

September 17, 2024

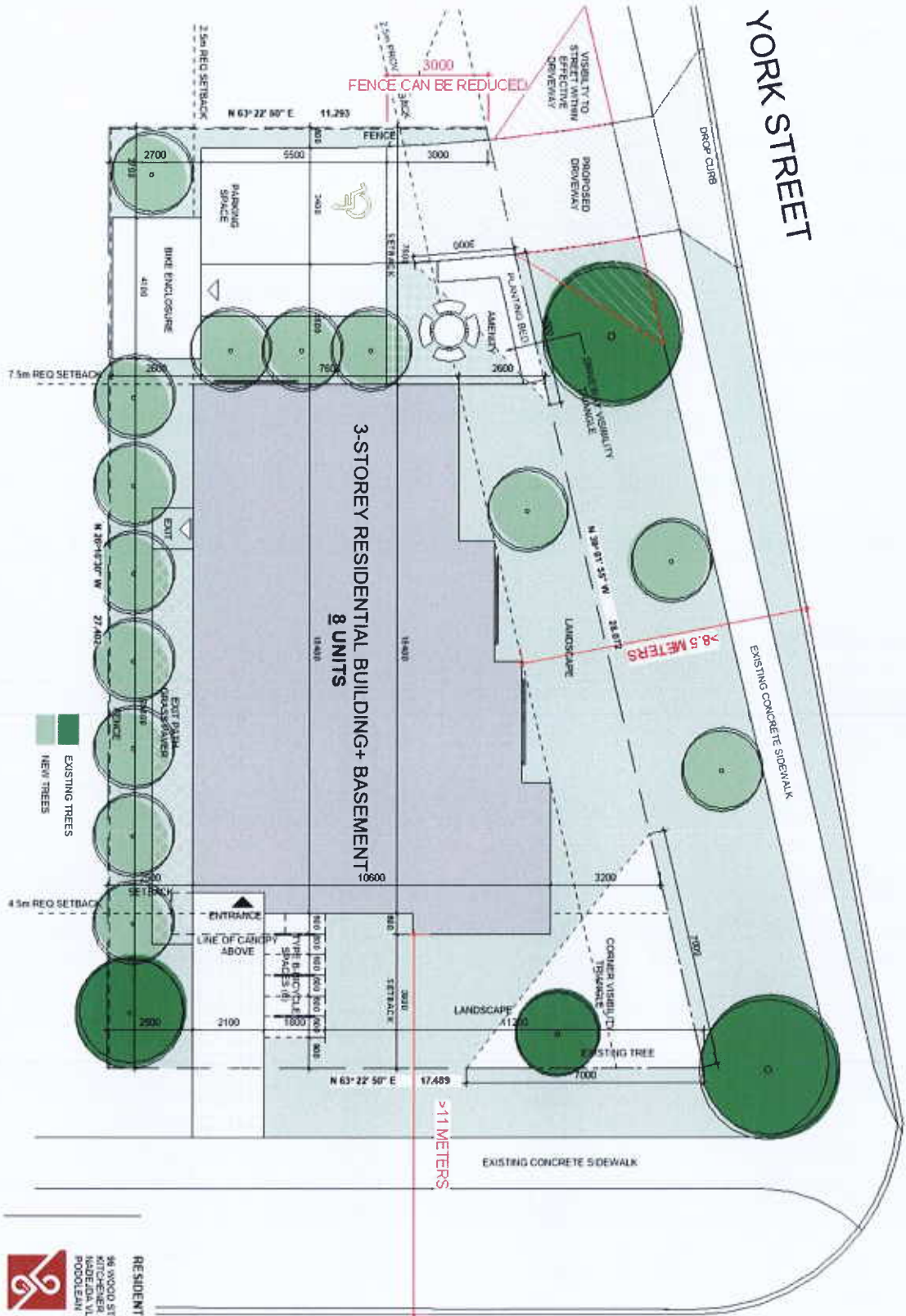
96 WOOD STREET KITCHENER

LOW-RISE APARTMENT BUILDING

GENTLE INTENSIFICATION



YORK STREET



WOOD STREET

RESIDENTIAL BUILDING
 96 WOOD ST
 KITCHENER
 MODERNA VIZUO & NATALIA
 PROBLEMAN
 MASRI O Inc
 ARCHITECTS
 111 WEST KILBURN, SUITE 107
 KITCHENER, ONTARIO N2H 2K7
 519-895-8877

