

Applications for Official Plan and Zoning By-law Amendment

4611 King Street E.

LJM Developments



PSIC Presentation – 4611 King Street East
Date: January 27, 2025

Site Location



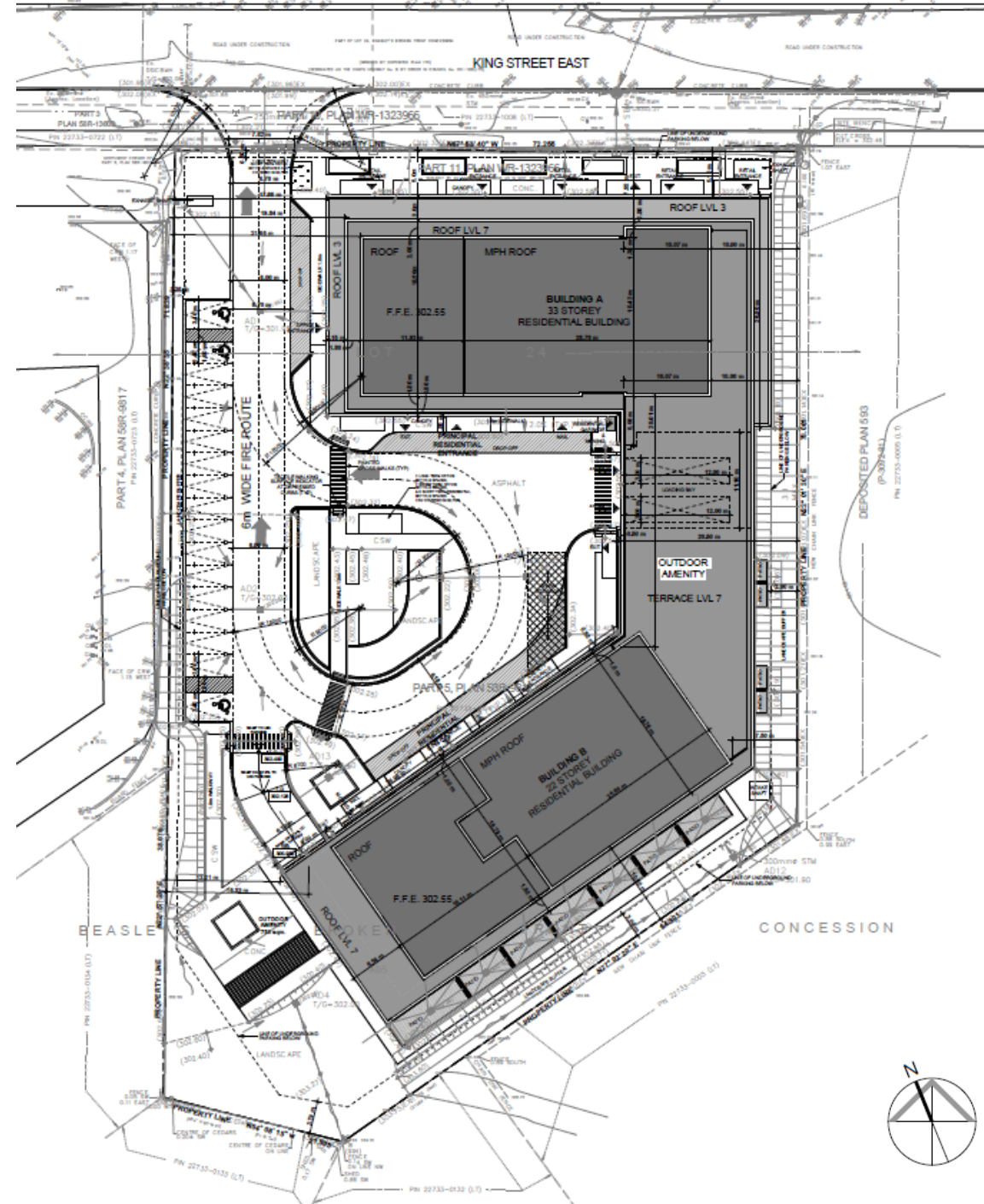
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Proposed Development

