutilize parcel of land with a new compatible development that aligns with the Official Plan.
- Diversify housing stock and provide additional housing choice in the 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.