

864-876 King Street West

Zoning By-law Amendment Application

ZBA24/022/K/ES

Owner: **King Pine Kitchener Inc.**

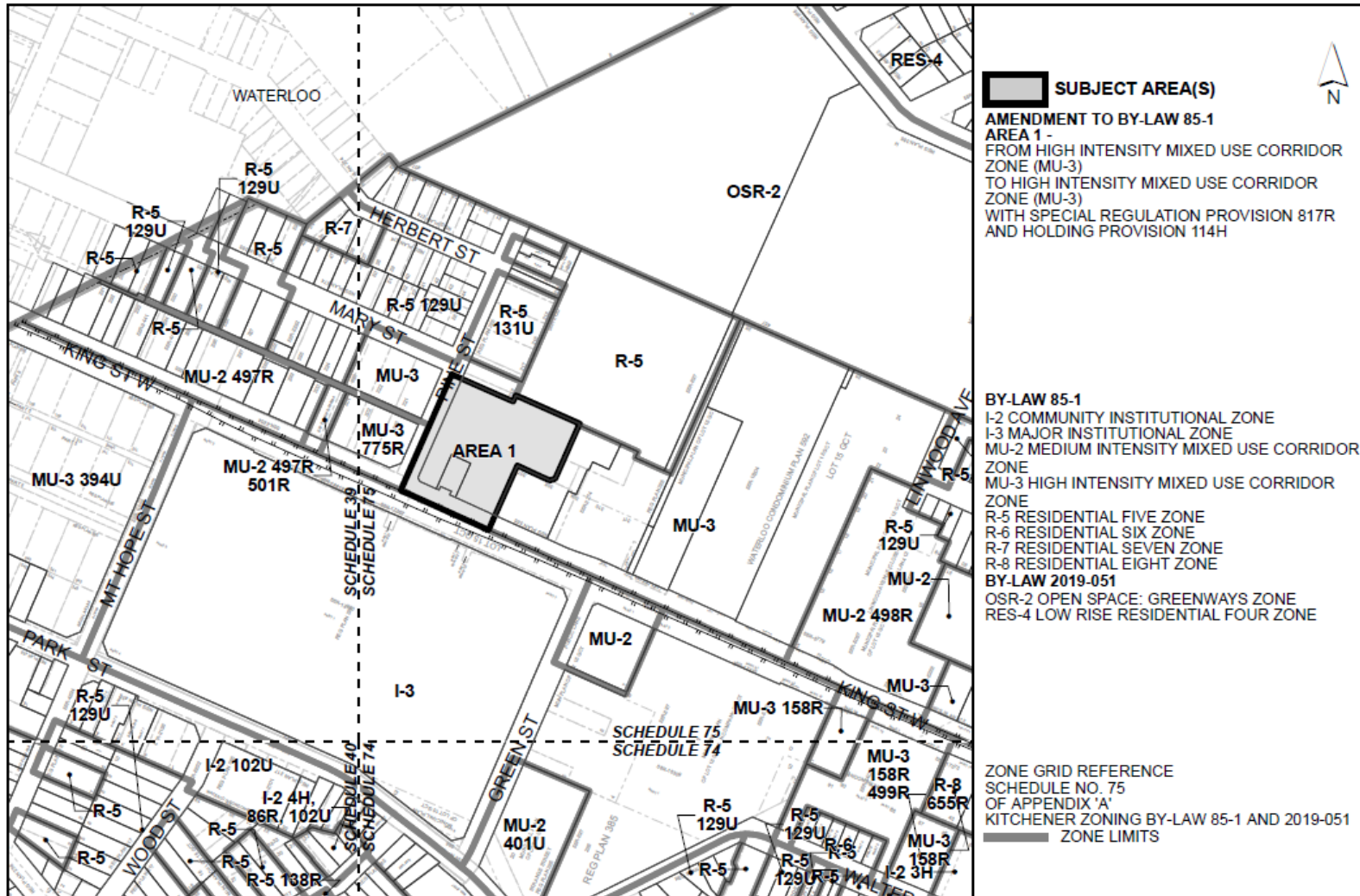
Planning & Strategic Initiatives Committee

October 28, 2024

864-876 King Street West Site Context



864-876 King Street West Proposed Zoning (By-law 85-1)



MAP NO. 1

KING PINE KITCHENER INC.

