

255 King Street West

Official Plan Amendment Zoning By-law Amendment (RO07/21)

September 28, 2021

Presentation Outline

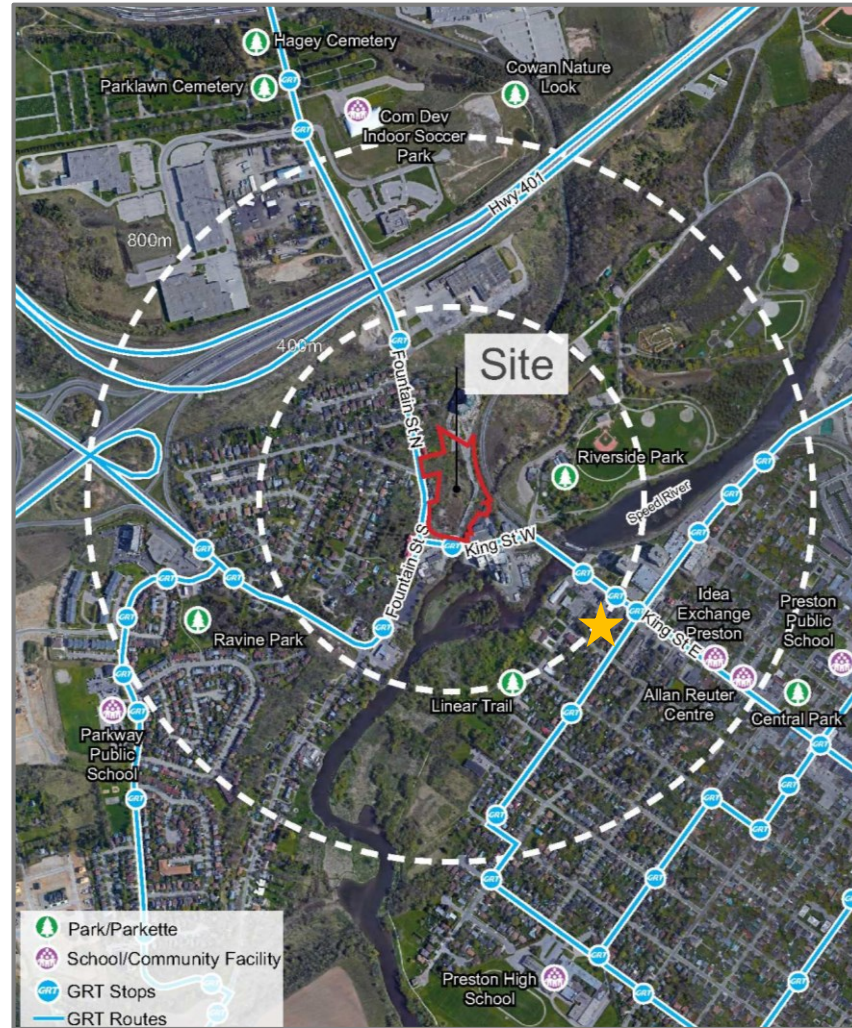
- Site Overview and Context
- Current Official Plan and Zoning
- Proposed Development
- Proposed Official Plan Amendment
- Proposed Zoning By-law Amendment
- Supporting Studies and Reports
- Questions

Site Overview and Context



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Site Overview and Context



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Current Official Plan and Zoning

