



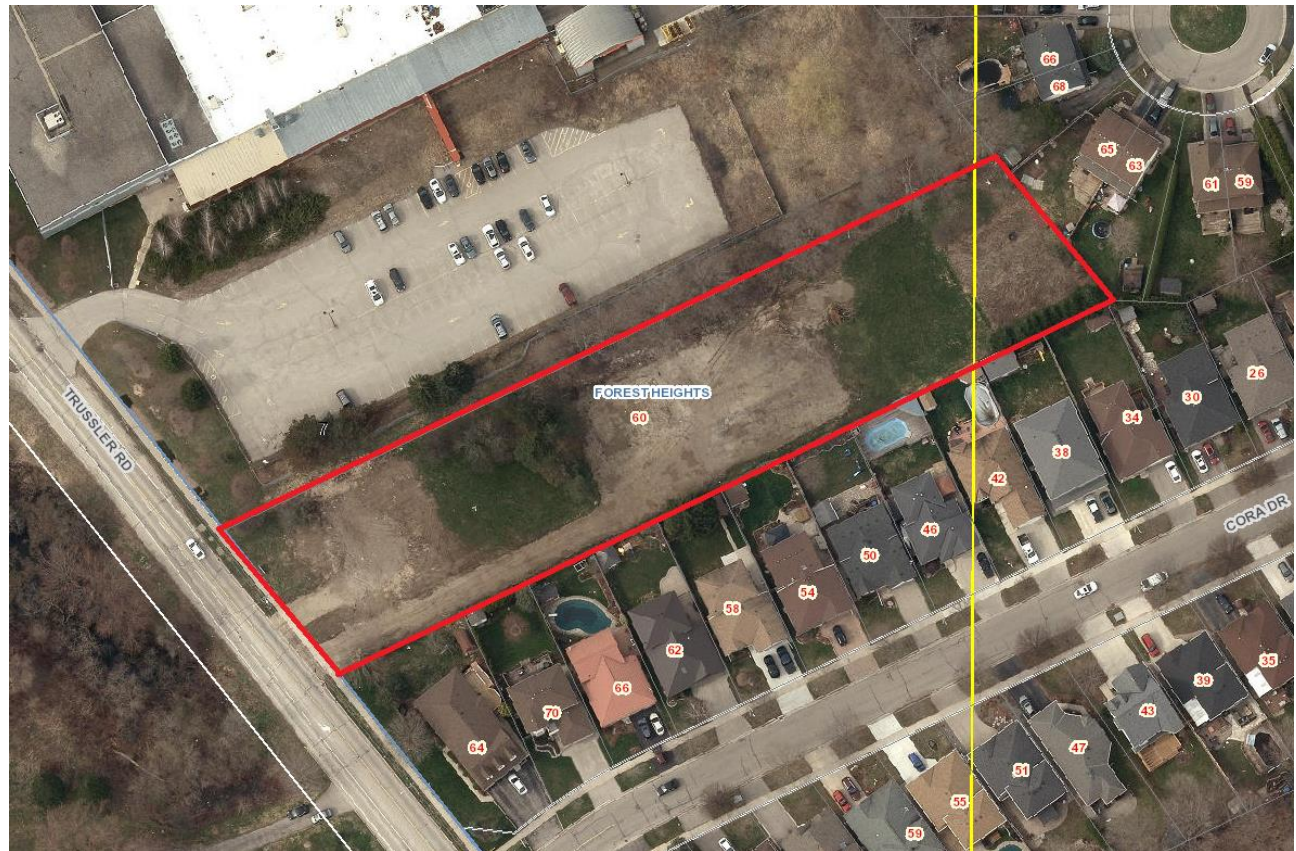
PATTERSON
PLANNING CONSULTANTS

60 TRUSSLER ROAD
1000160668 ONTARIO CORP.

Zoning By-Law Amendment
ZBA24/019/T/ES

October 7, 2024

Property



- 0.61ha (1.5ac)
- Vacant Site - Demolition 2022

Planning Context

- Designated “Low Rise Residential”
- Permits Multiple Dwellings – up to 3 storeys in height or 11 metres
- No Official Plan Amendment is required
- Zoned – “RES-1”
- Zoning By-Law Amendment to change zoning from “RES-1” to a site specific “RES-5”

