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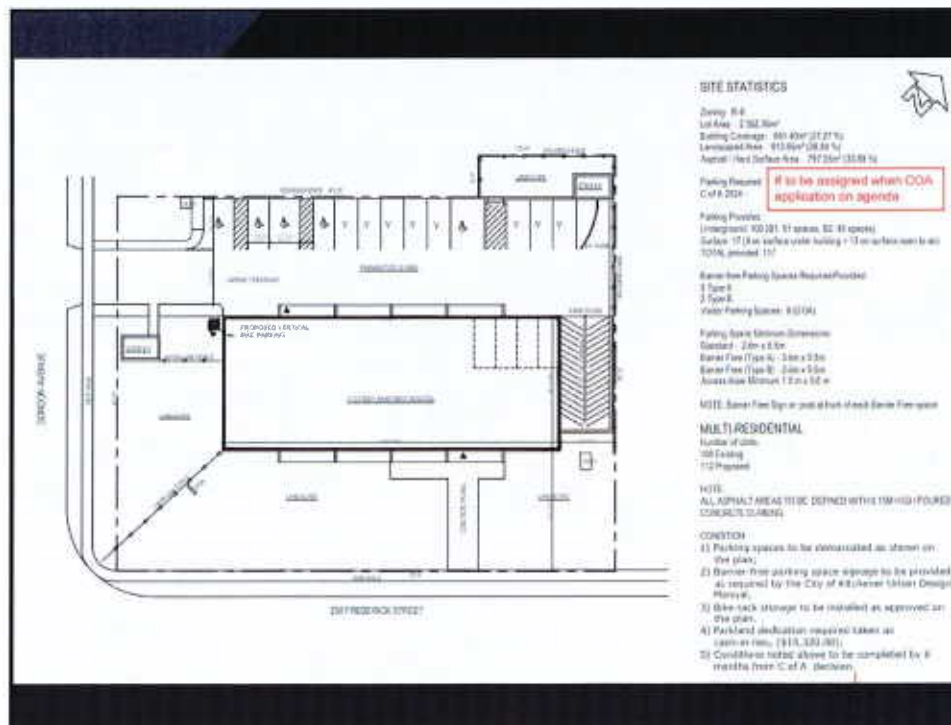


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Context

- Located outside PMTSA (150m)
- On a transit corridor (Frederick St)
Transit stop in front yard
- Existing 17-storey 108-unit apartment with 117 parking spaces
- New PPS 2021 (October 2025)
- Looking to add 4 units in vacant space – a 3.7% increase in density
- Parking study prepared – supports 4 new units
0.66 – 1.05 space per unit - no strain on parking supply
Existing 117 parking spaces are sufficient for demand!

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The Variances

- 110 parking spaces required (1.25 per unit)
– 117 spaces provided (existing condition).
With 4 units, a 22.22% reduction (minor).
- Reduction in visitor parking: 28 spaces required, 8 visitor spaces provided.
Existing condition.
- An existing condition – the site functions.
- Parking reduction (unit increase) is supported by a traffic study.
- Does not alter the building footprint.
- 5.7% increase in density (minor).



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Key Points

- Located just outside the PTMISA (no parking).
- 2024 PPS prioritizes intensification along transit routes
- Kitchener OP supports intensification: policies 4.1.5., 4.1.8., 5.C.2.52.
- Compliant with R-9 zoning but requires parking relief
- Renovation to existing building – minor intensification permitted by OP
- Addresses housing shortage – rental units to market.

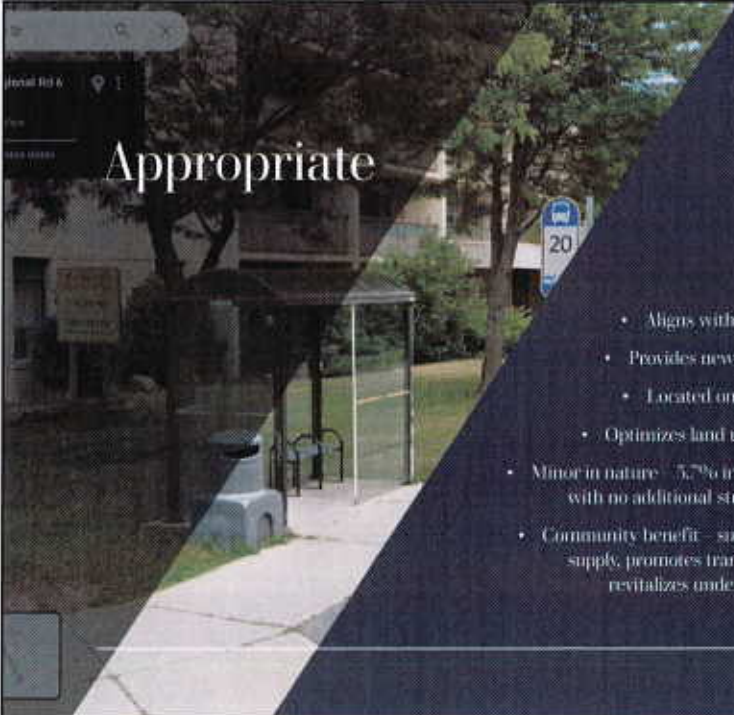


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OP & Zoning Intent

- Meets intent of Official Plan and Zoning Bylaw:
 - Designated high density development
 - A permitted use (high density residential)
 - Supports intensification and transit-oriented development
 - Site maintains functional parking within by-law compliance
 - Parking reduction supported by transportation study
 - Consistent with new PPS

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Appropriate

- Aligns with Oct. 2024 PPS
- Provides new rental housing
- Located on a transit route
- Optimizes land use designation
- Minor in nature – 5.7% increase in units with no additional strain on parking
- Community benefit – supports housing supply, promotes transit ridership & revitalizes underutilized space.

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Conclusion

-  Supports transit oriented –supportive development
-  Consistent with new 2021 PPS
-  Minor in nature – a modest increase of units (5.7%)
-  Delivers needed rental housing
-  Supported by transportation engineering parking study – no strain on parking