96 WOOD ST
SITE PLAN

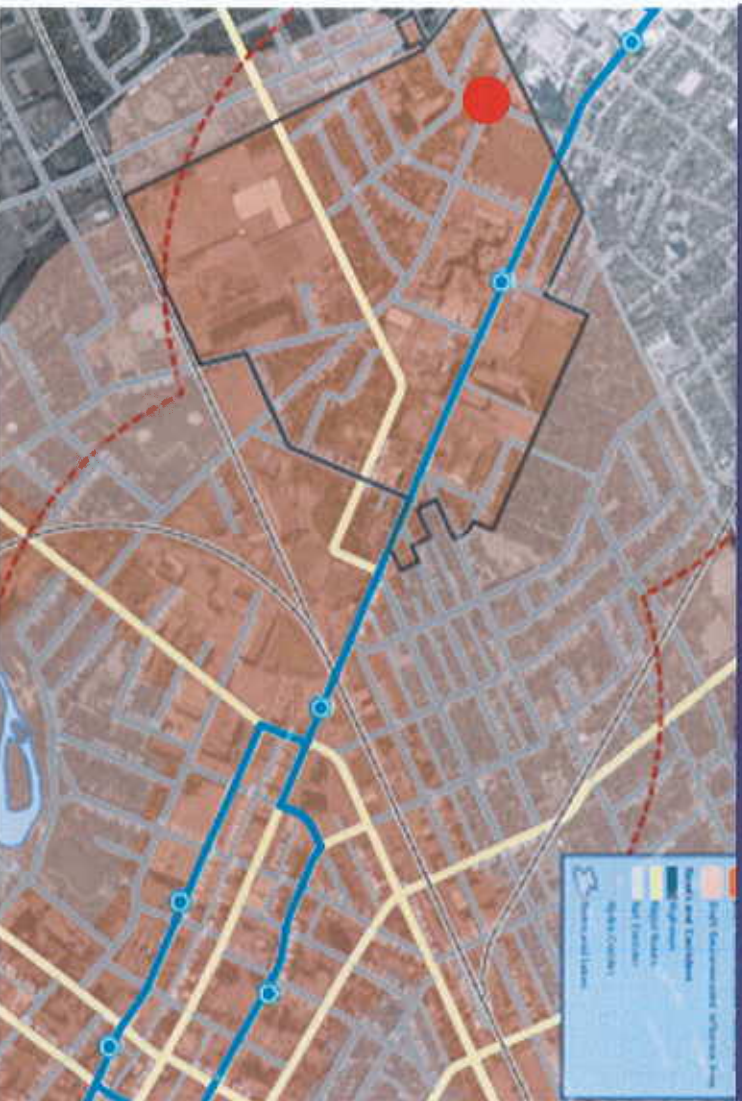
On March 18, 2024, Kitchener City Council approved the first phase, Growing Together West. This included Official Plan Amendments and Zoning By-law amendments to introduce new Strategic Growth Area (SGA) land uses and zones and apply them within seven of Kitchener's 10 Major Transit Station Areas (MTSAs)



