

2980 KING STREET E. KITCHENER

Planning & Strategic Initiatives Committee Meeting

Monday, September 16, 2024



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

CONTEXT

- Corner of King St E and Fairway Rd N
- Located within an Urban Corridor
- Intersection of two Regional Roads with access to Highway 8
- ION, iXpress, and local bus within walking distance
- Nearby retail, community centre, parks



Existing Conditions



Aerial view from southwest



View from King Street East



View from Fairway Road North



Corner of King Street East & Fairway Road North



PROPOSAL

Mixed-Use High Density Development with commercial uses along King Street and a combination of underground and structured parking. Amenity space provided in the form of a large podium amenity space, indoor amenity and private balconies. Preliminary concepts show how the site could develop in the future.

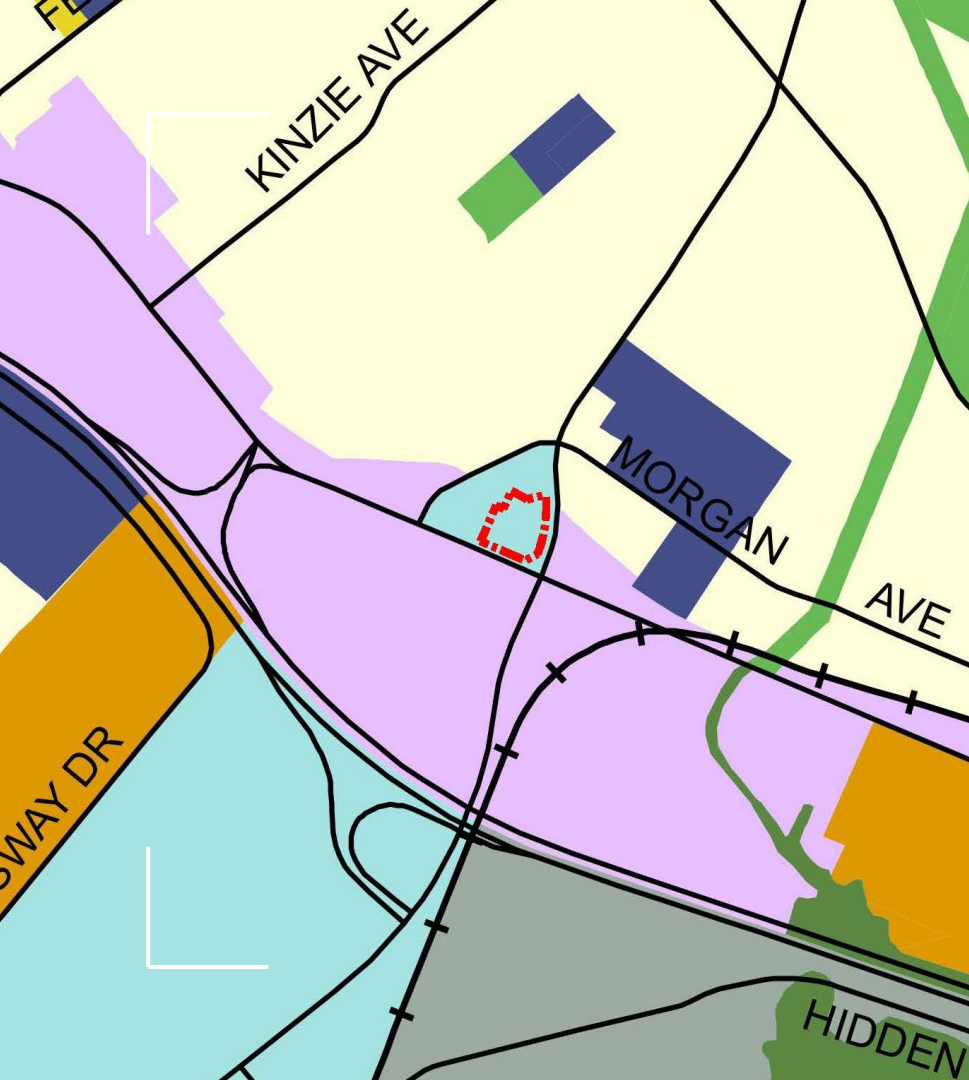
Applications represent long-term planning initiative by the current owners to reflect an appropriate future development scenario. Redevelopment is not anticipated in the short term.