Zoning Request

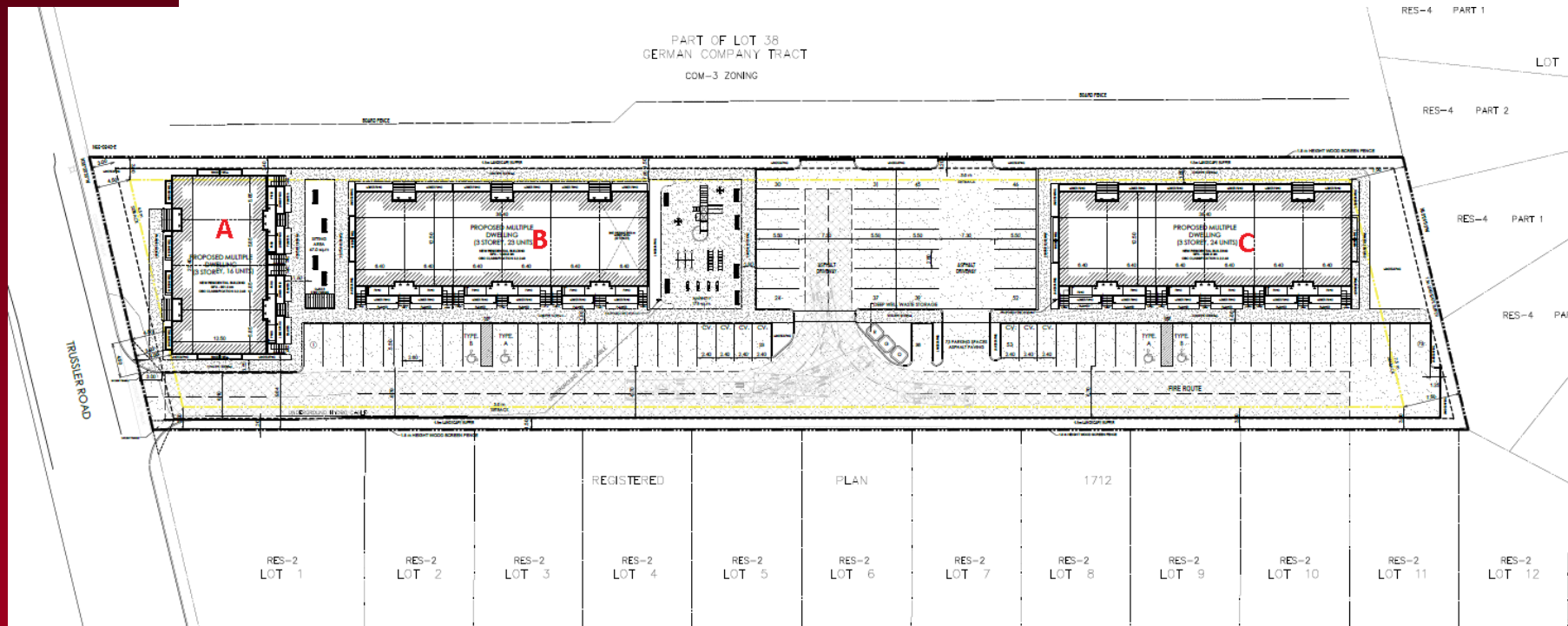
- Original Request:

1. An increase in building height from 11.0m to 11.6m
2. A parking reduction from 74 spaces to 73 spaces
3. A reduction in the interior side yard setback from 3.0m to 2.4m

- Application Revised:

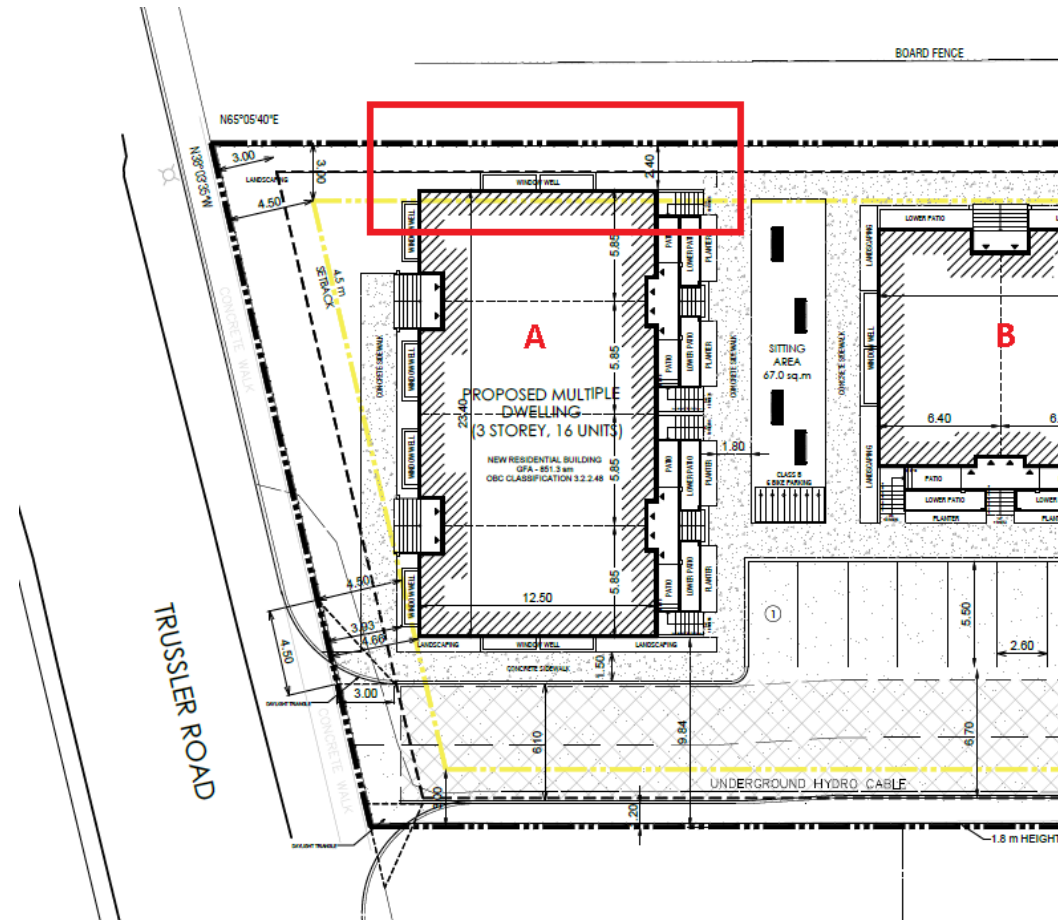
1. A reduction in the interior side yard setback from 3.0m to 2.4m
2. Require a visual barrier with a minimum height of 2.4m (8')