MID TOWN STATION
AREA

96 WOOD STREET

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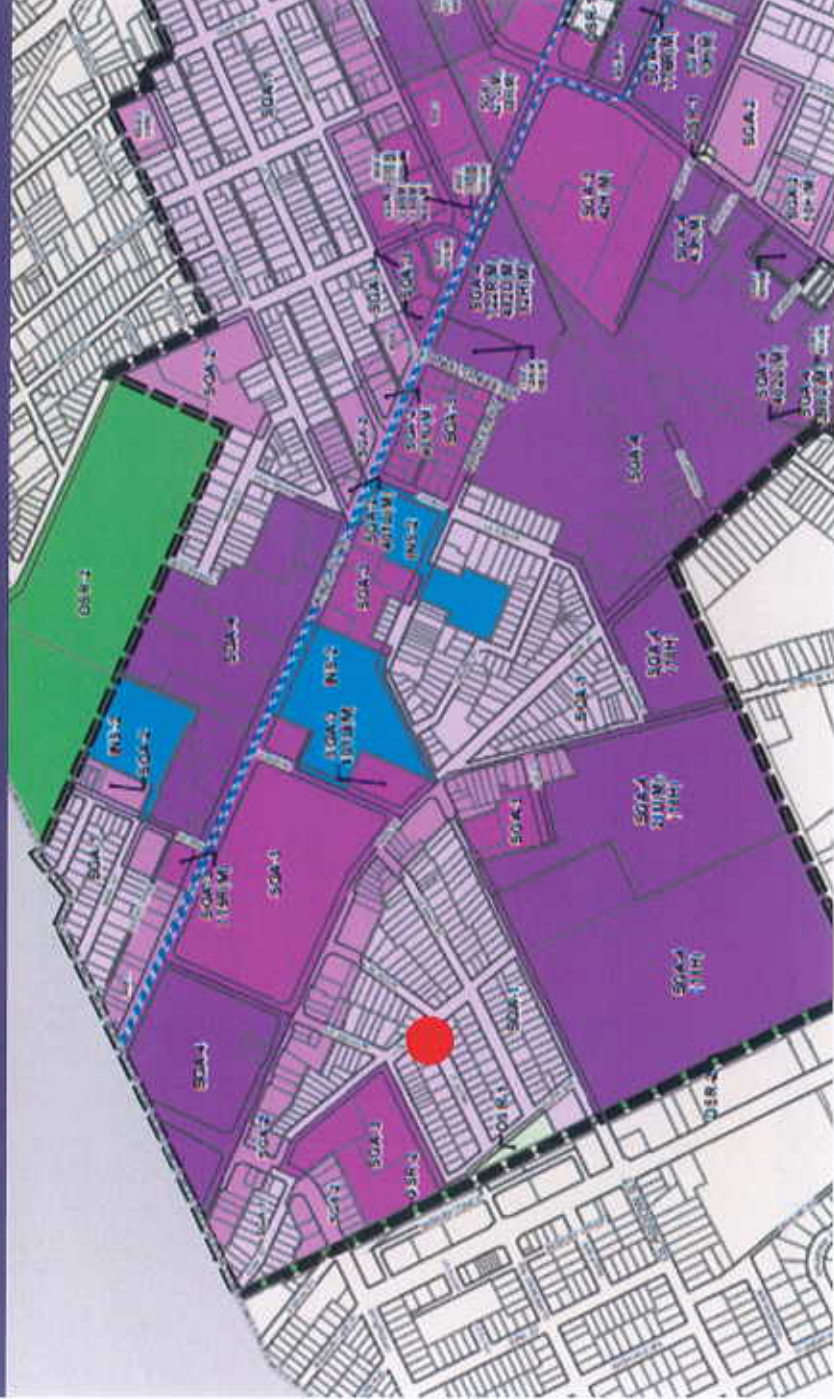
LAND USE WAS BASED ON:

Proximity to ION Stations
Land Fabric
Street Typologies
Neighbourhood Context

NEW ZONES IMPOSE MINIMUM DENSITY & TARGET GROWTH TO MEET CITY'S HOUSING PLEDGE TARGET



In the Strategic Growth Areas 1 (SGA1) zone, buildings are limited to low-rise heights – 3 storeys. They will allow missing middle infill housing along with complementary non-residential uses.



Proposed Zoning

- SGA-1 Strategic Growth Area One
- SGA-2 Strategic Growth Area Two
- SGA-3 Strategic Growth Area Three
- SGA-4 Strategic Growth Area Four



GRAND RIVER TRANSIT

96 WOOD STREET

MID TOWN STATION AREAS – GRAND RIVER TRANSIT STRATEGIC GROWTH AREA 1 - SGA 1

Buildings 5 and 10 residential units:

