

**4611 KING STREET EAST,
KITCHENER**

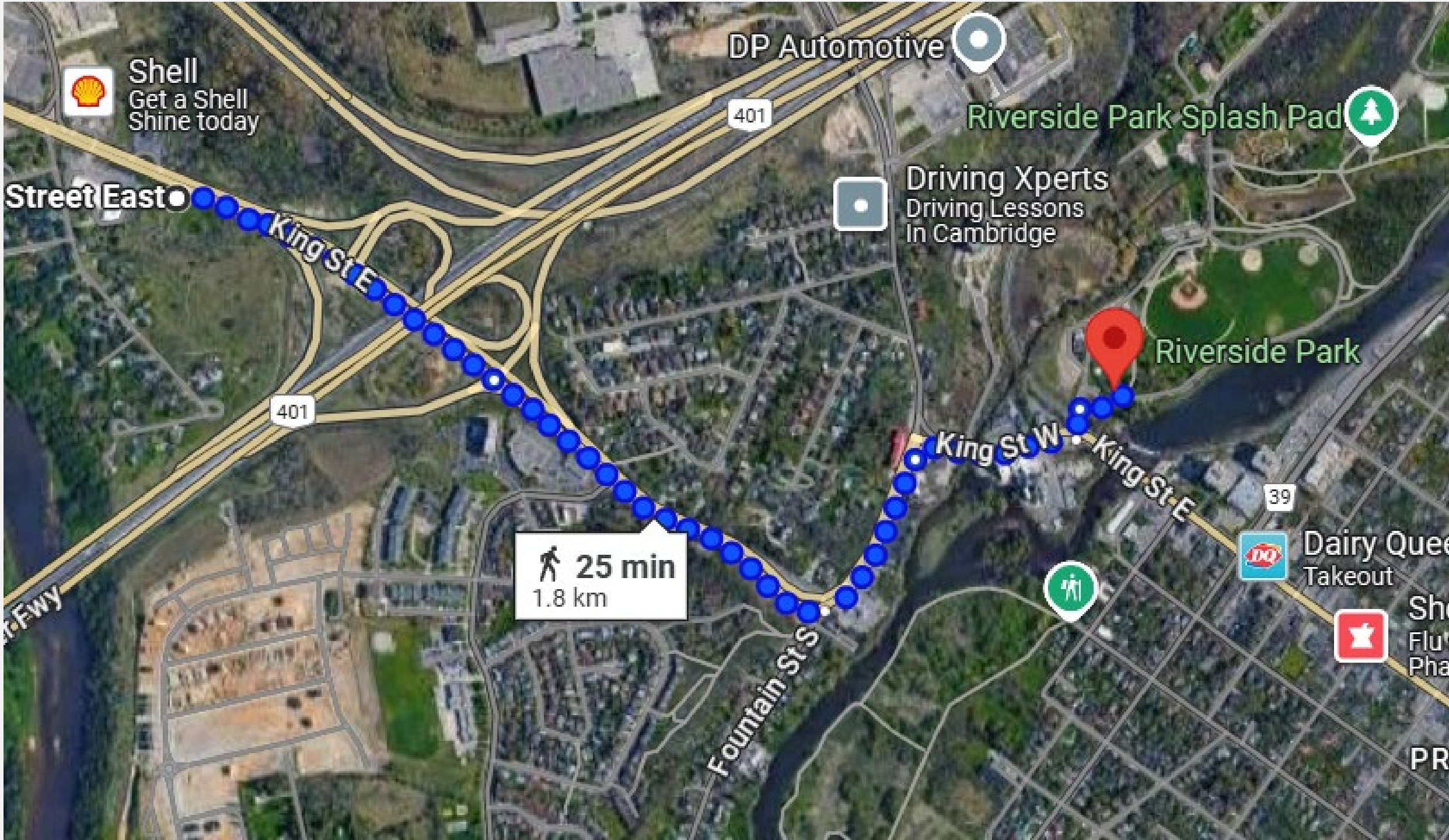
Presented by: Stephanie Brown











Shell
Get a Shell
Shine today

DP Automotive

Riverside Park Splash Pad

Street East

King St E

401

Driving Xperts
Driving Lessons
In Cambridge

401


Riverside Park

King St W

King St E

39

Dairy Queen
Takeout

 **25 min**
1.8 km

Fountain St S

Sh
Flu
Pha

PR



Will Towns: 1-519-616-1868
File: D17/2/24012
C14/2/24024
October 22, 2024

Eric Schneider
Senior Planner
City of Kitchener
200 King Street West, 6th Floor
P.O. Box 1118, Kitchener, ON
N2G 4G7

Dear Mr. Schneider,

**Re: Official Plan Amendment OPA24/012 and Zoning By-law
Amendment ZBA24/024
4611 King Street East**

Transportation Impact Brief

Regional staff have received the Transportation Impact Brief (TIB) entitled 4611 King Street East, Kitchener Transportation Impact Brief dated July 3, 2024 and prepared by Paradigm Transportation Solutions Ltd.

Regional staff have concerns with the findings of the TIB, including the function of the proposed full-movement access to King Street East (whereas right-in/right-out only was identified as the Region's preferred design in pre-submission comments dated October 3, 2023). The applicant could consider acquiring additional lands south of the property to facilitate access to Limerick Drive, thereby providing a connection to the signalized intersection at Limerick Drive and King Street East and facilitating a more feasible full-movement access arrangement to and from the site. The Regional Transportation Planner will follow up directly with Paradigm staff and the applicant to arrange a meeting to address TIB concerns as soon as possible.

Will Towns: 519-616-1868
File: D17/2/24012
C14/2/24024
January 8, 2025

Eric Schneider
Senior Planner
City of Kitchener
200 King Street West, 6th Floor
P.O. Box 1118, Kitchener, ON
N2G 4G7

Dear Mr. Schneider,

**Re: Official Plan Amendment OPA24/012 and Zoning By-law
Amendment ZBA24/024
4611 King Street East
LJM Developments (c/o Brandon Flewwelling, GSP**

Transportation Impact Brief Update

Regional staff received and reviewed the Transportation Impact Brief (TIB) entitled 4611 King Street East, Kitchener, Transportation Impact Brief dated July 3, 2024 and prepared by Paradigm Transportation Solutions Ltd., as submitted with the application. In previous comments, Regional staff indicated concerns with the findings of the TIB, including the proposed full-movement access to King Street East. The applicant was advised to consider acquiring additional lands south of the property to facilitate access to Limerick Drive, thereby providing a connection to the signalized intersection at Sportsworld Drive and King Street East and facilitating a more feasible access arrangement to and from the site. A Transportation Demand Management (TDM) plan was also requested as part of the TIB. These items were discussed at a meeting with the applicant on October 31, 2024.



ASTEC

STEED AND EVANS



EXPERIENCE

7:52



6/12 Wednesday

OUT TEMP 16°C