Site Plan



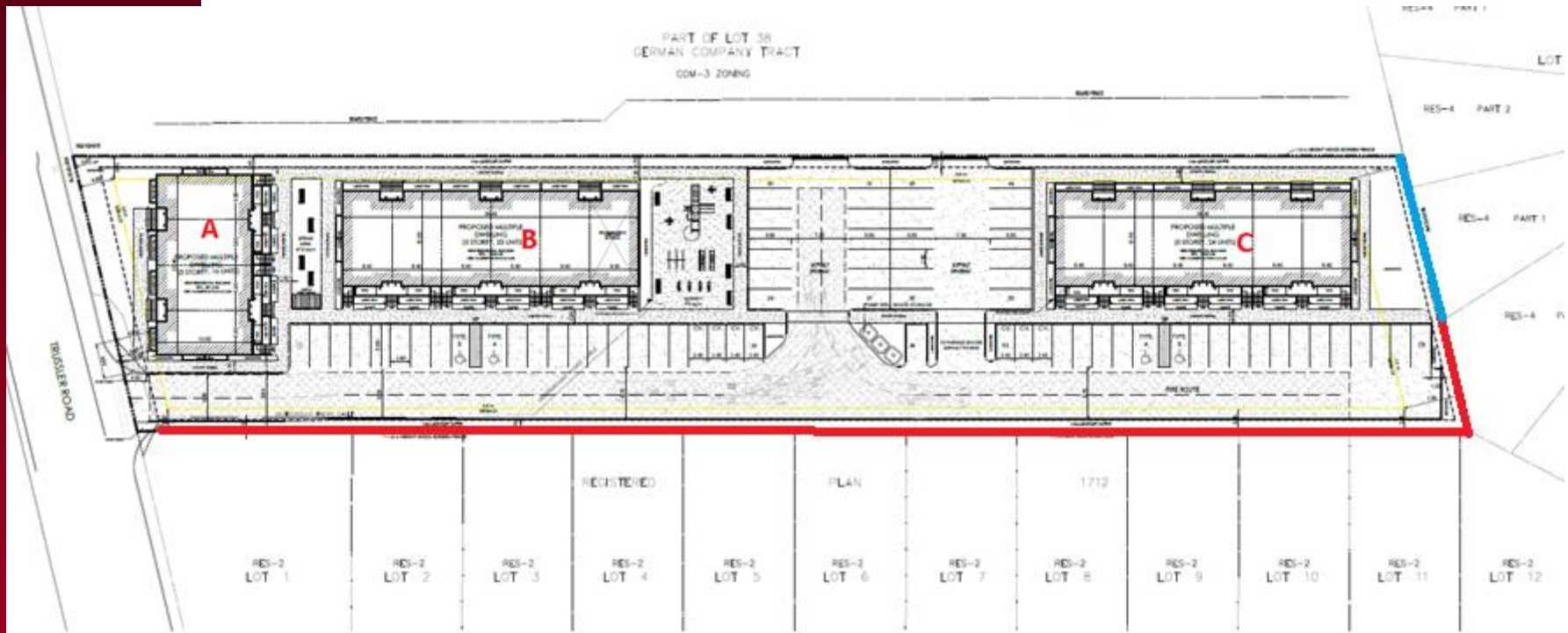
- Reduction in the number of units from 64 to 63
- 36 one bedroom units and 27 two bedroom units
- 73 parking spaces required and 73 parking spaces provided

Side Yard Reduction



- Reduction in interior side yard setback from 3.0m to 2.4m

Visual Barrier



- Staff inclusion – 2.4m visual barrier (increase from 1.8m)
- Landscaping

Site plan for the proposed multiple dwelling at 100 Trusser Road, Sydney. The plan shows two main building footprints, A and B, with their respective dimensions and setbacks. Building A is a 3-storey, 16-unit residential building with a sitting area of 67.0 sq.m. Building B is a 3-storey, 23-unit residential building with an amenity area of 175 sq.m. The plan also shows parking spaces, landscaping areas, and setbacks from the road and surrounding properties. The site is bounded by Trusser Road to the west and a 1.5m height wood screen fence to the south. The plan includes a north arrow and a scale bar.

Proposal



Proposal



Proposal



Proposal



Proposal



Closing Comments

- Proposal is consistent with the Provincial Policy Statement 2020 , the Growth Plan and the Provincial Planning Statement 2024. Conforms to the Regional Official Plan and the City of Kitchener Official Plan
- Proposal has been revised so that the # of site specific requests is reduced.
- Missing middle housing, transition site between industrial to low density residential, complete community and represents good planning
- Contribution to the City meeting the “Housing Pledge”
- Full support of the staff report and recommendation.

Thank you

Questions?