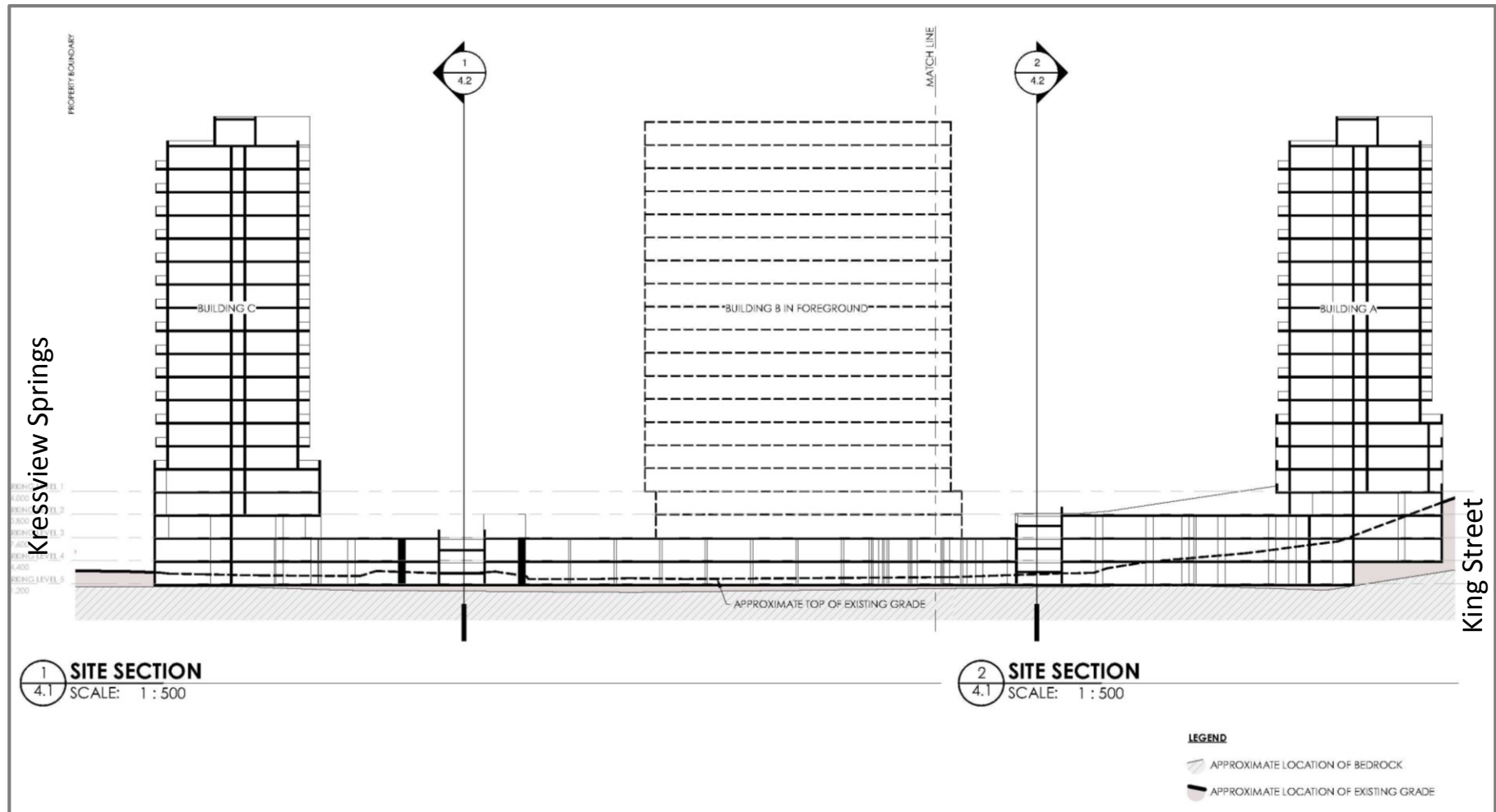
- Official Plan – Community Core Area, Preston Towne Centre
 - Site Specific Policy 8.10.14
 - Regulatory Storm Floodplain
- Commercial Residential (C1RM1) Zone
 - Site Specific Exception S.4.1.125