Conceptual Renderings

- Podium and compact tower form along urban corridor
- Human-scale podium along King St E and Fairway Rd
- Stepped tower design to separate massing and transition to adjacent
- Tower meets tower separation guidelines
- Contemporary design and material palette





KITCHENER OFFICIAL PLAN

Designated: Built Boundary,
Urban Corridor, Mixed Use

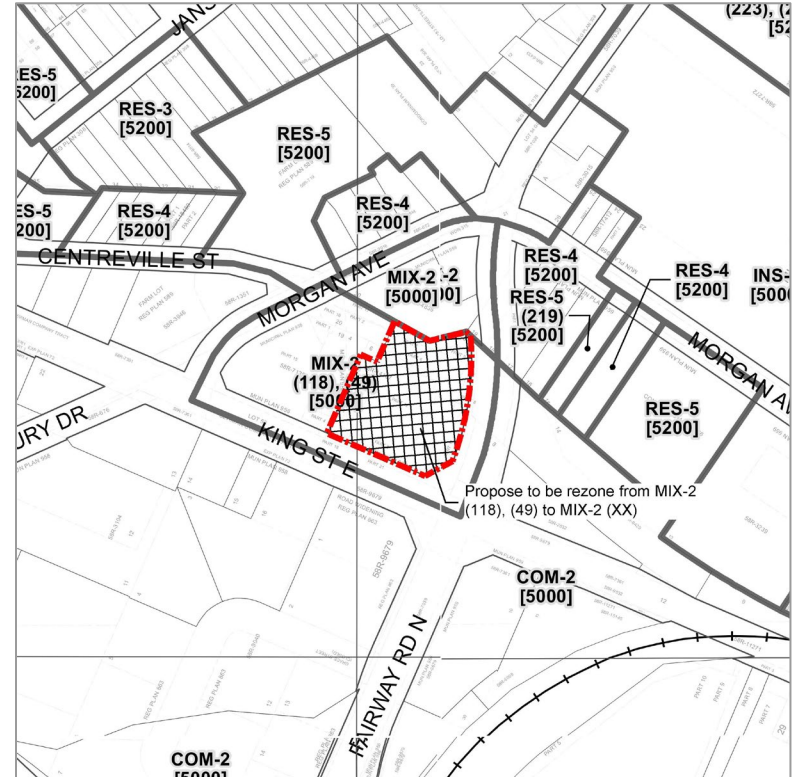
OPA to increase height and
density

City of Kitchener Zoning By-law

- Current Zoning: Mixed Use Two Zone (“MIX 2”) with Site Specific Provisions 49 and 118
 - Permits proposed uses
- Base zone proposed to remain the same, with revisions to the site-specific provisions

Site-Specific Provisions

- Increase to maximum building height
- Increase to maximum number of storeys
- Increase to FSR
- Reduction of minimum parking space requirements
- Increase to minimum number of Class A bicycle parking spaces



Supporting Materials

- Planning Justification Report
- Sustainability Statement
- Site, Renderings, & Elevations
- Shadow Impact Analysis
- Noise Study
- Pedestrian Wind Comfort Assessment
- Arborist Report and Vegetation Plan
- Aeronautical Assessment

All technical comments have been addressed through revised zoning amendment, or will be addressed as part of a future site plan application. No public comments were received.

Conclusions

- Consistent with the current Provincial Policy Statement (PPS) and new PPS to take effect October 2024.
- Conforms to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe and represents intensification in the Built-Up Area
- Supported by technical review
- Aligned with the intent of the City of Kitchener Official Plan & Zoning By-law
- Supports intensification of an underutilized sites and the efficient use of land, resources and infrastructure
- Represents good planning





THANK YOU!
QUESTIONS?