

# **4611 King Street East**

Zoning By-law Amendment Application

**ZBA24/024/K/ES**

Official Plan Amendment Application

**OPA24/012/K/ES**

Owner: Imperial Oil Limited c/o LJM Developments

Planning & Strategic Initiatives Committee

January 27, 2025

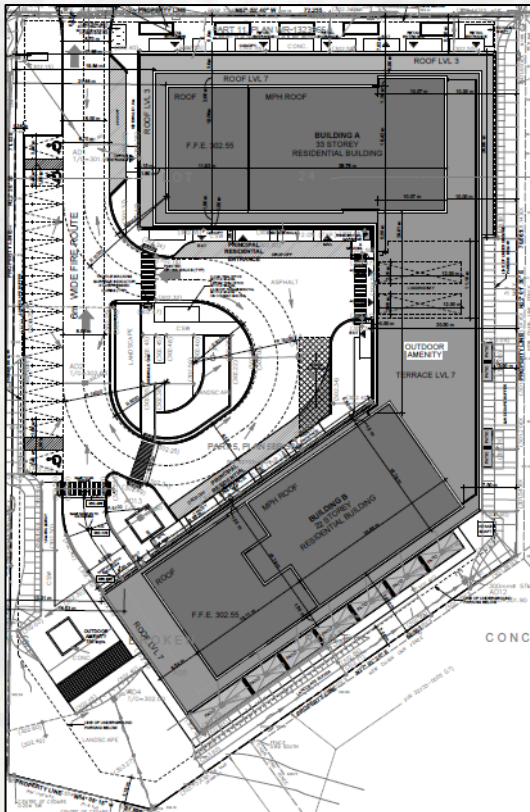
# 4611 King Street East Site Context





# Concept

- 726 Residential Dwelling Units
- 1892 square metres of Commercial Space
- 493 Vehicle Parking Spaces
- 404 Bicycle Parking Spaces



Concept Plan illustrating site layout



Rendering of view of the Mixed-Use Building from King Street East

# Holding Provisions



- Record of Site Condition
- Noise Study
- Sanitary Service (City of Cambridge)
- Stormwater Management (Region of Waterloo)

# Opportunity



- Facilitate the redevelopment of a vacant site while providing retail, office, and residential uses
- Adding 726 dwelling units in the King Street East intensification corridor
- Add visual interest at the street level and the skyline, with a high level of urban design.
- Foster an efficient use of land, infrastructure, and services through intensification/infill.



# Highlights and Conclusion



- Recommending approval of the Official Plan Amendment application to
  - Establish a Specific Policy Area to allow the uses of retail and dwelling units
- Recommending approval of the Zoning By-law Amendment application to:
  - Establish four Holding Provisions
  - Establish a Site-Specific Provision to:
    - Permit a maximum building height of 110 metres for the front tower, and 75 metres for the rear tower;
    - Permit a maximum Floor Space Ratio of 7.9;
    - Permit a vehicle parking rate of 0.57 spaces per dwelling unit;
    - Permit a rate of non-residential GFA of 3%;
    - Permit a maximum height of the building base of 7 storeys;
    - Permit a side yard setback of 3 metres; and
    - Prohibit the use of geothermal energy systems.
- The proposed Official Plan and Zoning By-law Amendments demonstrate good planning principles and are consistent with provincial, Regional and City planning policies.