Proposed Development



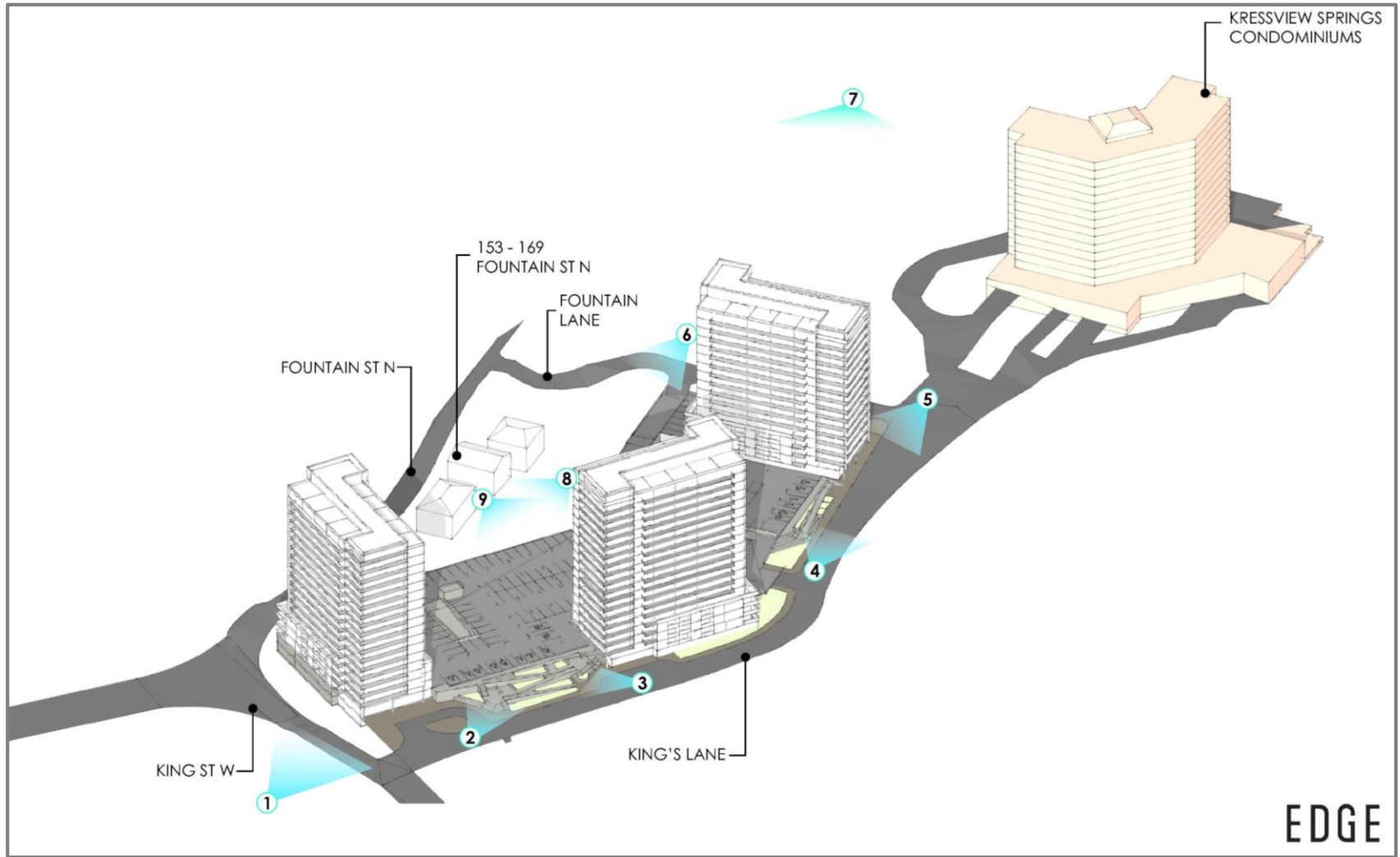
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Proposed Development