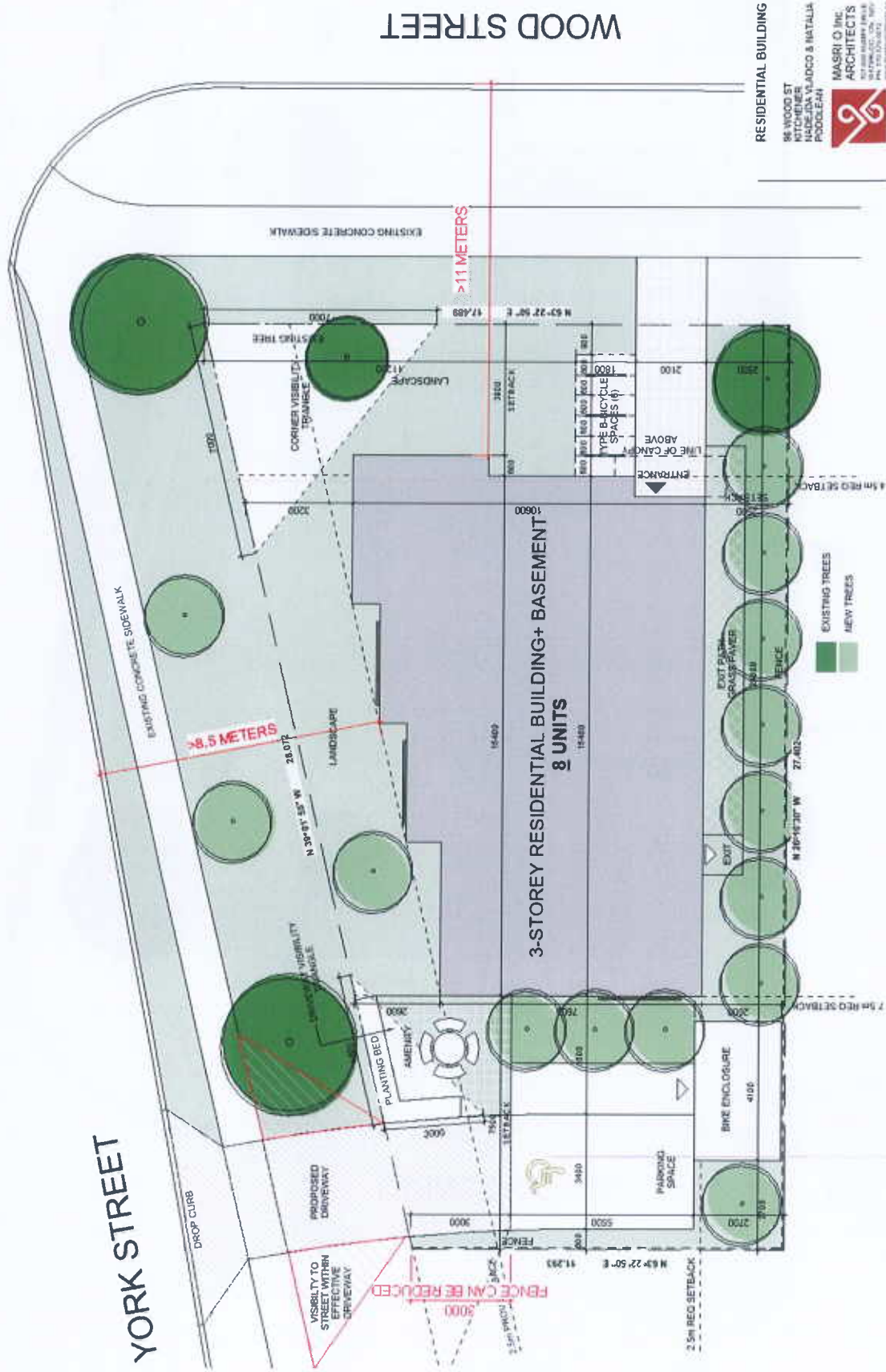
ZONING	REQUIRED	PROVIDED
min lot width	12m	12m
min lot area	450m ²	*393m²
max building length	24m	16m
parking	Not required	1 provided
building Height	3 storeys 11m	3 storeys 11m
minimum front yard setback	6m	*3.8m
min exterior side yard setback	4m	*2.5m
min rear yard setback	7.5m	7.5m



