



# City of Kitchener Council Meeting 328 & 330 Mill Street Kitchener

Zoning By-law Amendment  
Application ZBA24/017/M/CD  
Applicant: Masri O Architects  
Owner: 1658194 Ontario Limited

October 21, 2024

# Proposal History

- **April 27, 2023** – Original Pre-Submission meeting for proposal that included 334 & 338 Mill Street.
- **August 14, 2023** – Second Pre-Submission Comments issued for revised proposal to include only 328 & 330 Mill Street to address GRCA concerns related to proximity to Shoemaker Creek
- **March 14, 2024** – Submission of Official Plan Amendment to the Mill Courtland Woodside Park Secondary Plan and Zone Change to Zoning By-law 85-1 to facilitate a 20-storey mixed use development.
- **March 19, 2024** – Growing Together land use framework approved by Council.
- **April 6, 2024** – Applicant contacted by Staff advising that with the approval of Growing Together, OPA/ZBA is not required. Recommend designing to comply with SGA-3 regulations and proceed with a site plan pre-submission.
- **May 17, 2024** – Meeting with Staff to discuss site challenges and compliance to SGA-3 regulations.
- **May 22, 2024** – Staff recommend proceeding with a Zoning By-law Amendment application to add special regulations to the SGA-3 Zone.
- **August 6, 2024** – Neighbourhood Public Meeting
- **September 6, 2024** – Received Staff report recommending refusal
- **September 16, 2024** – Deferred at Planning & Strategic Initiatives Committee Meeting



# Site & Design Constraints

- **Irregular Shape:** The site has an "L" shape, with varying lot widths creating design challenges.
- **Narrow Middle Section:** The property narrows to 30.39 metres in the middle, affecting physical distance separation compliance.
- **Angled Front, Rear and East Lot Lines:** The front, rear and easterly lot lines are angled, complicating building orientation and yard setback compliance.