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Proposed Development

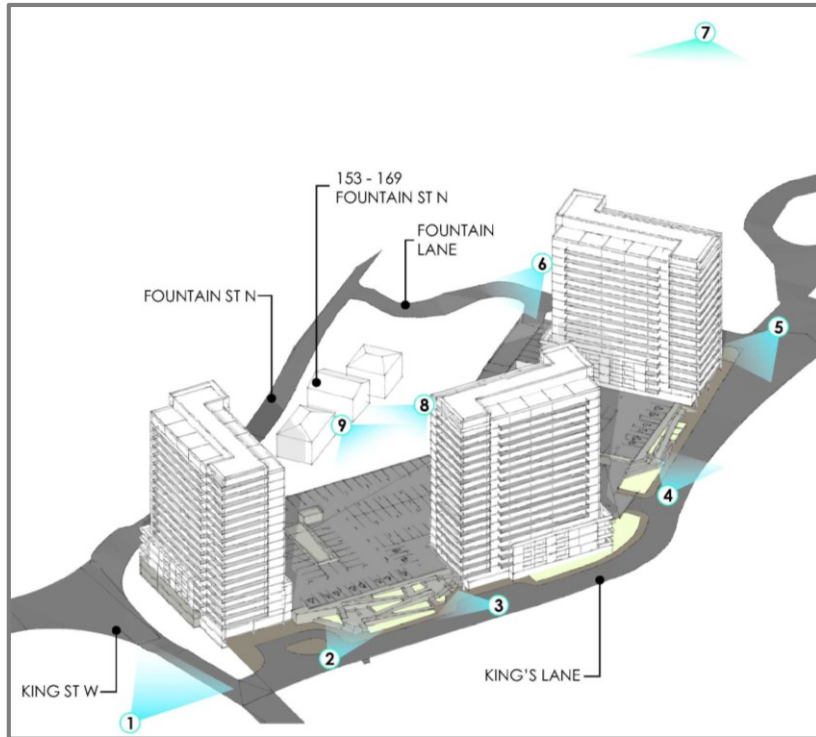


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EDGE

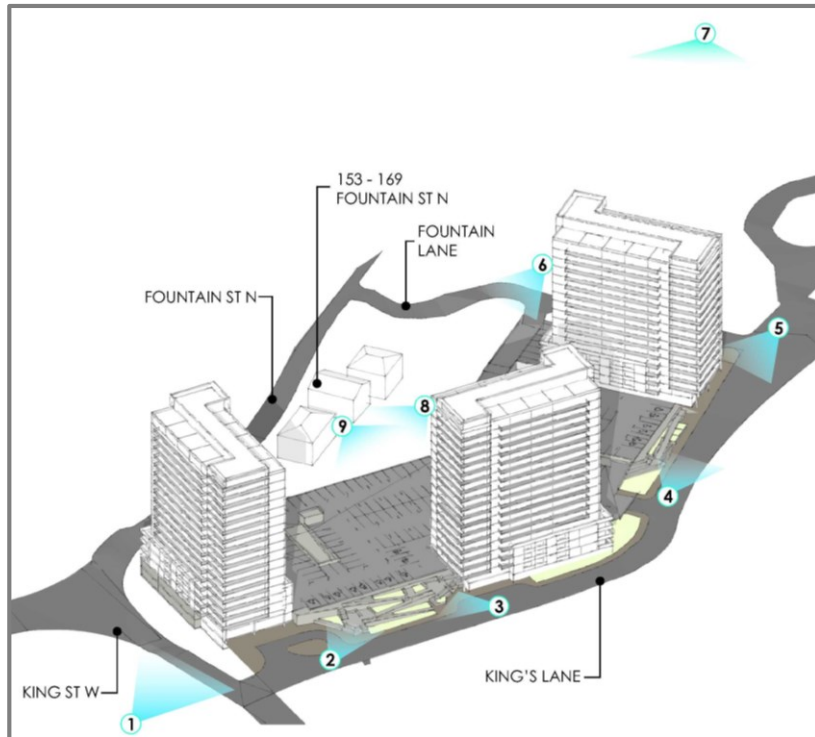


