

75 First Avenue

Zoning By-law Amendment Application

ZBA24/013/F/BB

Owner: Jason Dale

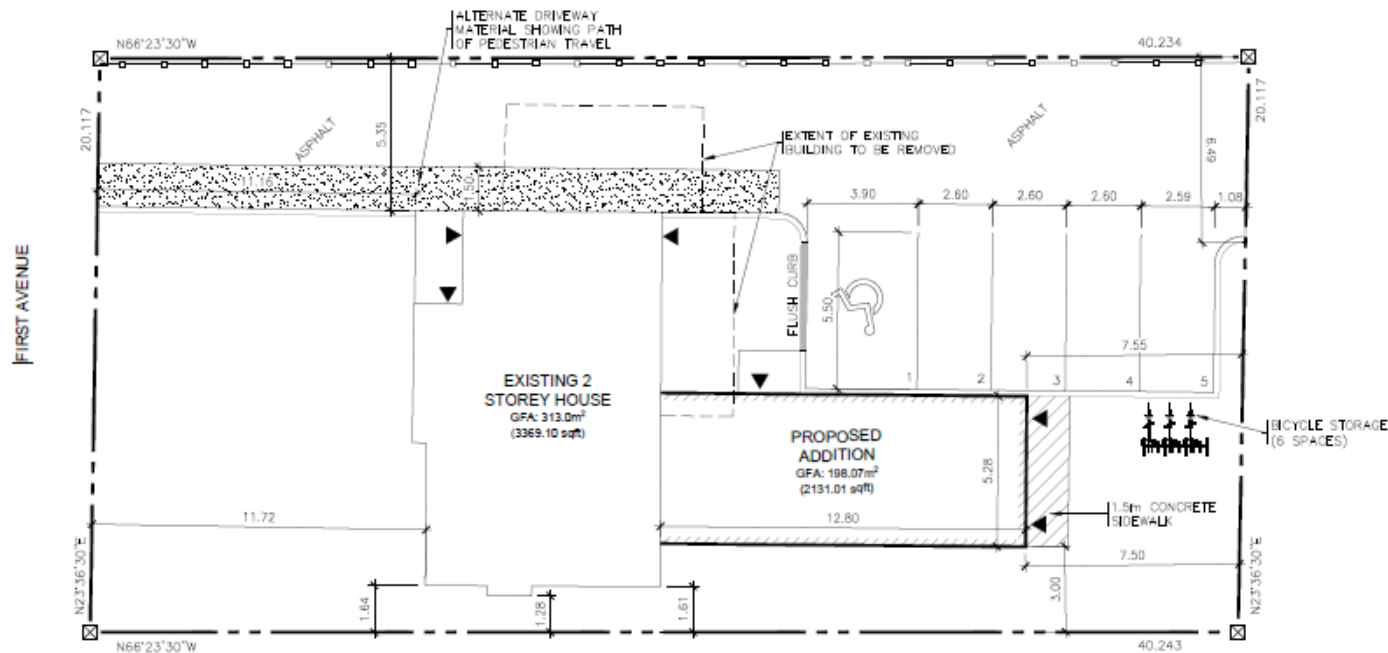
Planning & Strategic Initiatives Committee

August 12, 2024

Site Context



Conceptual Site Plan



LEGEND

PROPERTY LINE	---
IRON BAR	■
MAIN DOOR ENTRANCE / EXIT	▼
1.8m HIGH WOODEN FENCE	□

Number of Units = 5 Units
 Number of Visitor Spaces = Not required
 Floor Space Ratio = 0.627
 GFA = 508.55 sqm.
 Lot Area = 810.84 sqm.

Parking Required = 1 Space/Unit = 5 Spaces
 Parking Provided = 1 Space/Unit = 5 Spaces
 Parking Space Minimum Dimensions = 2.8m x 5.5m
 Barrier Free Parking Required = 1 Space/1-12 Spaces = 1 Space

SITE DATA - RES-5 - MULTIPLE DWELLINGS

REGULATION	REQUIRED	PROPOSED
LOT AREA (MIN.)	495.0m²	810.84m²
LOT WIDTH (MIN.)	19.0m	20.117m
FRONT YARD SETBACK (MIN.)	4.5m	11.15m
INTERIOR SIDE YARD SETBACK (MIN.)	3.0m	11.28m
REAR YARD SETBACK (MIN.)	7.5m	7.5m
LANDSCAPED AREA (MIN.)	182.17m² (20%)	323.90m² (39.84%)
FLOOR SPACE RATIO (MIN.)	N/A	N/A
FLOOR SPACE RATIO (MAX.)	0.6	0.627
BUILDING HEIGHT (MIN.)	N/A	N/A
BUILDING HEIGHT (MAX.)	9.0m	7.55m
NUMBER OF STOREYS (MAX.)	3	3
NUMBER OF DWELLING UNITS (MIN.)	N/A	5
NUMBER OF DWELLING UNITS (MAX.)	N/A	5
GROUND FLOOR PLANT AREA	YES	NO

* DENOTES VARIANCE REQUIRED

North Arrow
 True North



Designer Information

1. CORIN WELLS review and take responsibility for the design work on behalf of Orchard Design Studio Incorporated registered under Firm BCIN: 25915

Signature: *Corin Wells*
 Individual BCIN: 27253

Project Information

PROPOSED TRIPLEX ADDITION
 75 FIRST AVENUE
 KITCHENER, ONTARIO

No.	Date	Description
1	09.21	UPDATED PER CITY

Sheet Information

SITE PLAN

Project No: 11950
 Project Start Date: 2017.06.06
 File: 75 First Avenue - Site Plan.dwg
 Drawn by: MGL
 Scale: 1:100