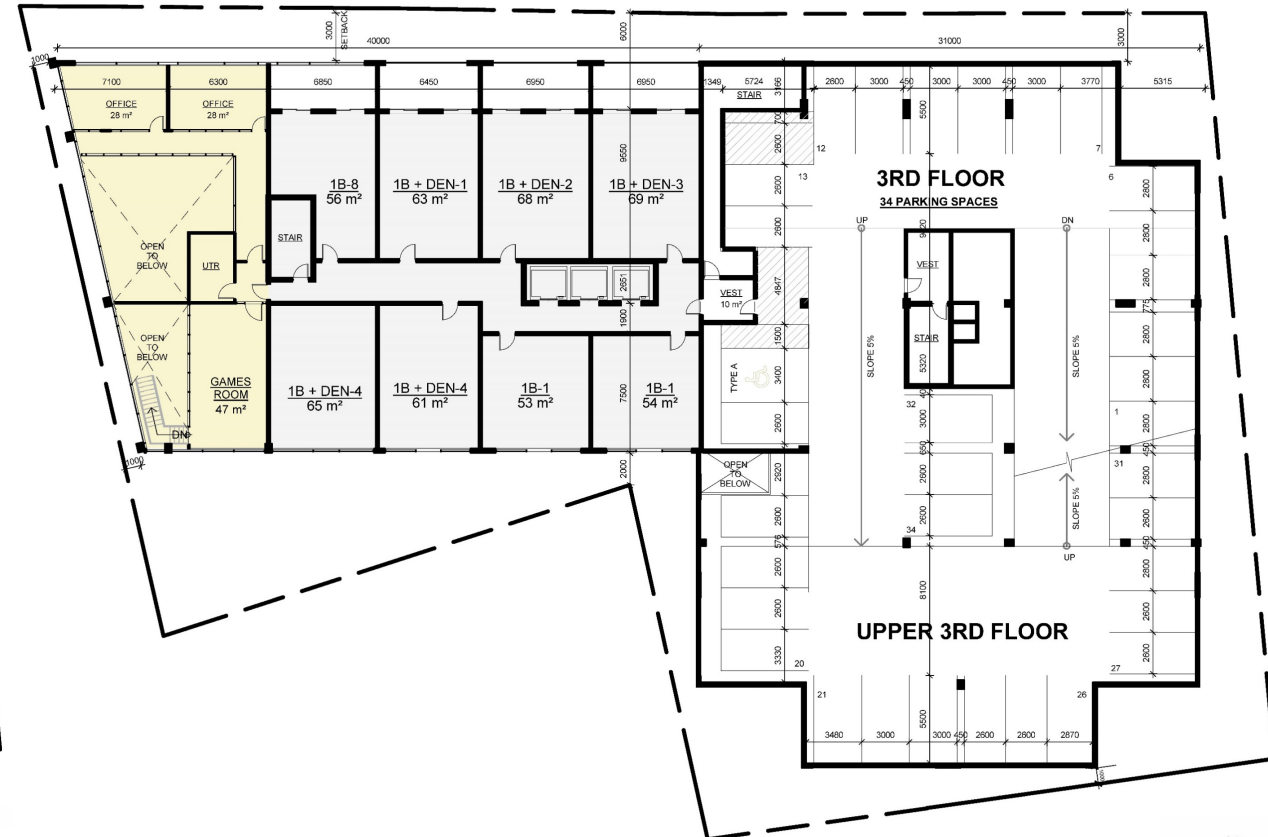


# Refined Design Proposal

- **Increased Front Yard Setback:** The front yard setback was increased from 4.8 metres to 6.0 metres to enhance the pedestrian environment.
- **Building Shift:** The entire building was shifted eastward to allow for a 3.0-metre westerly side yard, enabling more landscaping on the west side.
- **Height and Stepbacks Adjusted:** Stepbacks for the building were modified to better align with zoning categories for storeys 7-12, 13-18, and 19-28, eliminating the need for a site-specific regulation for building length.
- **Reduced Setbacks for Upper Floors:** The upper floors (7-28) have reduced setbacks in specific areas, while maintaining compliance in the majority of the building's design.
- **Parking Garage Redesign:** The parking garage was redesigned with a larger setback along the westerly side yard, increasing from 1.0 metre to 3.0 metres, enhancing landscaping opportunities.
- **Two One-Way Driveways:** Introduced to accommodate the building shift and maintain functionality.
- **Eliminated Most Variances:** The number of requested site-specific regulations was reduced from 16 to 9, mainly related to the easterly lot line pinch point.
- **Bicycle Parking Compliance:** The proposal now fully meets the Class A bicycle parking requirements, supporting active transportation and sustainability goals.



# Interior Amenity Space



- Indoor amenity spaces include gym & yoga room, lounge, kitchen, games room totalling over 500 square metres

# Exterior Amenity Space



- Outdoor amenity space includes a large roof terrace complete with greenhouse, seating/dining and BBQ areas
- Shared terraces: **over 800 square metres**
- Private balconies & terraces: **over 700 square metres**



# Key Design Elements

- **Recessed Ground Floor Commercial:** Designed to accommodate a large landscaped plaza, creating an inviting public space and improving pedestrian experience.
- **Angled and Cantilevered Design:** Retained for architectural interest and distinct podium appearance, enhancing visual appeal and creating a dynamic streetscape.
- **Urban Plazas and Patios for Commercial Uses:** Essential for activating the street-level environment, encouraging outdoor activity and fostering community interaction.
- **Ample Indoor and Outdoor (Rooftop) Amenity Areas:** Maintained to provide residents with high-quality living spaces.
- **East Side Pinch Point:** Physical separation reduced to 2 metres, as the site constraints make it impossible to meet the full physical separation requirement.
- **Reduced Separation for Storeys 19-28 (West Side):** Setback reduced to 10 metres (instead of 12 metres) to ensure functional apartment unit sizes and preserve the project's viability.
- **Reduced Front Yard Setback for the Podium:** Necessary to maintain the cantilevered design, which provides shelter for the landscaped plaza and contributes to the building's urban aesthetic.
- **Reduced Front Yard Setback for Storeys 7-18:** Required due to the angled front lot line, preventing full compliance while ensuring the building maintains its architectural expression.
- **Reduced Rear and East Side Yard Setbacks:** Portion of the rear and east yard setbacks from 3 metres to 1 metre to accommodate the parking garage.