Proposed Development



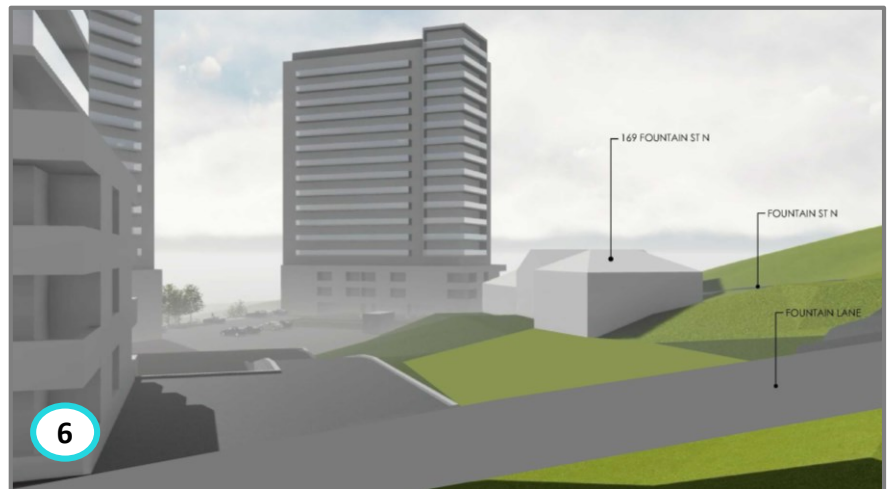
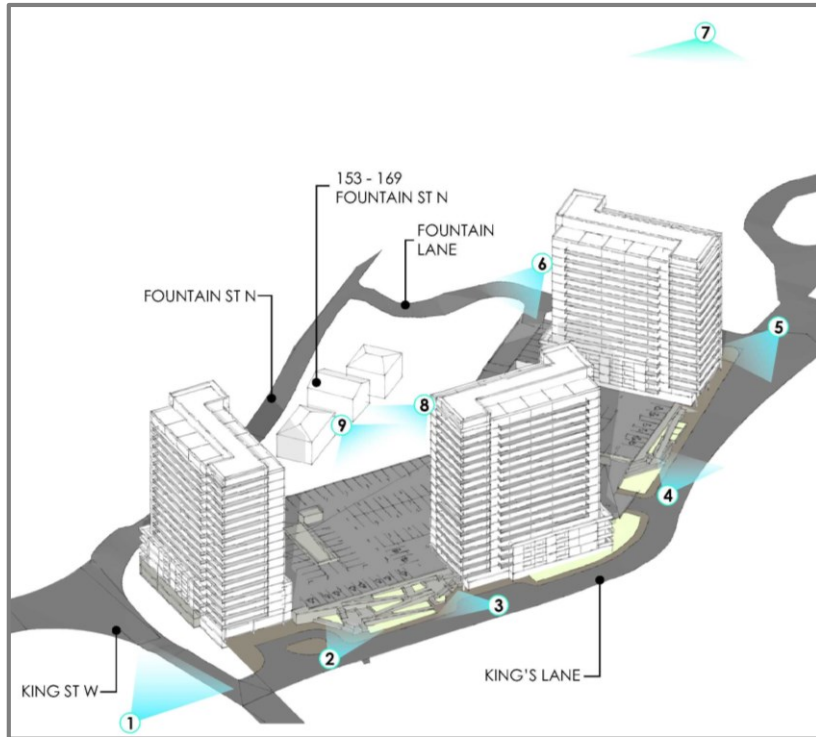
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Proposed Development