96 WOOD STREET

YORK STREET

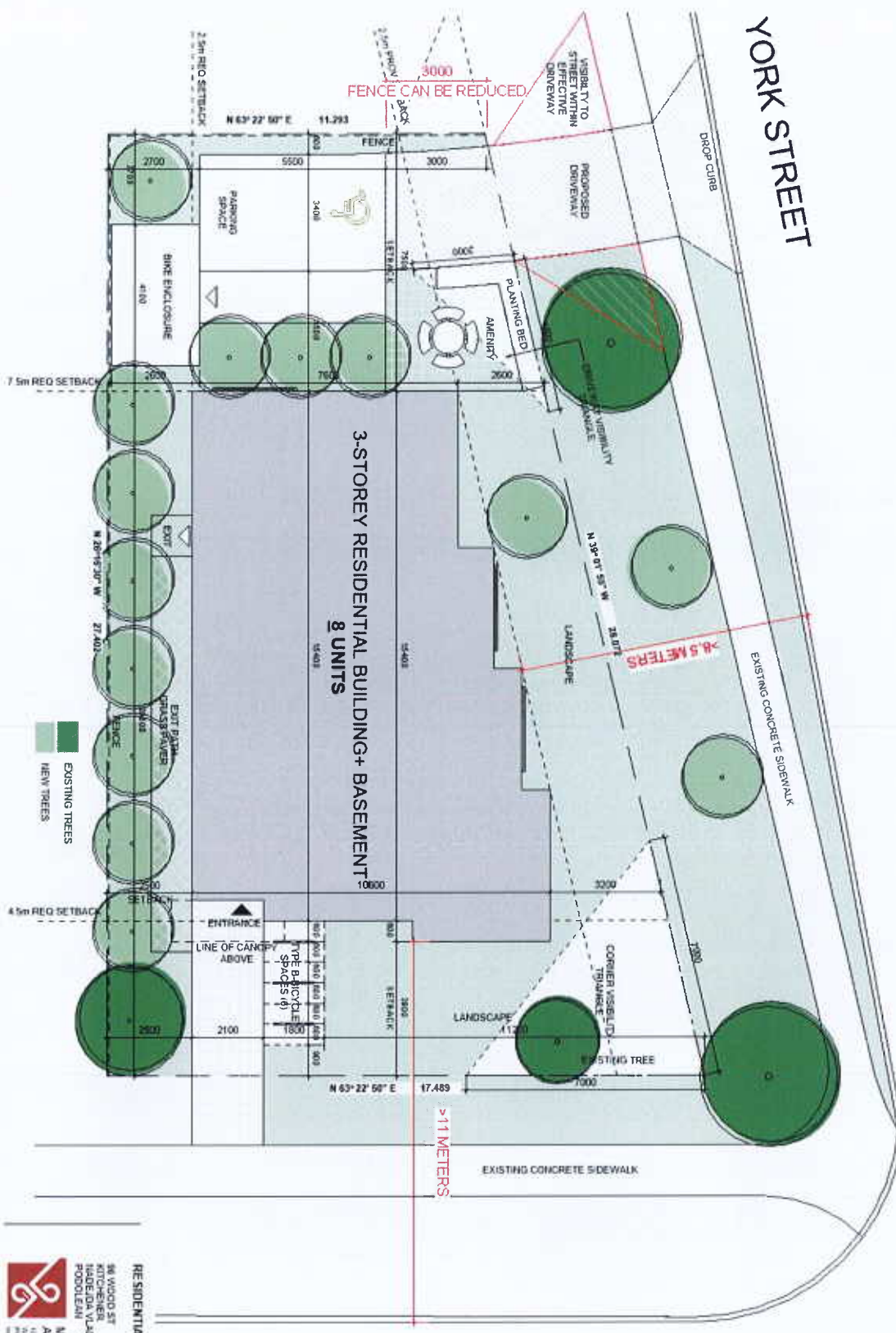
WOOD STREET



RESIDENTIAL BUILDING
88 WOOD ST
MIDLAND
MAGRI O ARCHITECTS
PPOOLEAN
MAGRI O ARCHITECTS
ARCHITECTS
1111 WOOD ST
MIDLAND
MAGRI O ARCHITECTS
ARCHITECTS
PPOOLEAN

SITE PLAN - 96 WOOD STREET





YORK STREET

WOOD STREET

LANDSCAPING - 96 WOOD STREET


MASRI O'line
 ARCHITECTS
 1111 WOOD STREET
 SUITE 1000
 MISSISSAUGA, ONTARIO L4X 1L7
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RESIDENTIAL BUILDING
 96 WOOD STREET
 MISSISSAUGA, ONTARIO L4X 1L7
 PROJECT NO. 2020-03



FAÇADE OPENING 25%

EAST ELEVATION (STREET FAÇADE)

SCALE: 1 : 100



FAÇADE OPENING 35%

NORTH ELEVATION (STREET FAÇADE)

SCALE: 1 : 100



ELEVATIONS & HEIGHT - 96 WOOD STREET



EXISTING BUILDING - 96 WOOD STREET





EXISTING BUILDING - 96 WOOD STREET

DENSIFICATION THROUGH SUSTAINABLE DEVELOPMENT

- Proposed design achieves gentle density.
- Proposal is **sustainable**.
- Proposal achieves the **intent of the Zoning By-Law**, requiring minimal variances to achieve a meaningful development.



SUSTAINABILITY

Thank You!