

# PLANNING AND STRATEGIC WORKS COMMITTEE

## 288-292 Lawrence Avenue, Kitchener





# ● Outline

- Context / Site Location
- Development Proposal
- Policy Context
- Required Planning Approvals
- Process and Anticipated Timelines





# ● Context

- 288-292 Lawrence Avenue, Kitchener
- Property currently contains two detached buildings and accessory structures, with associated surface parking
- Adjacent to former Hospice building and residential uses to the east, and south
- Lawrence Avenue has a mix of residential, commercial, retail institutional, and light industrial uses
- No built form or cultural heritage attributes













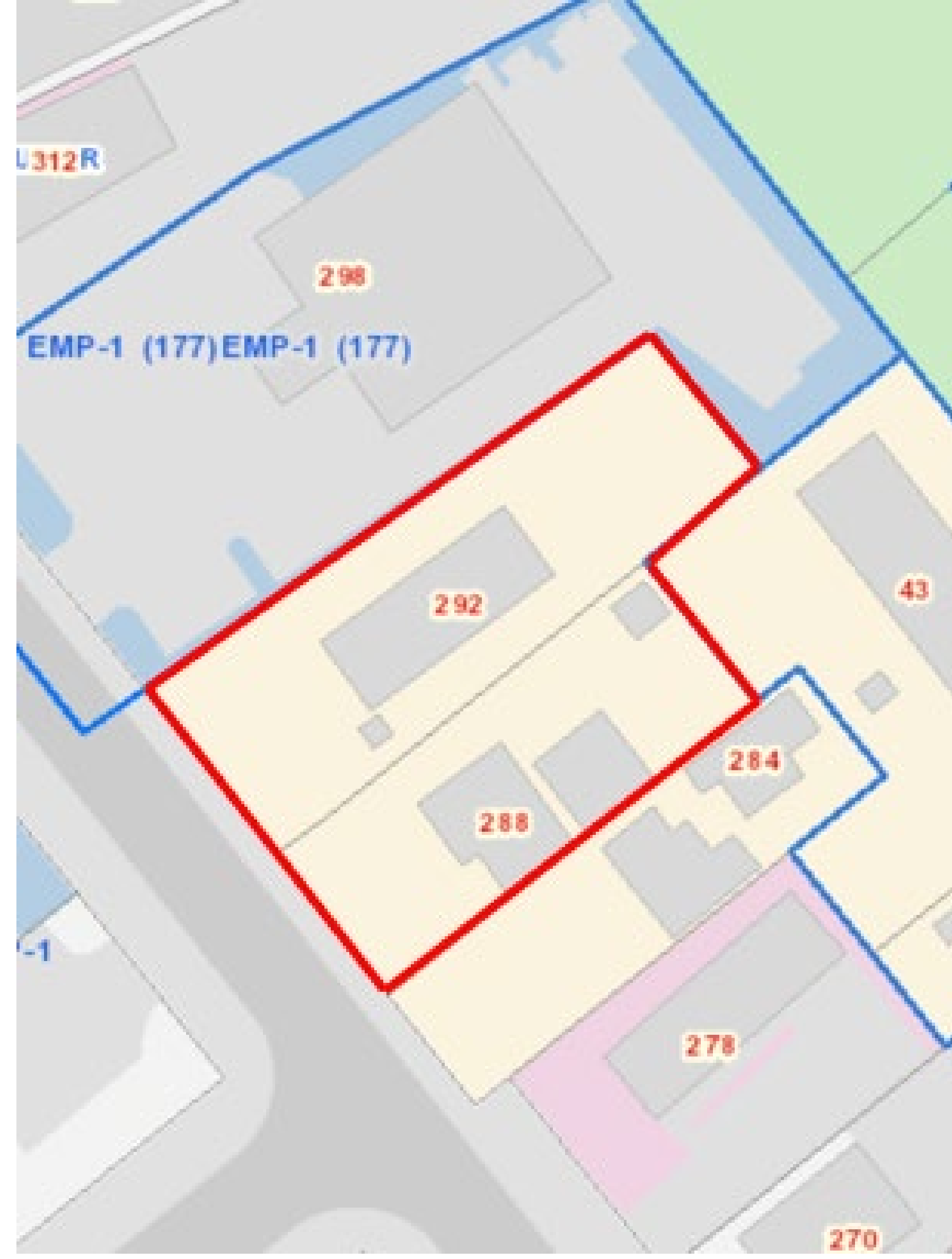






# ● Planning Approvals

- Official Plan Amendment
  - Community Areas (Urban Structure)
  - Low Rise Residential (Land Use Designation)
- Zoning By-Law Amendment
  - Rezone the Low Rise Residential Five (RES 5)
  - Permit a parking ratio of 1 space per unit, including visitor parking
  - Permit an FSR of 0.75
- Site Plan Application



# Thank You!