864, 866, 868, 872, 876 KING ST W

0 50 100
METRES

SCALE 1:4,000

DATE: OCTOBER 14, 2024

ZONING BY-LAW AMENDMENT ZBA24/022/K/ES

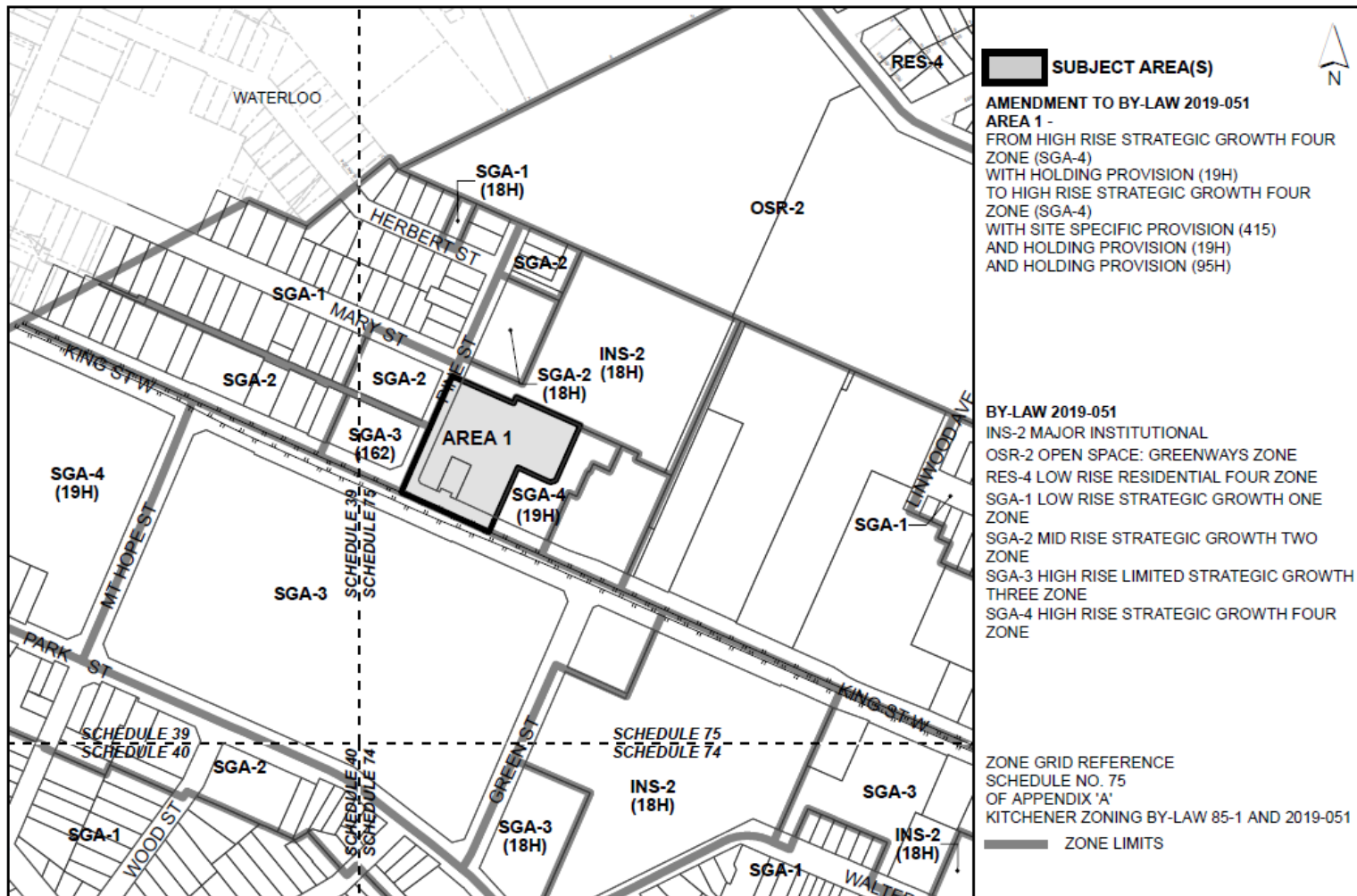
OFFICIAL PLAN AMENDMENT N/A

City of Kitchener

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:
ZBA24022KES_MAP1
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864-876 King Street West Proposed Zoning (By-law 2019-051)



MAP NO. 1

KING PINE KITCHENER INC.

