

60 Trussler Road

Zoning By-law Amendment Application

ZBA24/019/T/ES

Owner: **1000160668 Ontario Corp.**

Planning & Strategic Initiatives Committee

October 7, 2024

60 Trussler Road Site Context

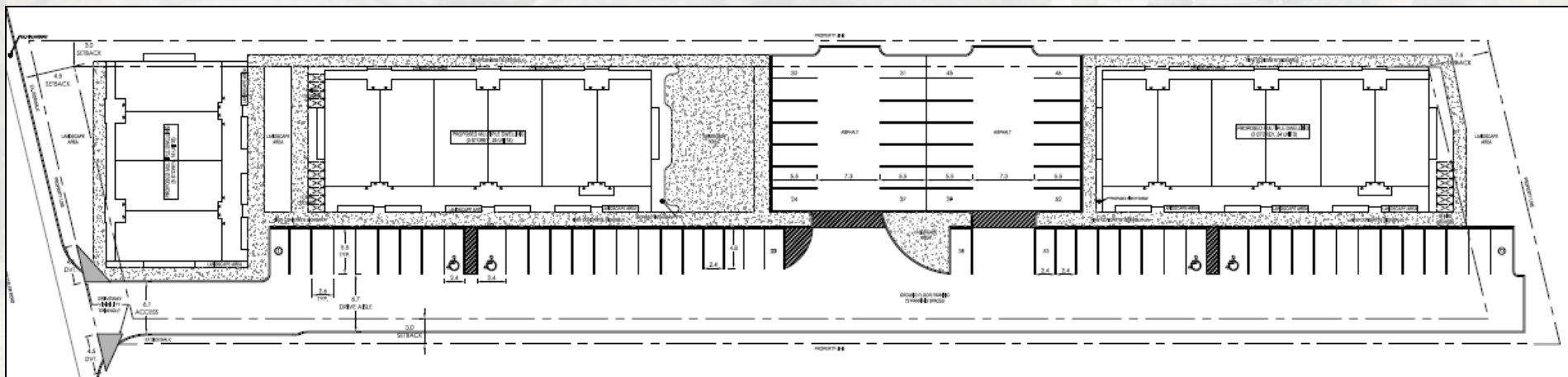


Concept

- 63 Residential Units
- 73 Parking Spaces
- 3 Storeys in Height

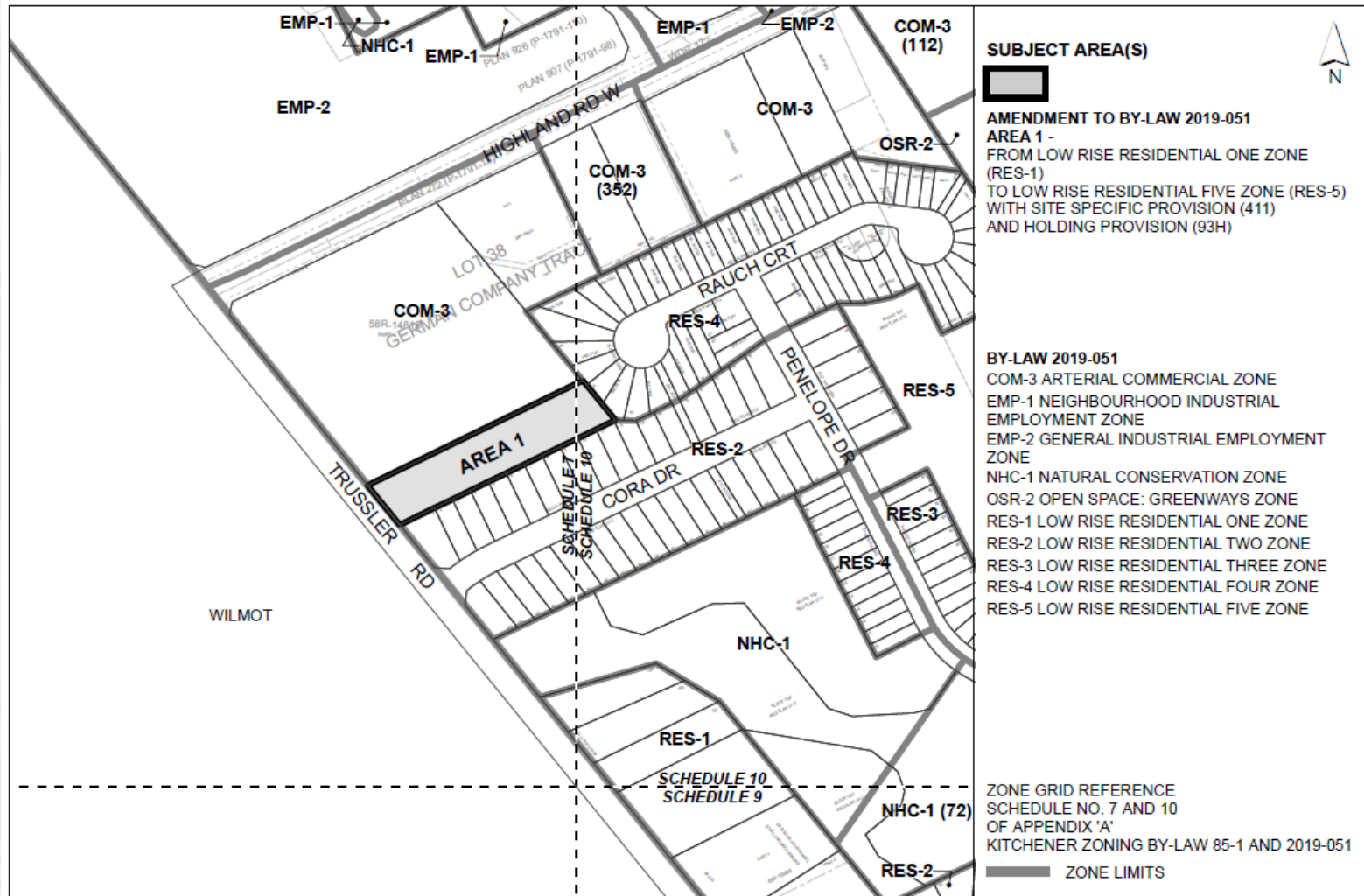


View from Trussler Road (Rendering)



Concept Plan of Site Layout

60 Trussler Road Proposed Zoning



MAP NO. 1

1000160668 ONTARIO CORP.

60 TRUSSLER RD

0 50 100
METRES

SCALE 1:4,000

DATE: SEPTEMBER 16, 2024

ZONING BY-LAW AMENDMENT ZBA24/019/T/ES

OFFICIAL PLAN AMENDMENT N/A

City of Kitchener

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:
ZBA24019TES_MAP1
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Opportunity



- Create 63 new dwelling units in a low-rise built form.
- Provide an infill intensification opportunity within an existing low-rise neighbourhood.
- Contribute to the diversity of housing within the Forest Heights Neighbourhood.

Highlights and Conclusion



- Recommending approval of the application to:
 - Permit the use of Multiple Dwelling.
 - Permit site-specific yard setback.
 - Require a 2.4 metre visual barrier to screen the parking area.
 - Establish a Holding Provision to ensure implementation of the noise study and for receipt of a Record of Site Condition.
- The proposed Zoning By-law Amendment demonstrates good planning principles and is consistent with Provincial, Regional and City planning policies.