

924-944 King Street West

Zoning By-law Amendment Application

ZBA25/001K/EW

Owner: **Dez Capital**

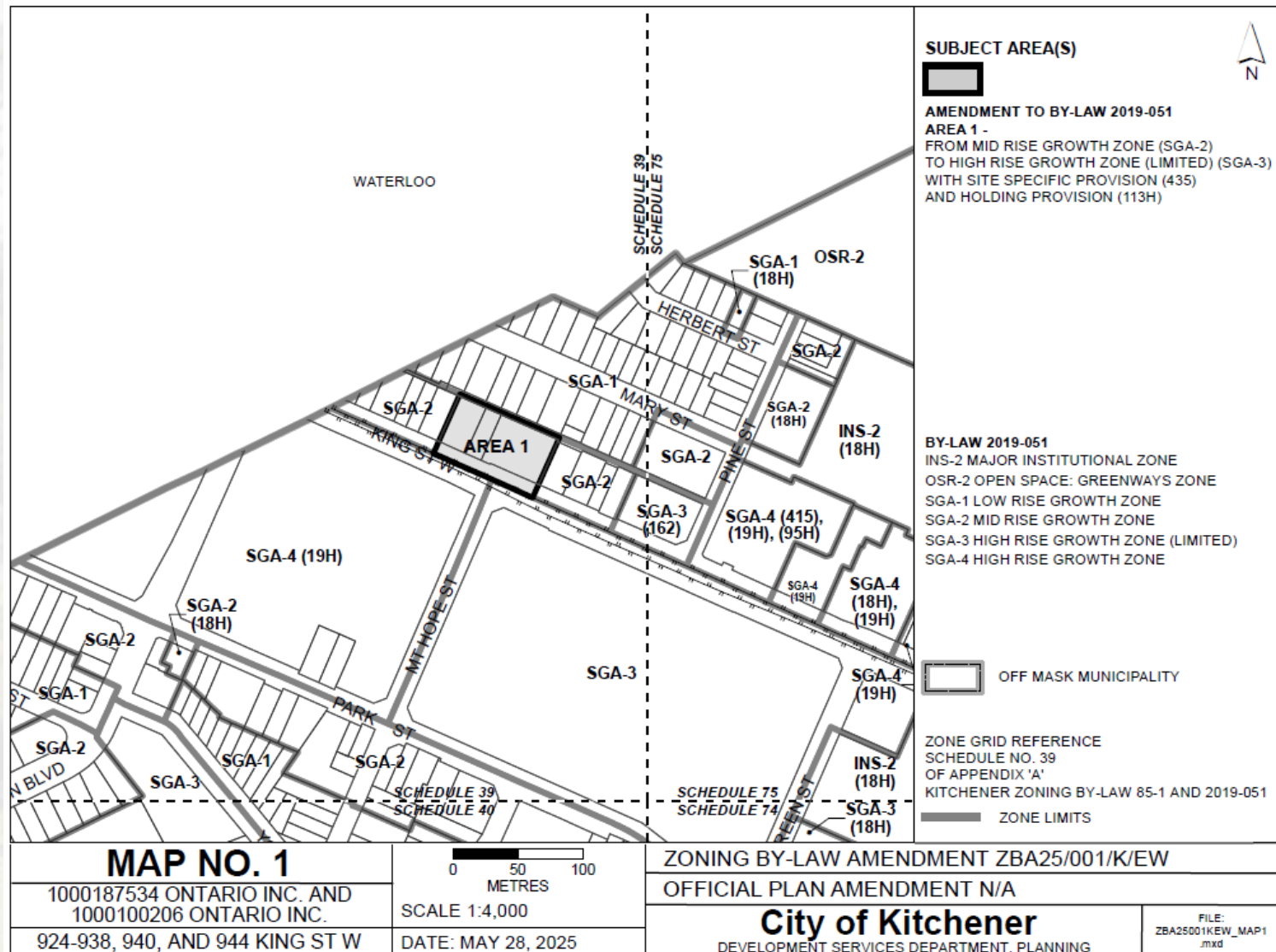
Planning & Strategic Initiatives Committee