864, 866, 868, 872, 876 KING ST W

0 50 100
METRES

SCALE 1:4,000

DATE: OCTOBER 14, 2024

ZONING BY-LAW AMENDMENT ZBA24/022/K/ES

OFFICIAL PLAN AMENDMENT N/A

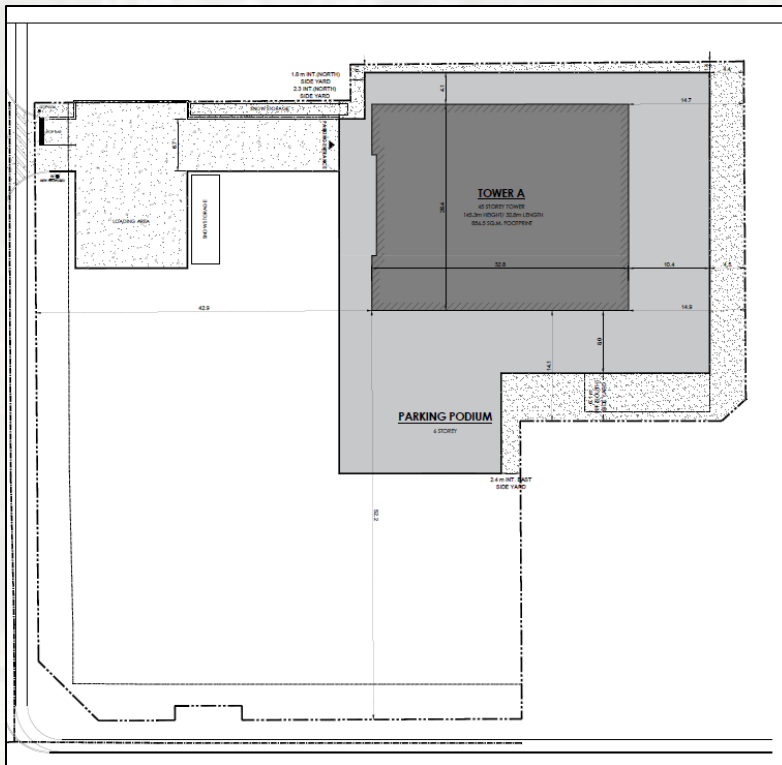
City of Kitchener

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

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Concept

- 456 Residential Units
- 272 Parking Spaces
- 45 Storeys in Height



Concept Plan of Site Layout

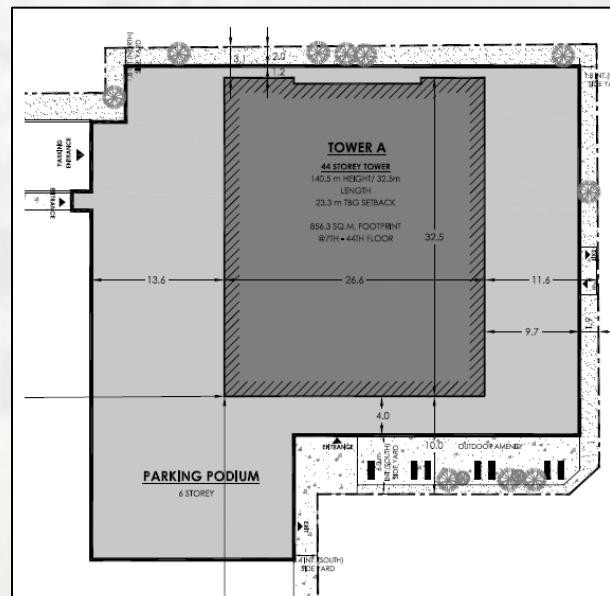


View from King Street(Rendering)

Changes through review

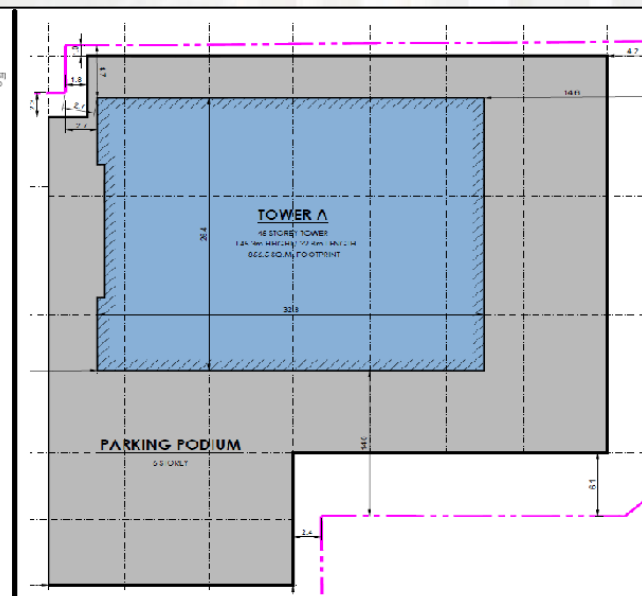
- Rotation of Tower
- Greater compliance with Physical Separation regulations

	Minimum Physical Separation	Original	Revised
North	15 m	3.1 m	4.7 m
East	15 m	11.6 m	14.6 m
South	15 m	10 m	14.0 m



Original

Original Tower Placement



Revised

Revised Tower Placement

Opportunity



- Create 456 new dwelling units within a Protected Major Transit Station Area (PMTSA)
- Provide purpose-built rental units
- Provide an infill intensification on underutilized lands
- Contribute to the diversity of housing within the KW Hospital/Mount Hope Neighbourhood.

Highlights and Conclusion



- Recommending approval of the application to:
 - Permit site-specific development standards for yard setbacks, physical separation, building base height, and priority street regulations.
 - Establish a Holding Provision for 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.