

Zoning By-law Amendment Application
ZBA24/018/T/TS
9-27 Turner Avenue
Owner: 1000918377 Ontario Inc.

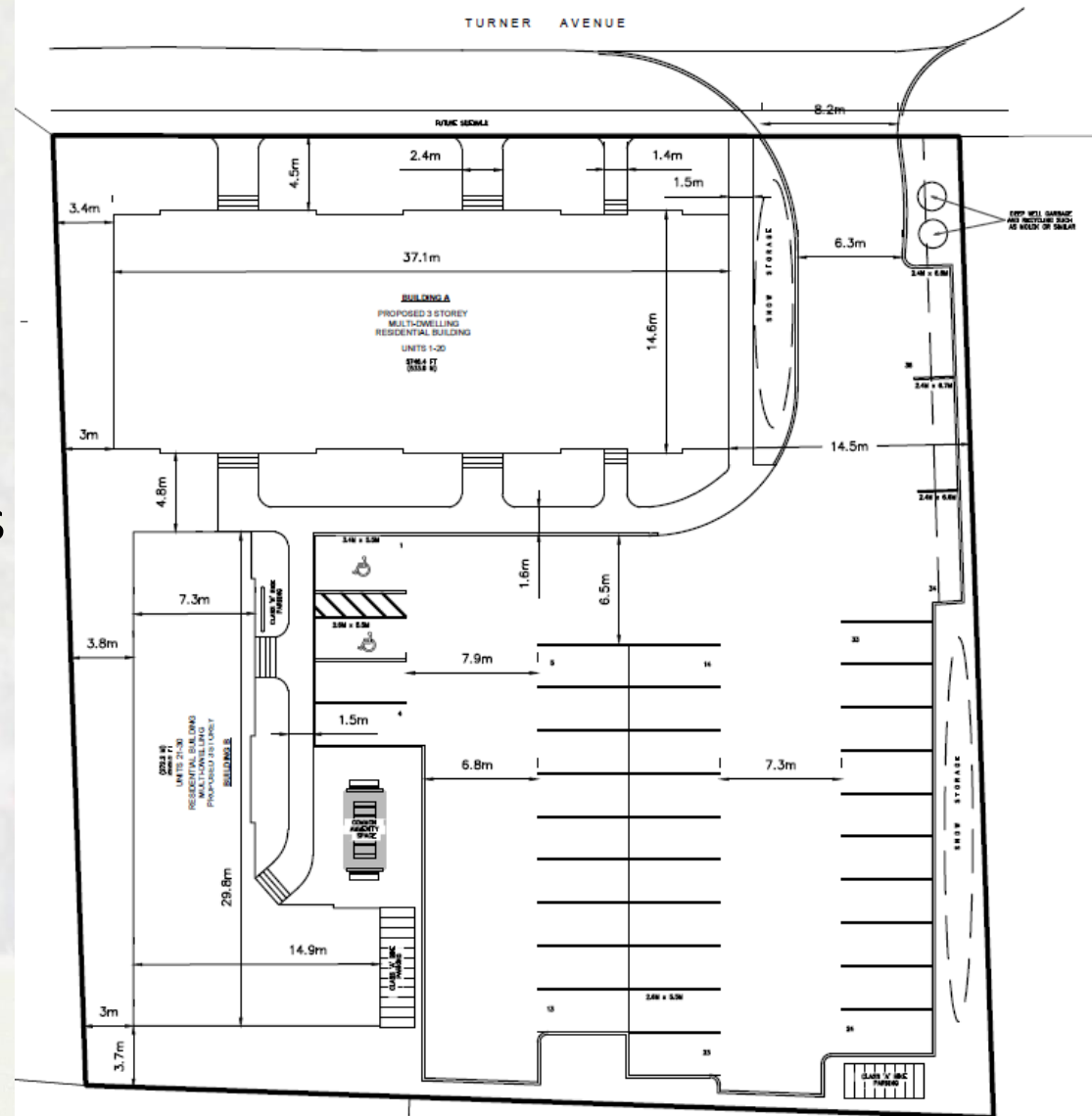
Planning & Strategic Initiatives Committee
October 7, 2024