ZONE CHANGE

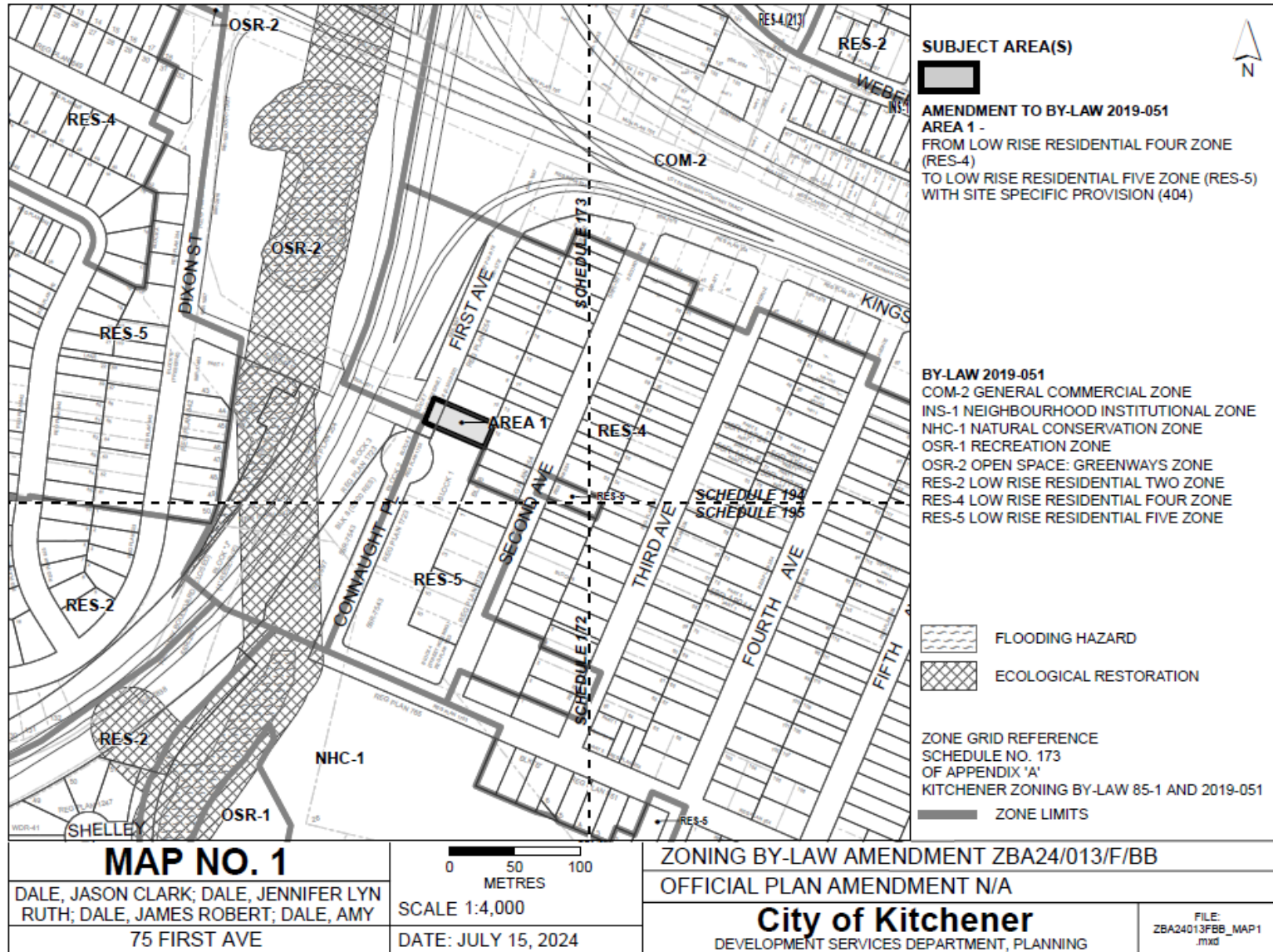
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Plot Date/Time: 2024-03-21 4:27:14 PM

Proposed Building Elevations



Proposed Zoning By-law 2019-051



Opportunity



- Facilitate a compact, compatible, 'missing middle' low rise development within an established neighbourhood that contains a mix of low-rise development.
- Support the development 3 additional residential units, with high quality living space, to contribute to the City's inventory.
- Located on a major bus route where both on and road cycling infrastructure is nearby as well as Wilson Park.
- Consistent with Provincial, Regional and City policy direction.

Highlights and Conclusion



- Recommending approval of the application to change Zoning By-law from 'RES-4' in By-law 2019-051 to 'RES-5 with (404).
- Site Specific provision (404) will permit
 - a parking requirement of 0.8 parking spaces per dwelling unit, a minimum of 5 motor vehicle parking spaces;
 - dwelling units located at ground floor level to not have patio areas adjacent to the dwelling;
 - a minimum interior side yard setback of 1.28 metres;
 - a maximum Floor Space Ratio of 0.63;
 - a minimum of 0 visitor parking space;
 - a minimum rear yard setback for a parking lot of 1 metre;
 - a minimum side yard setback of a parking lot of 0 metres;
 - a minimum drive aisle width of 5.3 metres;
 - no street line façade opening whereas the Zoning By-law requires a minimum of 20%; and
 - prohibit geothermal wells.
- The Zoning By-law Amendments demonstrate good planning principles and is consistent with Provincial, Regional and City planning policies.