330 MILL STREET



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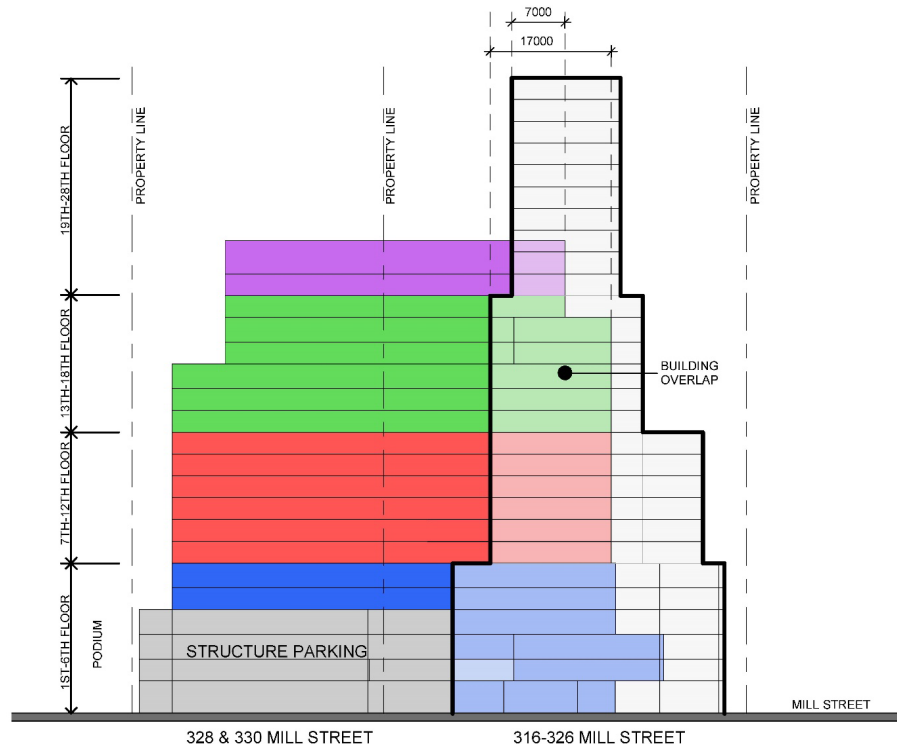
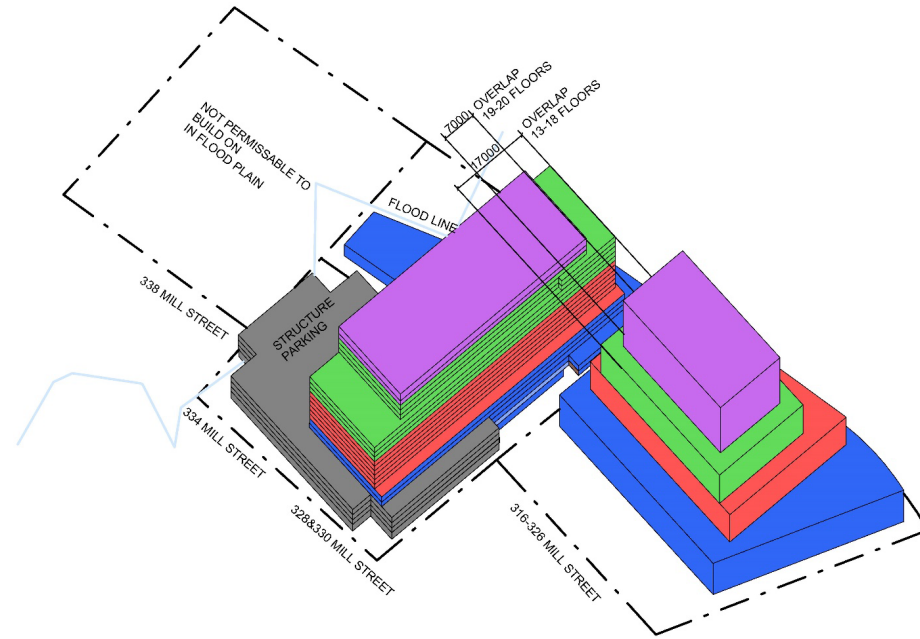




