

# Staff Report



Development Services Department

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**REPORT TO:** Choose a meeting type

**DATE OF MEETING:** February 10, 2025

**SUBMITTED BY:** Garrett Stevenson, Director of Development and Housing Approvals, 519-783-8922

**PREPARED BY:** Eric Schneider, Senior Planner, 519-783-8918

**WARD(S) INVOLVED:** Ward 3

**DATE OF REPORT:** February 7, 2025

**REPORT NO.:** DSD-2025-053

**SUBJECT:** Addendum Report  
Official Plan Amendment Application OPA24/012/K/ES  
Zoning By-law Amendment Application ZBA24/024/K/ES  
4611 King Street East  
Imperial Oil Limited c/o LJM Developments

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## RECOMMENDATION:

That Official Plan Amendment Application OPA/24/012/K/ES for Imperial Oil Limited c/o LJM Developments requesting to add Policy 15.D.12.80 to Section 15.D.12 and to add Specific Policy Area 80 to Map 5 – Specific Policy Areas in the Official Plan to facilitate a mixed use development having 586 residential dwelling units and 1,892 square metres of commercial space within two towers atop a shared podium with building heights of 18 and 26 storeys and a Floor Space Ratio (FSR) of 6.7, be approved, in the form shown in the Official Plan Amendment attached to Report DSD-2025-053 as Attachments ‘A1’ and ‘A2’, and,

That Zoning By-law Amendment Application ZBA24/024/K/ES for Imperial Oil Limited c/o LJM Developments be approved in the form shown in the ‘Proposed By-law’, and ‘Map No. 1’, attached to Report DSD-2024-053 as Attachments ‘B1’ and ‘B2’, and further,

That pursuant to Section 34(17) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, further notice is not required to be given in respect to Zoning By-law Amendment ZBA24/024/K/ES.

## REPORT HIGHLIGHTS:

- The purpose of this report is to provide Council with updated ‘Proposed By-law’ for the Official Plan Amendment and Zoning By-law Amendment Applications that were

presented to the Planning and Strategic Initiatives Committee on January 27, 2025 in report DSD-2025-025.

- This report supports the delivery of core services.

### **BACKGROUND:**

On January 27<sup>th</sup>, 2025 Staff presented Official Plan Amendment Application OPA/24/012/K/ES and Zoning By-law Amendment Application ZBA24/024/K/ES for the subject lands located at 4611 King Street East in report DSD-2025-025 to the Planning and Strategic Initiatives Committee. Committee referred the decision to the Council meeting February 10<sup>th</sup>, 2025 and directed Staff to address comments and ideas raised by Council and the community.

City Planning staff worked with City and Regional transportation staff, the applicant, Ward Councillor Jason Deneault and a community delegate to respond and address concerns. The applicant has presented a revised concept that includes reducing the proposed height and density of the proposal and increases the proposed parking rate.

### **REPORT:**

Staff facilitated a meeting between City Transportation staff, Region of Waterloo Transportation staff, and a community delegate about traffic concerns to discuss the Transportation Impact Studies completed for the application. Topics discussed included access, U-turns, pedestrian movements, active transportation infrastructure, etc.

Staff facilitated a meeting between the applicant and the Ward Councillor Jason Deneault, in which the applicant presented a revised plan that reduces the density on site. The changes in density and the resultant changes to the by-law requests are detailed below.

### ***Tower Heights***

Across both towers, a total of 11 storeys have been removed.

Previous:

King Street Tower 33 Storeys

Rear Tower 22 storeys

Changed to:

King Street Tower 26 Storeys

Rear Tower 18 storeys

### ***Unit Reduction***

143 units have been removed.

Previous: 726 units

Changed to: 583 units

### ***Floor Space Ratio (FSR) Reduction***

Reduction of 11 storeys results in a decrease in FSR.

Previous: 7.9

Changed to: 6.7

### ***Parking Rate***

Total proposed provided parking remains at 493 parking spaces, but with the reduction in units this results in an increase in the parking rate per unit.

Previous: 0.57 parking spaces per dwelling unit

Changed to: 0.75 parking spaces per dwelling unit

### ***Non-Residential Floor Area***

Non-Residential floor area percentage increases as a result of 11 less floors of residential floor space.

Previous: 3%

Changed to: 4%

### ***Holding Provision 99H, Sanitary Servicing***

Staff have made minor changes to wording of the Holding Provision to include the City of Kitchener along with the City of Cambridge providing clearance for acceptance of proposed sanitary flows and sanitary servicing to ensure collaboration for cross border servicing.

### **STRATEGIC PLAN ALIGNMENT:**

The recommendation of this report supports the achievement of the City's strategic vision through the delivery of core service.

### **FINANCIAL IMPLICATIONS:**

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

### **COMMUNITY ENGAGEMENT:**

INFORM – This report has been posted to the City's website with the agenda in advance of the council / committee meeting.

CONSULT – Staff circulated the revised concept details to residents who participated in previous meetings or provided comments on the application.

### **PREVIOUS REPORTS/AUTHORITIES:**

- [DSD-2025-025 - Official Plan Amendment OPA24/012/K/ES and Zoning By-law Amendment Application ZBA24/024/K/ES 4611 King Street East](#)

**REVIEWED BY:** Malone-Wright, Tina - Manager of Development Approvals, Development and Housing Approvals Division

**APPROVED BY:** Readman, Justin - General Manager, Development Services

**ATTACHMENTS:**

Attachment A – Revised Proposed Zoning By-law