- Mixed Use (commercial/office space and residential)
- Two towers (A & B) and a podium
- Tower nearest King St. 33 storeys, Second Tower 22 storeys
- 726 residential units proposed
 - Proposed Unit Mix
 - 68% - 1 bedroom
 - 10% - 1 bedroom + den
 - 19% - 2 bedroom
 - 3% - 3 bedroom
- 650 sq m of retail space (level 1) / 1,242 sq m of office (level 2)
- 493 parking spaces (17 surface level, 476 underground)
- 0.57 spaces/res unit proposed (415) – remainder to commercial/visitor (78)
- 404 bicycle parking spaces (398 Class A, 6 Class B)

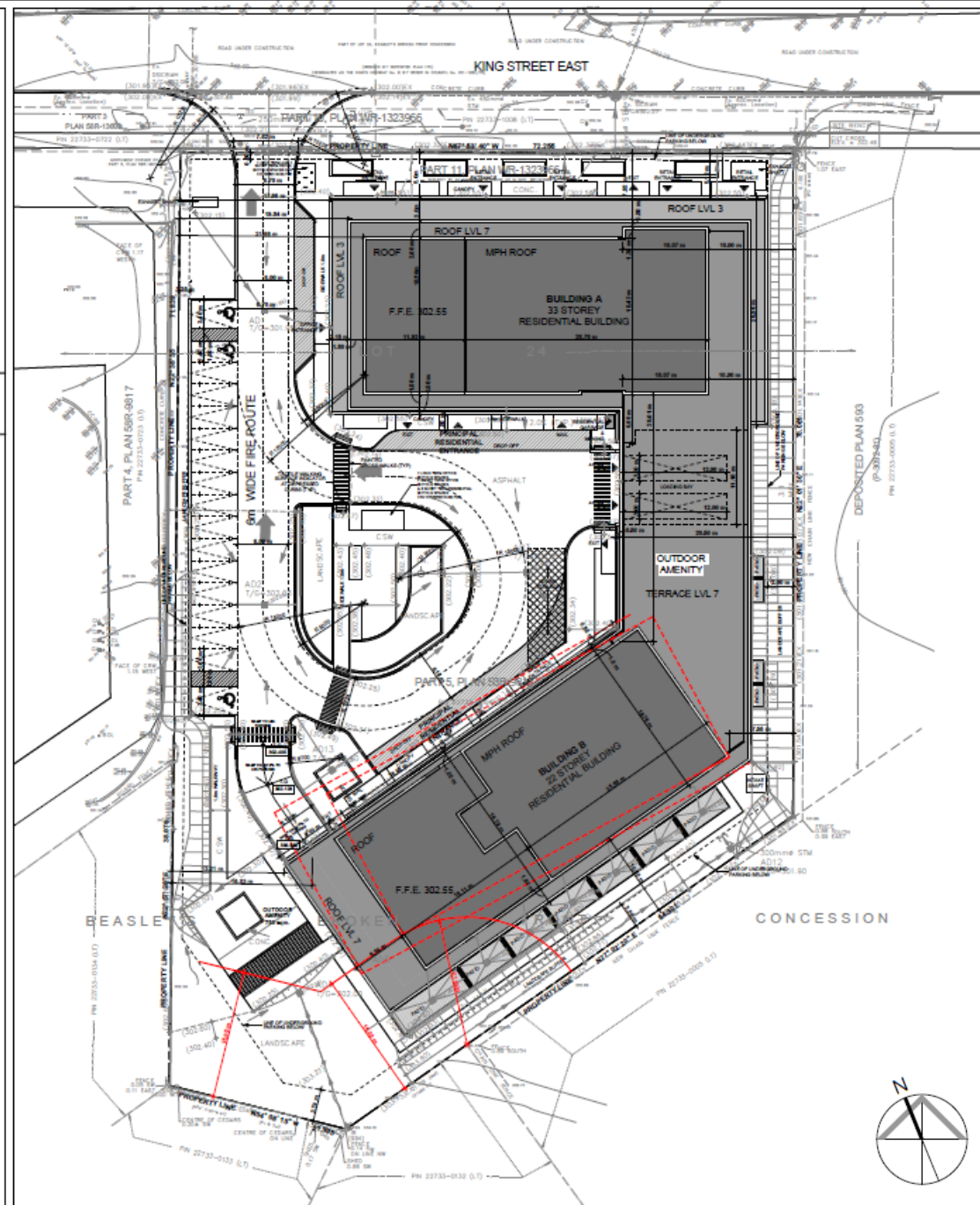
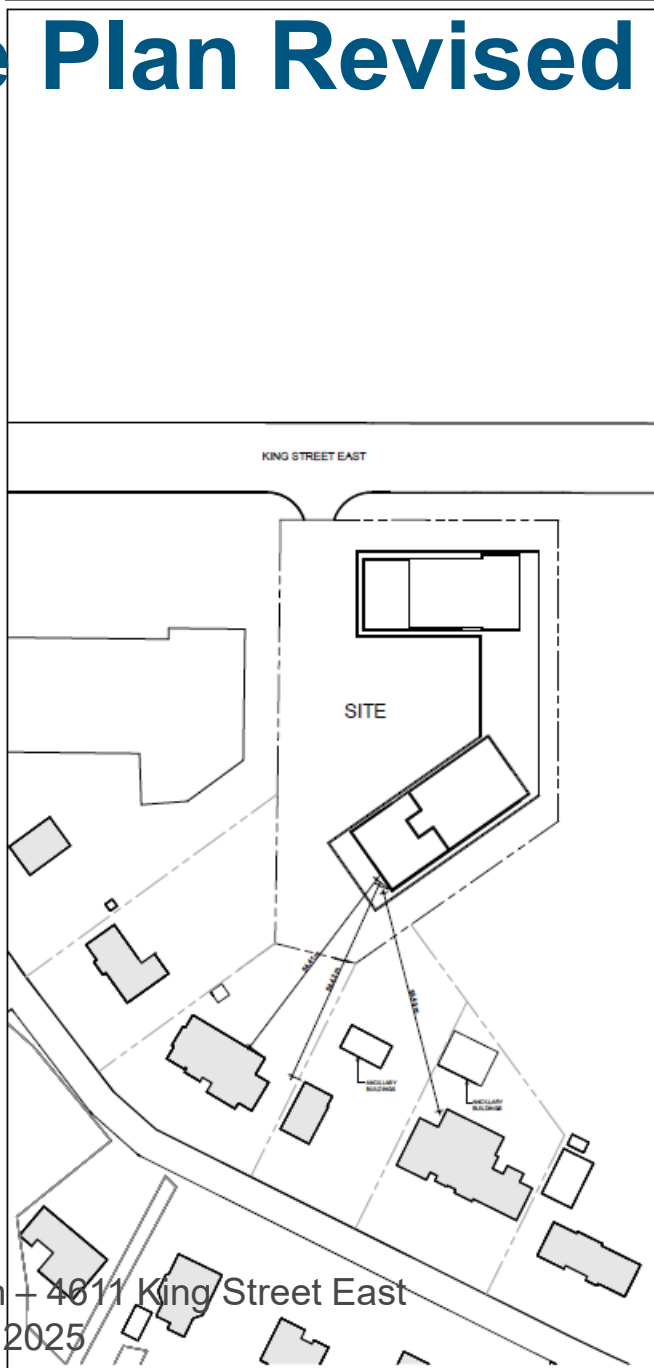