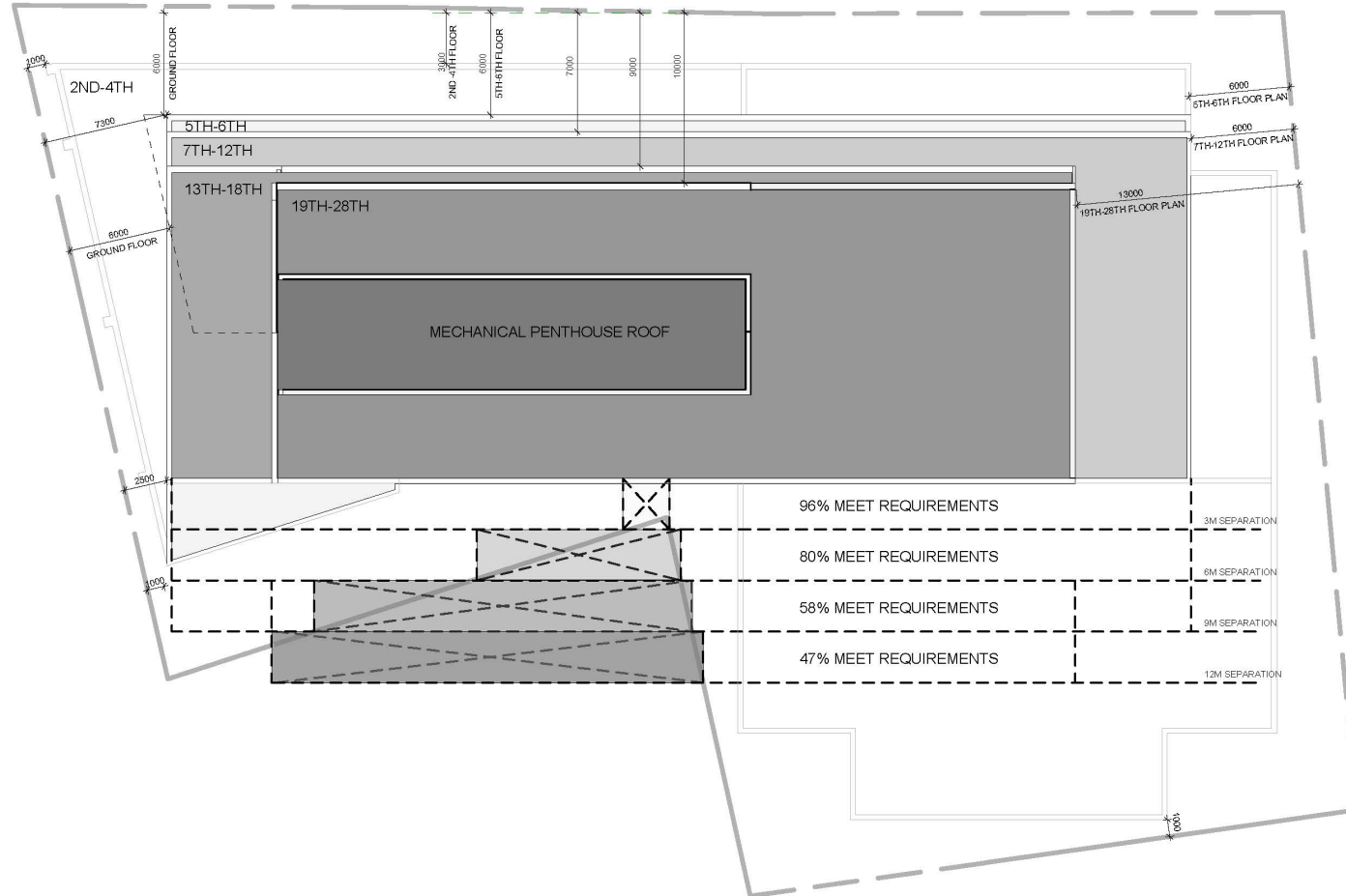


Thank you!