June 16, 2025

924-944 King Street West Site Context

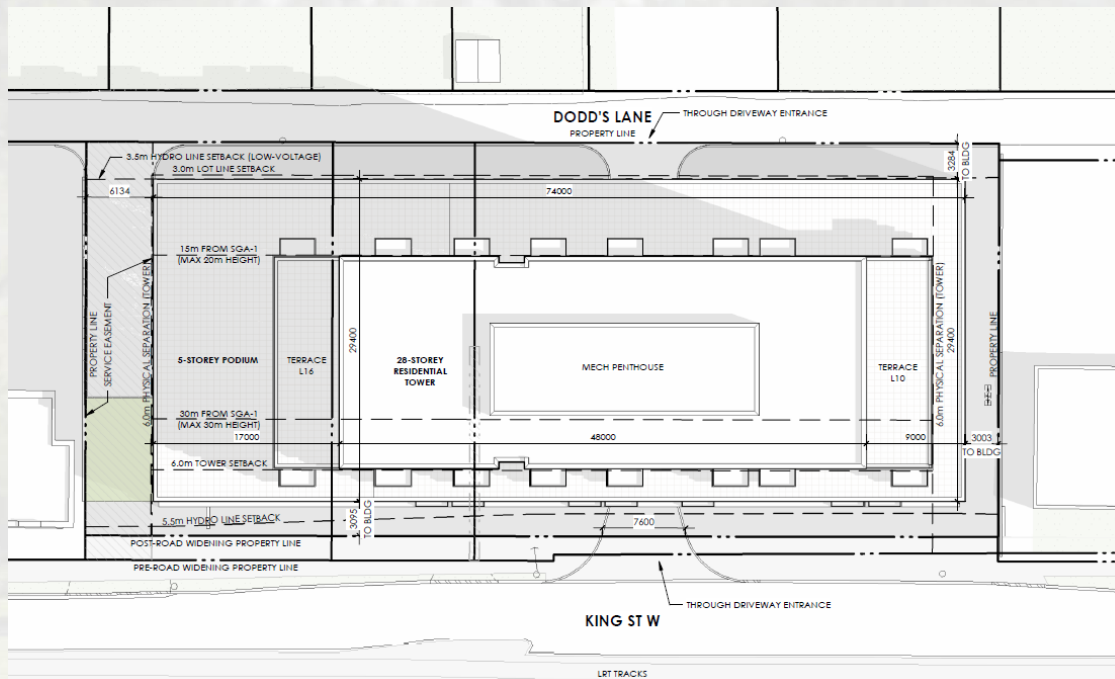


924-944 King Street West Proposed Zoning (By-law 2019-051)