Site Plan



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Site Plan Revised



PSIC Presentation + 4611 King Street East
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Renderings



3D View from King St E Looking South

1
NTS 046.01



3D View from Internal Courtyard

2
NTS 046.01

Renderings



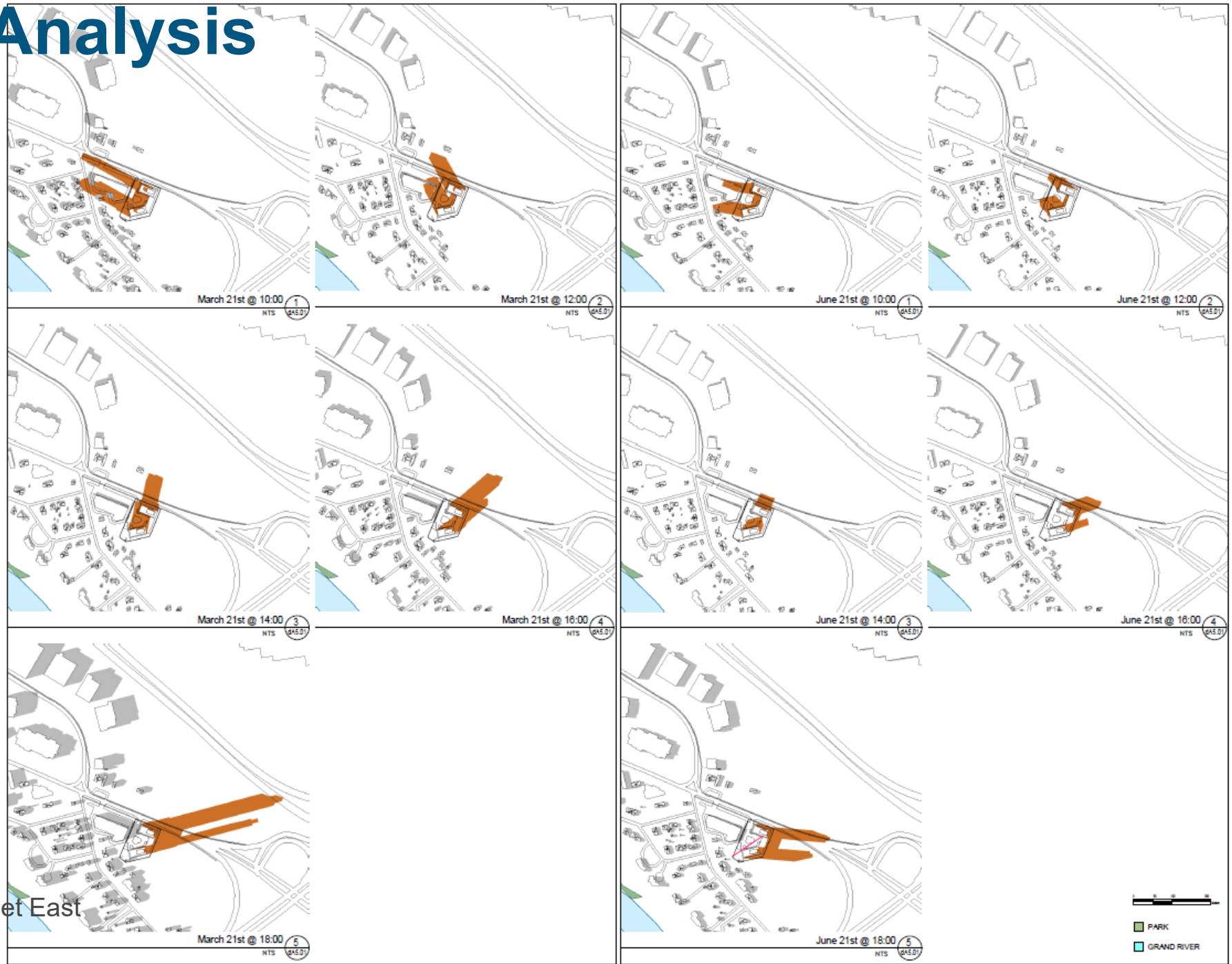
3D View from King St E
NTS



3D View from King St E Looking West
NTS

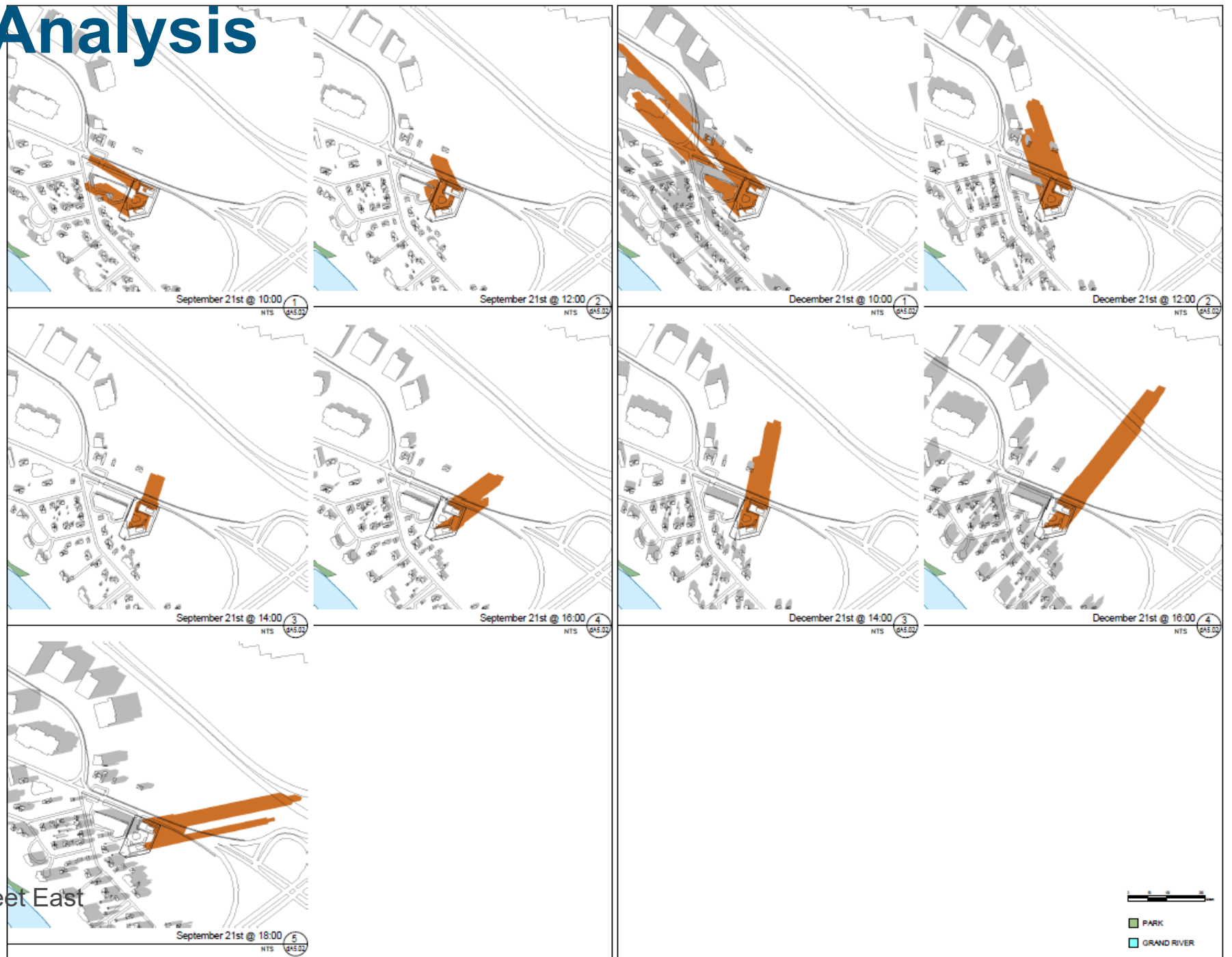


Shadow Analysis



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Shadow Analysis



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Requested Applications

Official Plan Amendment

- Current Designation: Commercial
- Proposed Site-Specific Policy Area:

"80. **4611 King Street East**

Notwithstanding the Arterial Corridor urban structure identification and policies and the Commercial land use designation and policies, applied to the lands located at 4611 King Street, *retail* and office uses and *dwelling units* will be permitted.

Four (4) Holding Provisions will be applied to residential uses and will not be removed through a By-law Amendment until such time as the City of Kitchener is in receipt of a Record of Site Condition, Noise Study, Sanitary Servicing Flows Acceptance, and Stormwater Servicing Flows Acceptance.

Requested Applications

Zoning By-law Amendment

- **Current Zoning:** Arterial Commercial Site-Specific Provision 88 (COM-3(88))