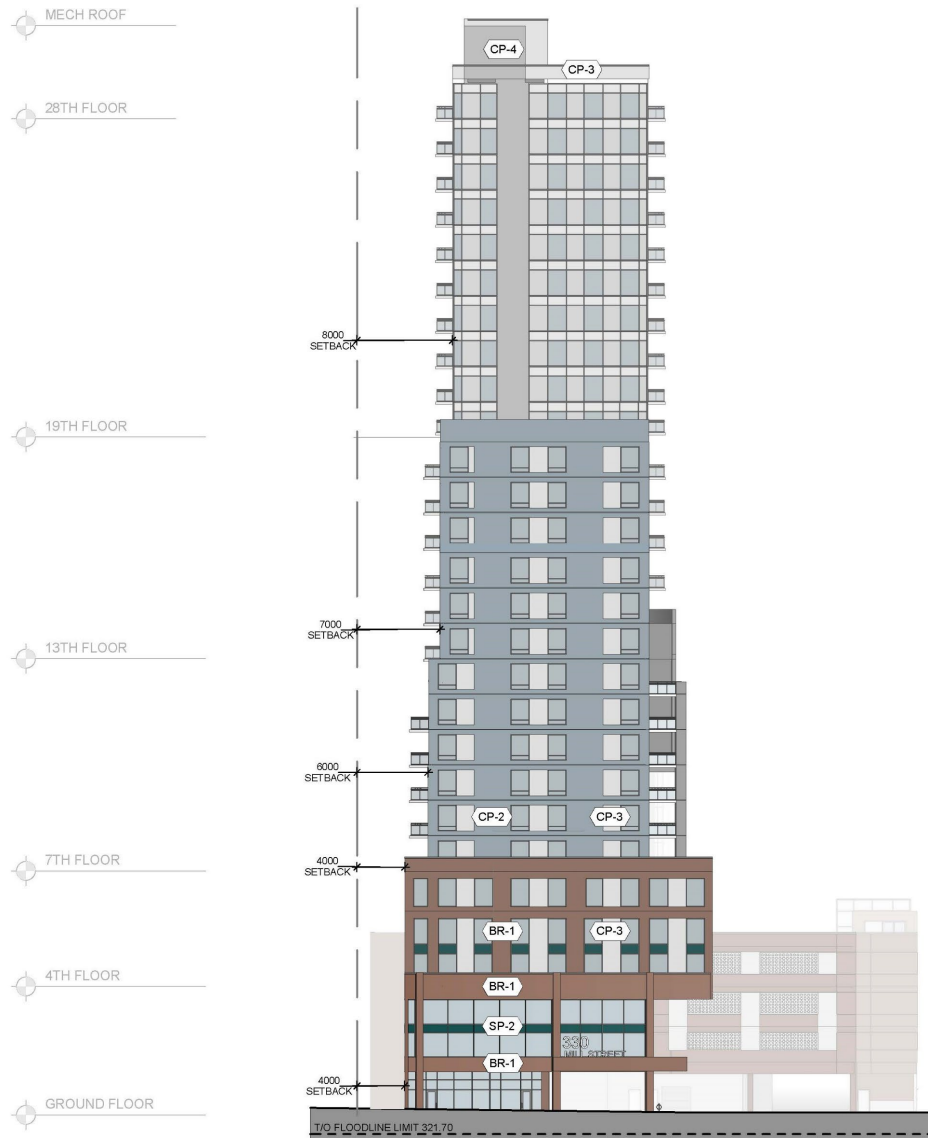
# Overlook Diagram



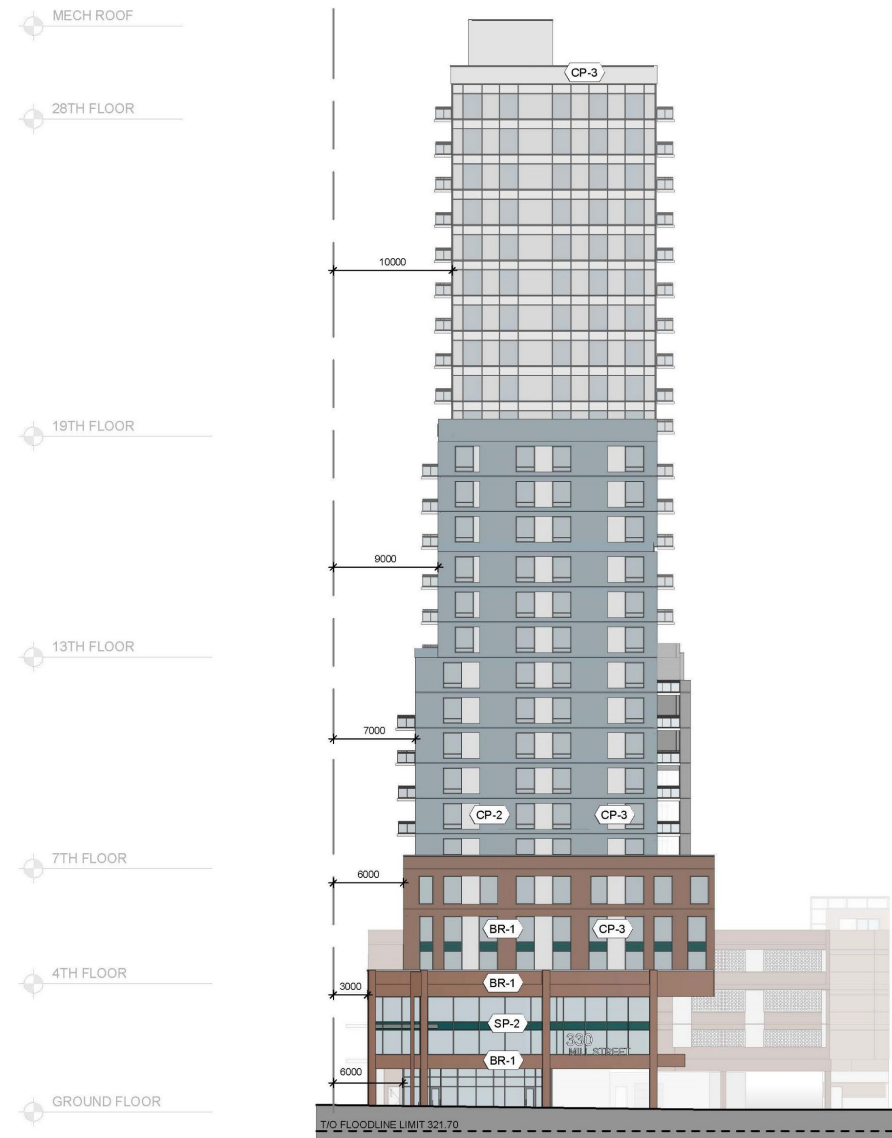
# Property Setbacks



# Mill Street Elevation