KITCHENER

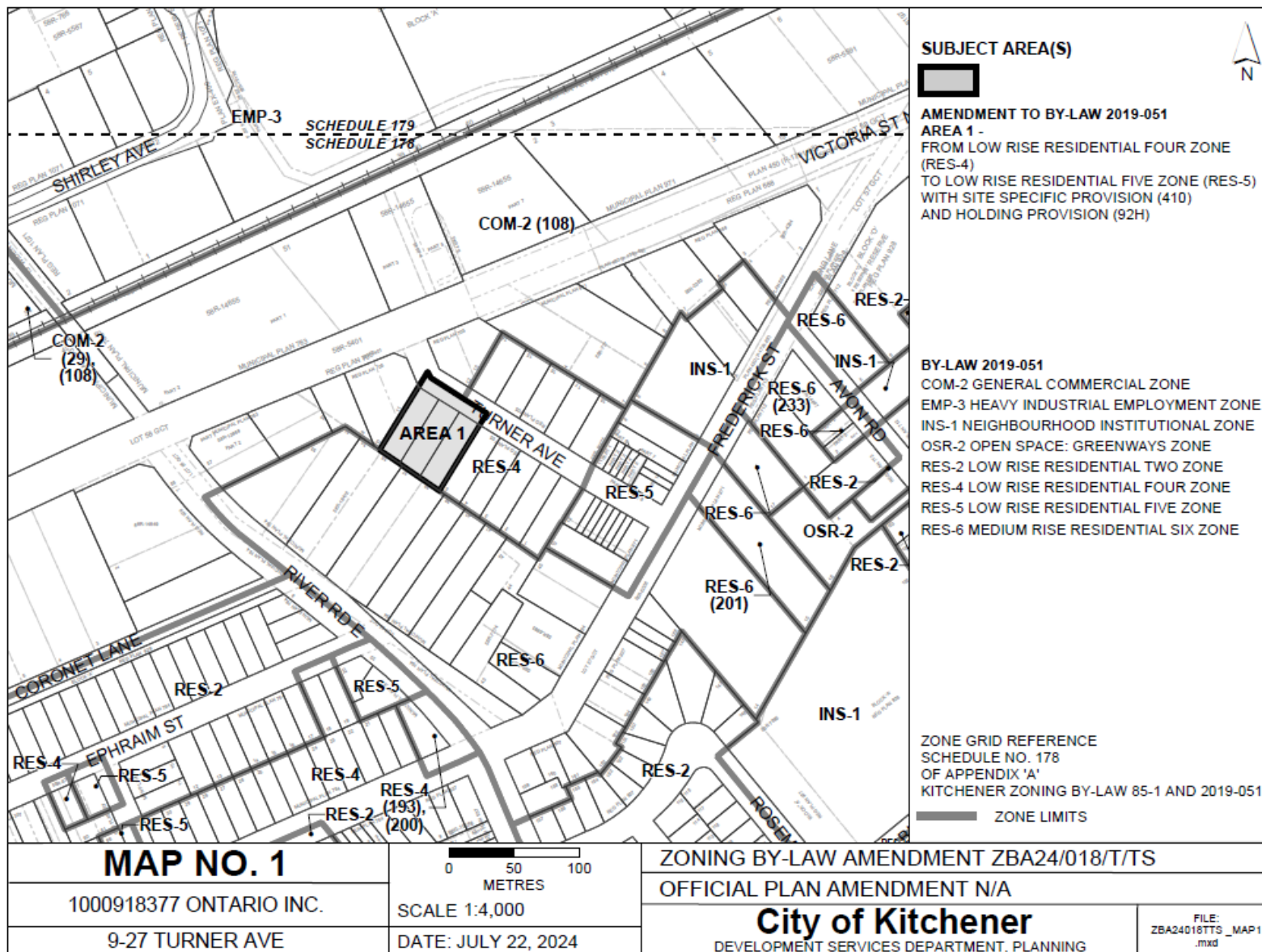


Concept

- 30 Residential Units
- Floor Space Ratio – 0.75
- 36 parking spaces
- 5 Visitor Parking Spaces
- 2 Barrier Free Spaces
- 21 bicycle parking spaces
 - 15 Class A
 - 6 Class B



9-27 Turner Avenue Proposed Zoning



Proposed Elevations



Opportunity



- Create thirty (30) additional residential dwelling units in a low-rise built form.
- Provide a form of gentle intensification within an established low-rise neighbourhood.
- Contribute to the diversity of housing within the existing area.

Highlights and Conclusions



- Staff are supportive of the proposed Zoning By-law Amendment to:
 - To change the Zoning designation from RES-4 to RES-5.
 - Permit a site-specific Floor Space Ratio of 0.75.
 - Permit a minimum rear yard setback of 3.6 metres.
 - Apply Holding Provision (92H) to the subject property.
- The proposed additional dwelling units are an example of gentle intensification within the existing neighbourhood.
- The subject applications are consistent with policies of the Provincial Policy Statement (2020), conform to the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, and the City of Kitchener Official Plan and represent good planning.