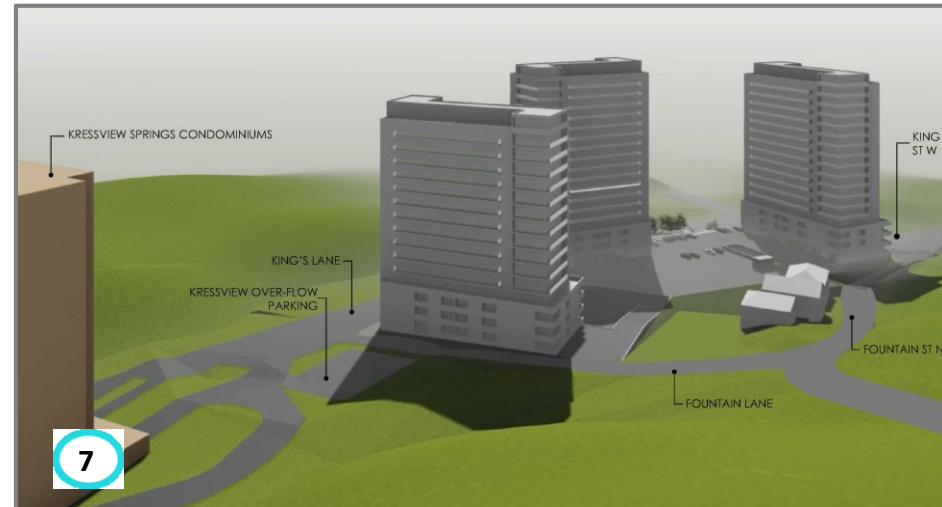
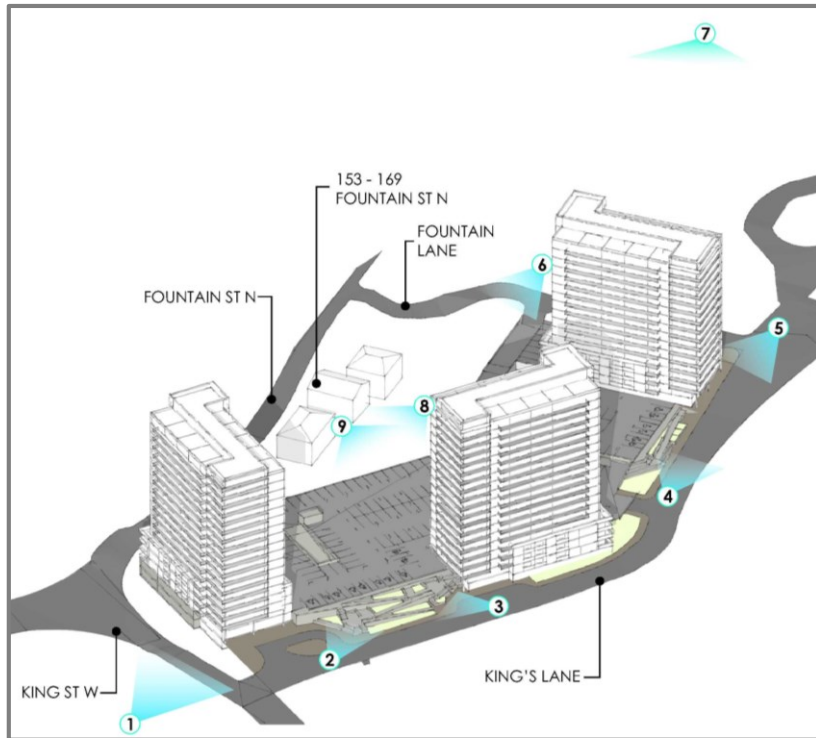
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Proposed Development