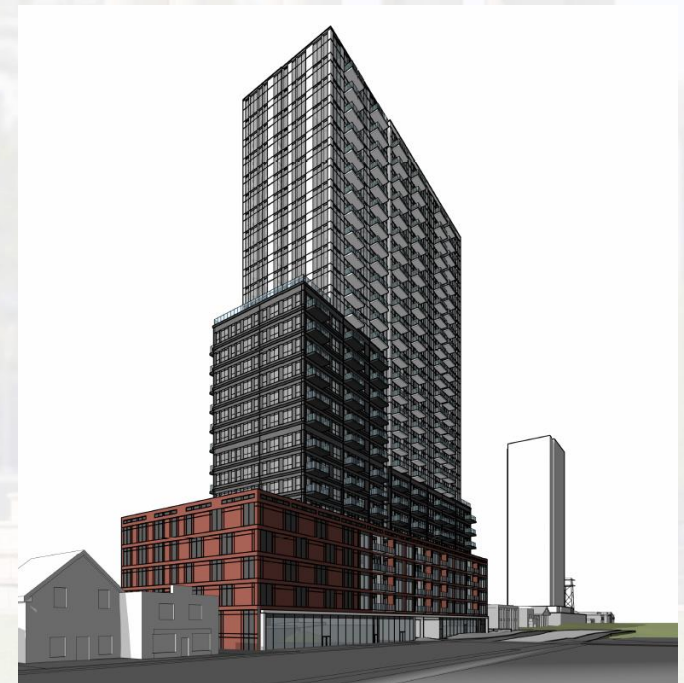


Concept

- 329 Residential Units
- 182 Parking Spaces
- 28 Storeys in Height

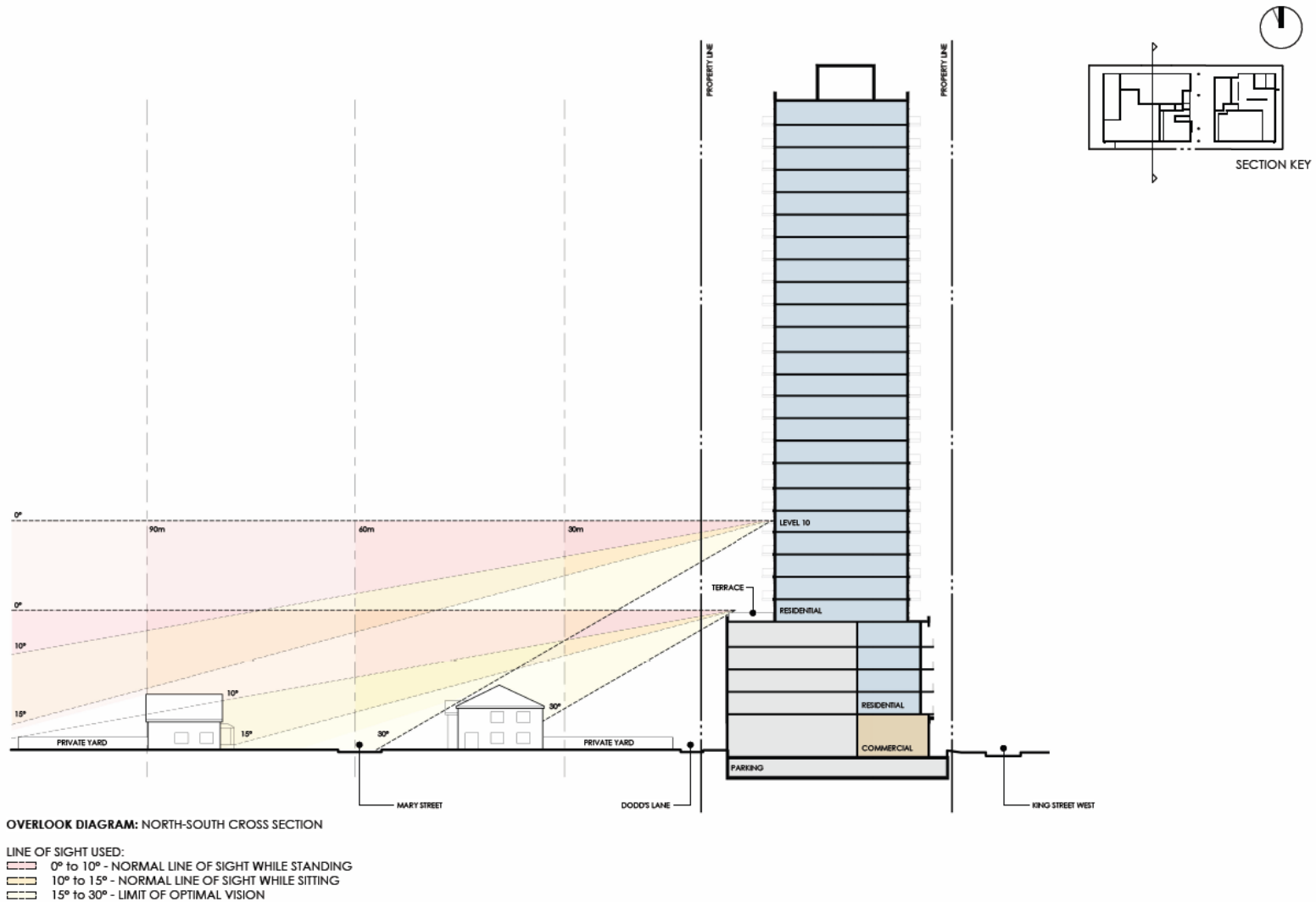


Concept Plan of Site Layout



View from King Street(Rendering)

Design Considerations



Opportunity



- Create 329 new dwelling units within a Protected Major Transit Station Area (PMTSA) and in proximity to major employers.
- Capitalize on site location at a full turn intersection on King Street.
- Proposal does not prohibit the future development of adjacent land.

Highlights and Conclusion



- Recommending approval of the application to:
 - Permit site-specific development standards for height, dwelling unit location, and massing.
 - Establish a Holding Provision for the implementation of noise and vibration measures.
- The proposed Zoning By-law Amendment demonstrates good planning principles and is consistent with Provincial, Regional and City planning policies.