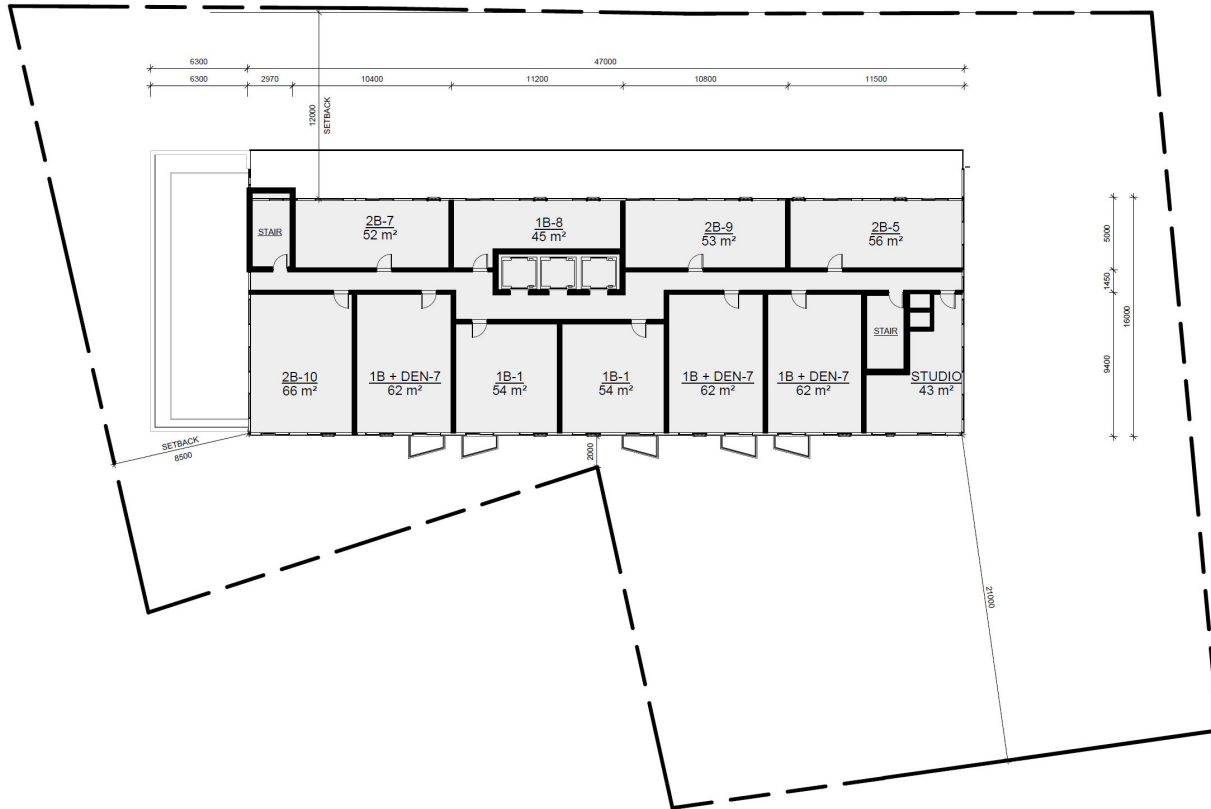


**Previously Submitted South Elevation**



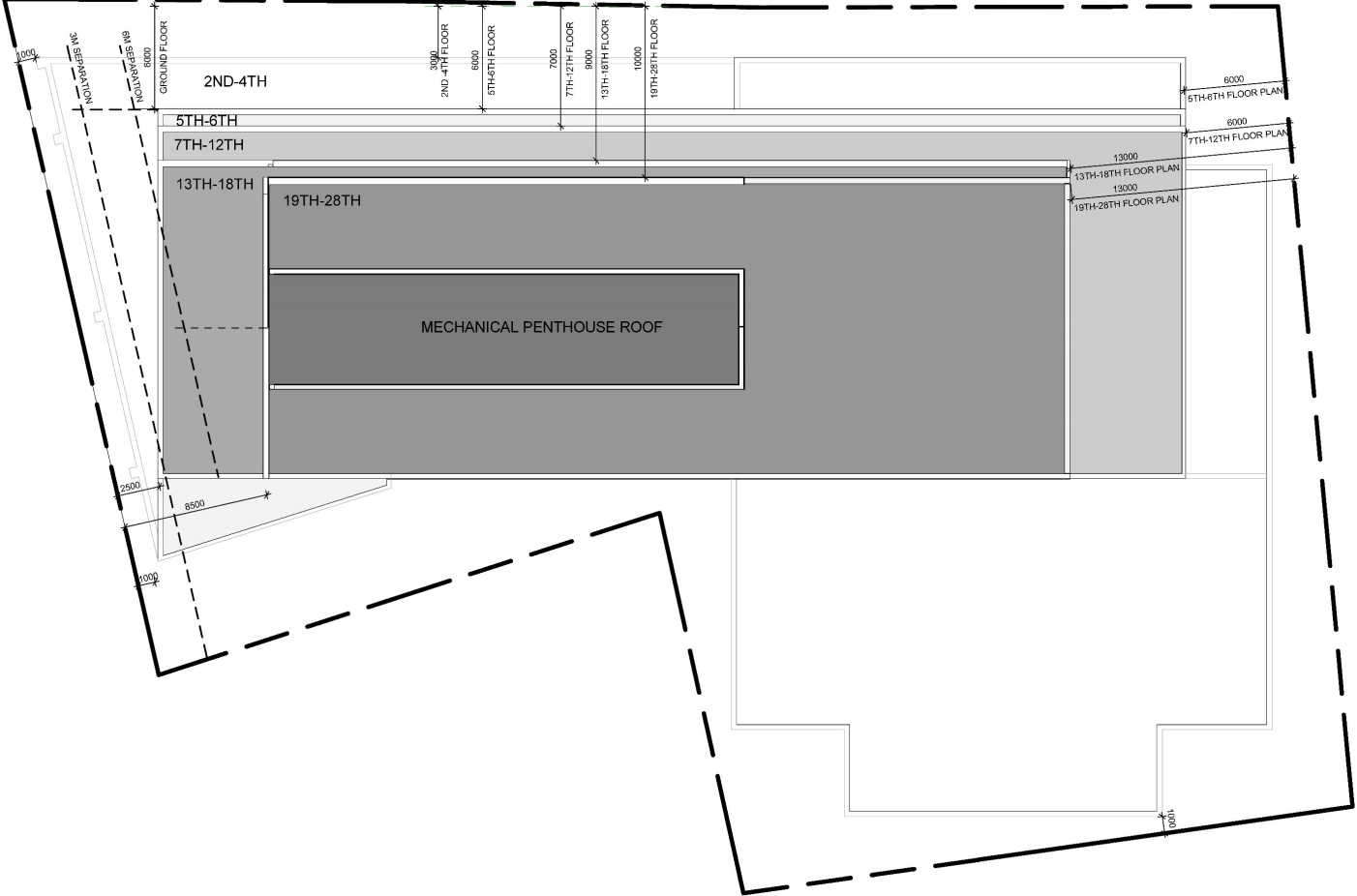
**Current Proposed South Elevation**

# Tower Separation – West Side



- Slight reduction of the westerly tower separation for storeys 19-28 results in a functional/feasible floor plan