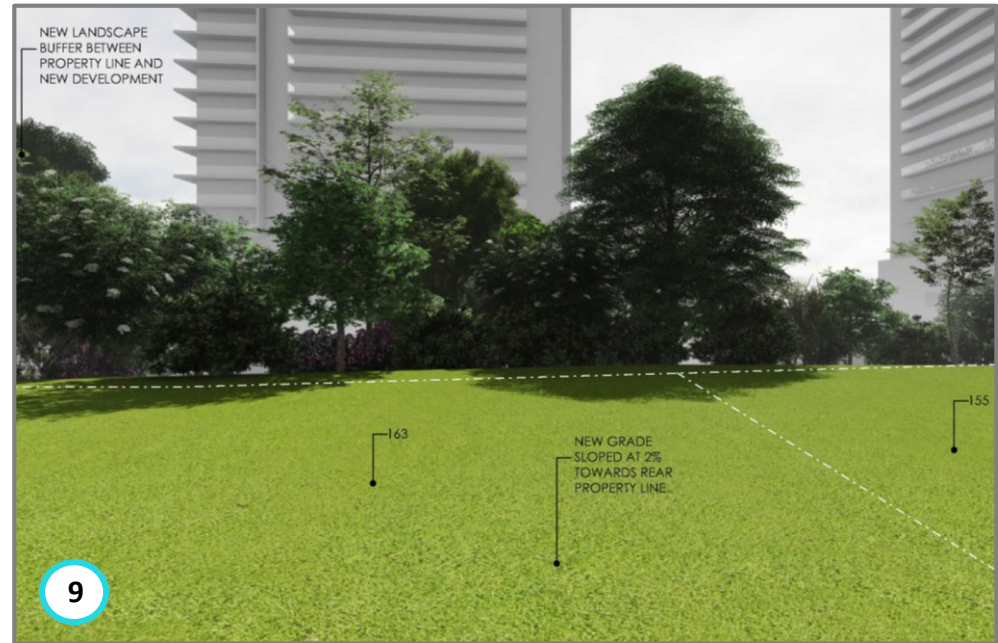
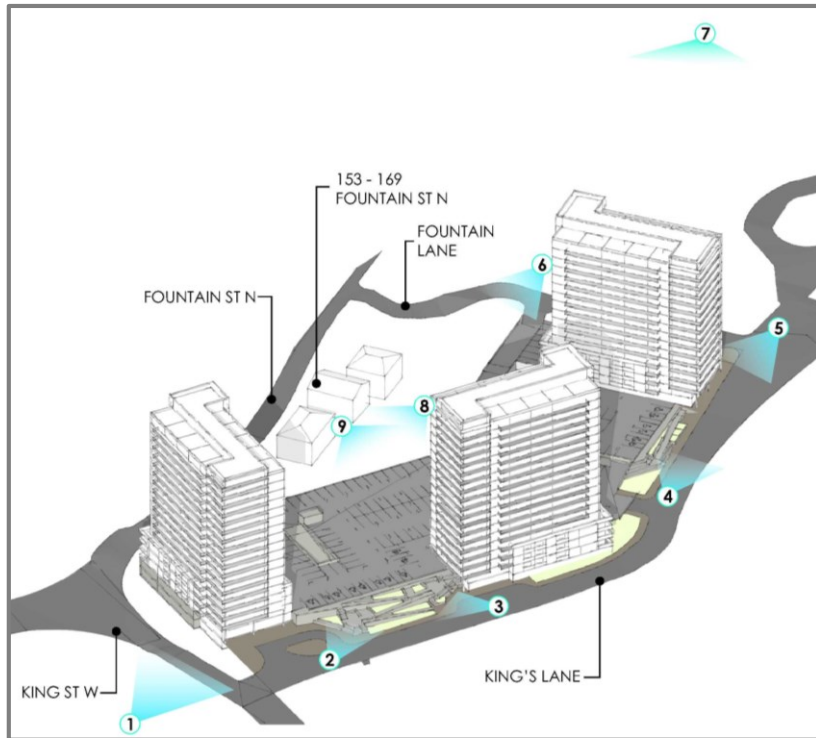
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Proposed Development



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Proposed Development



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Proposed Official Plan Amendment

- Maintain Community Core Area, Preston Towne Centre designation
- Replace Site Specific Policy 8.10.14 to permit the following applicable to municipal address 255 King Street West:
 - Maximum density of 600 units
 - Maximum FSI of 2.0
 - Maximum building height of 18-storeys

Proposed Zoning By-law Amendment

- Maintain Commercial Residential (C1RM1) Zone
- Modify Site Specific Exception S4.1.125 to include the following applicable to 255 King Street West:
 - Maximum of 600 dwelling units
 - Maximum building height of 18-storeys
 - Parking requirement of 1.15 spaces per unit
 - No parking requirement for ground floor area devoted to commercial uses
 - Parking structure or garage may be located within 0.0 metres setback

Supporting Studies and Reports

- Planning Justification Report
- Urban Design Brief
- Slope Stability Assessment
- Heritage Impact Assessment
- Functional Servicing & Preliminary SWM Report
- Transportation Impact Study
- Pedestrian Wind Assessment
- Noise and Vibration Impact Study
- Vegetation Management Plan

Questions



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