- **Proposed Zoning:** Mixed Use Three (MIX-3) with Site Specific Provisions and Holding Provisions:
 - Max FSR – 7.9
 - Max Building Height 110 m (33 storeys – along King St)
 - Max Building Height 75 m (22 storey – internal to site)
 - Min. Interior Side Yard – 3m
 - Min. Non-Residential Floor Area – 3%
 - Max. number of storeys in base of a tall building – 7
 - Min. Residential Parking Rate – 0.57 space/unit
 - Geothermal wells prohibited

Holding Provisions:

- RSC Required
- Sanitary Servicing Confirmation from Cambridge
- Traffic and Stationary Noise Study
- Region of Waterloo Stormwater Management Approval

Community Comments

Height / Density Concerns – Density shifted towards King St. Height of internal building reduced to 22 storeys from 25 – shifted away from rear lot line

Traffic – Site access limited to right-in / right-out

Impacts to wells/ground water – MTE Consultants have been retained to complete a Hydrogeological Investigation inclusive of private well survey. Monitoring and mitigation measures to be identified through study

Shadow Impacts – Shadow Study completed

Pedestrians – Sidewalk along south side of King, MUP on north side of King @Gateway Park, Transit stops within 5 min walk along King – Future LRT within 1.2km (15 min walk)

Questions?



3D View from King St E Looking South

1
NTS 1/46.01



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