# Front Yard Setback





# WIND STUDY

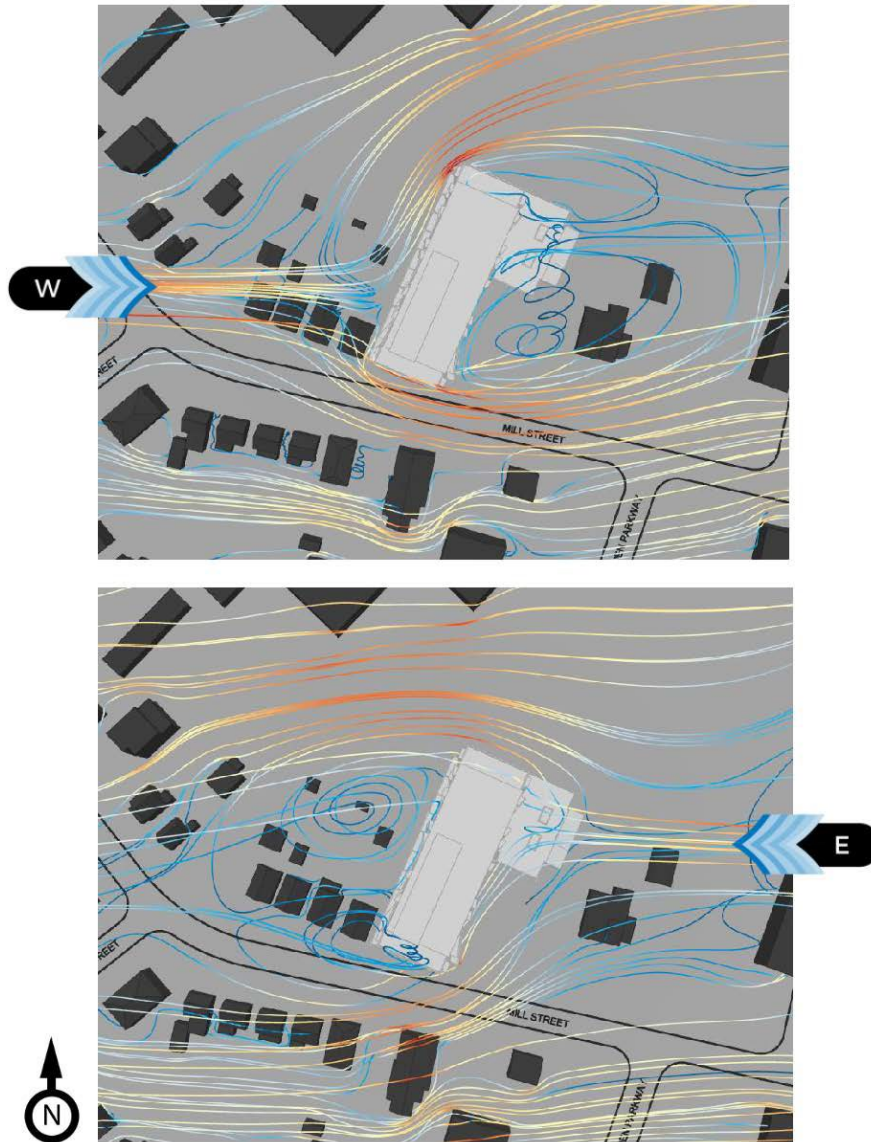


Image 10: Flow patterns of winds from west (upper) and east (lower)

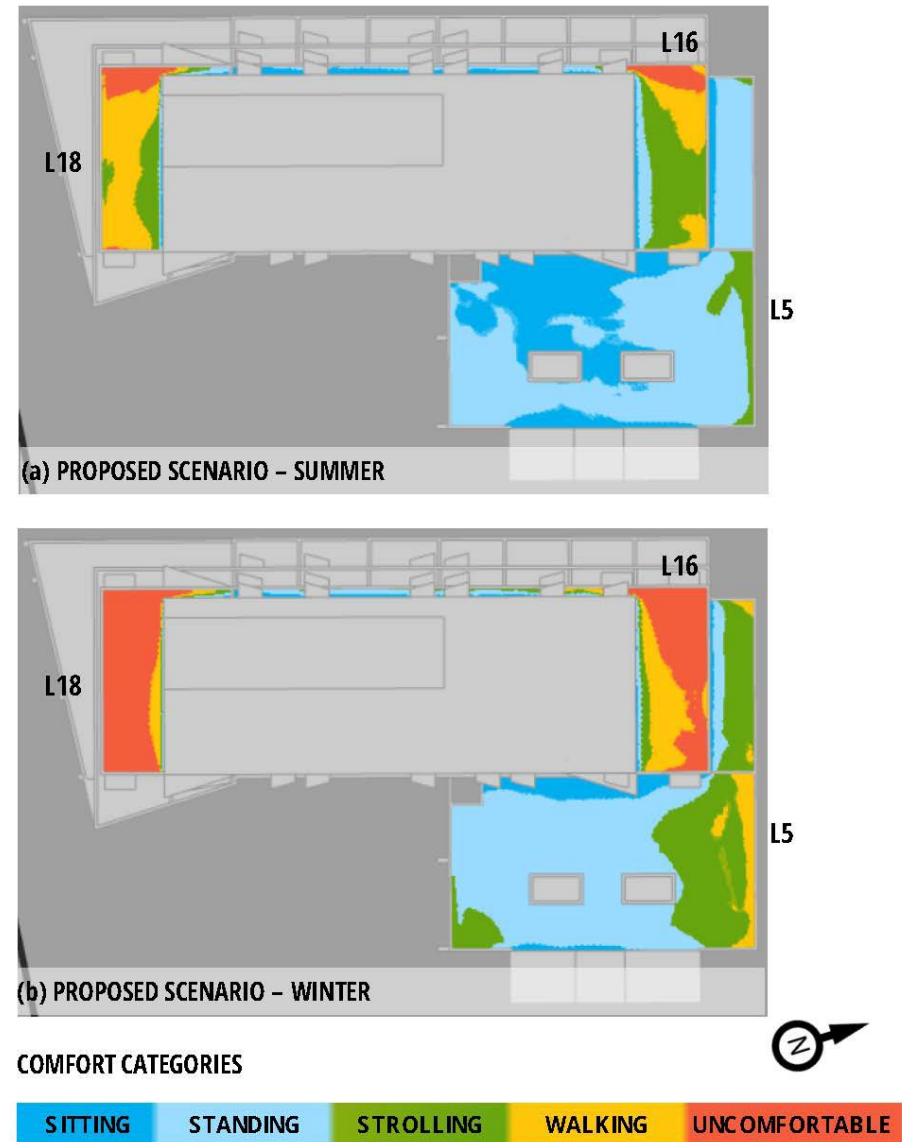


Image 13: Predicted wind conditions - ABOVE-GRADE TERRACES



# POTENTIAL DEVELOPMENT

