

# 255 King Street West

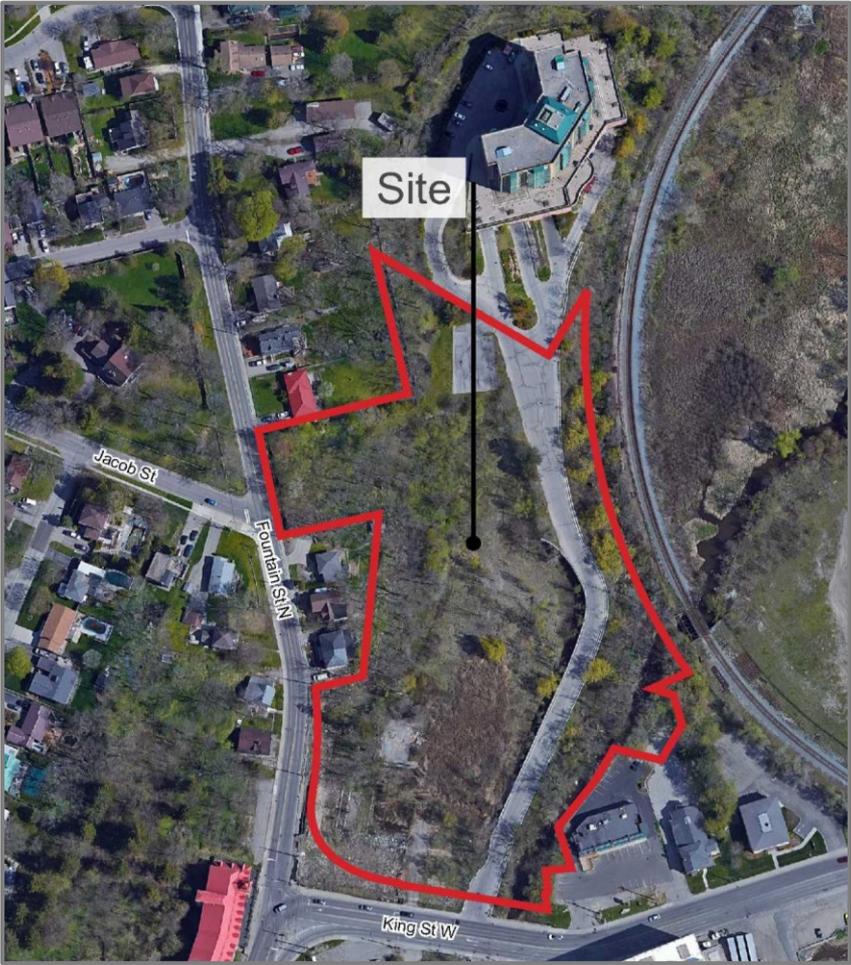
## Official Plan Amendment Zoning By-law Amendment (RO07/21)

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

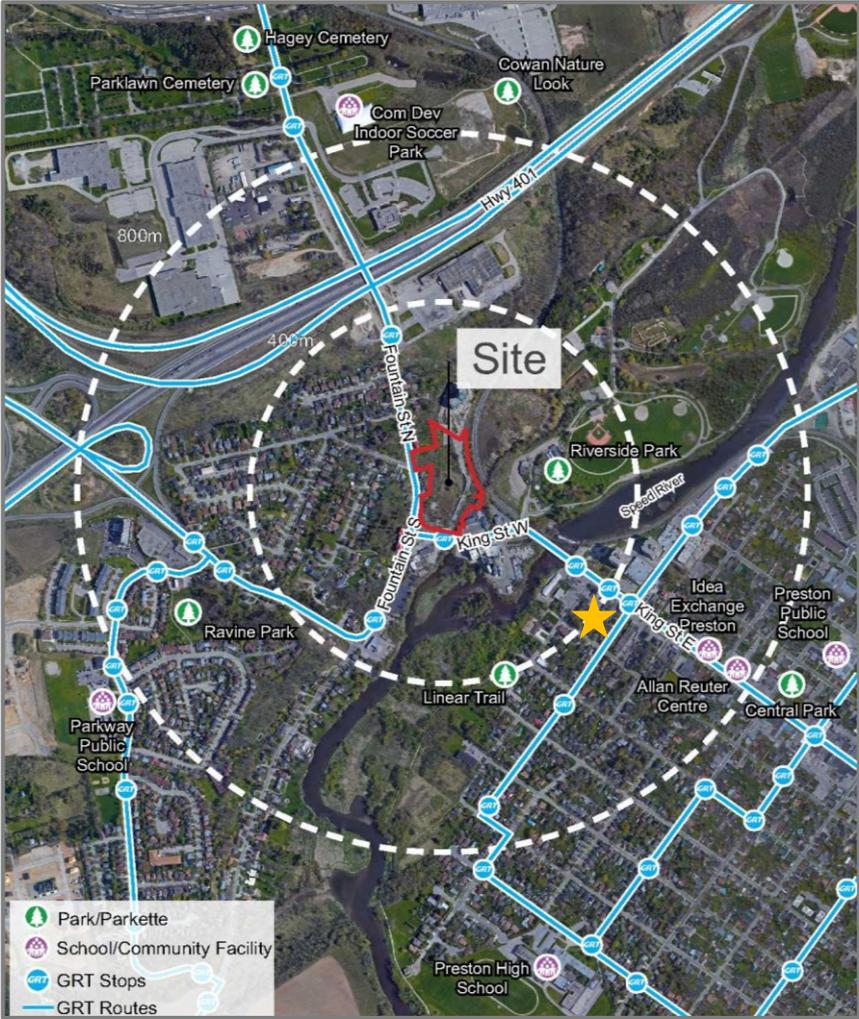


255 King Street West (RO07/21)

September 28, 2021



# Site Overview and Context

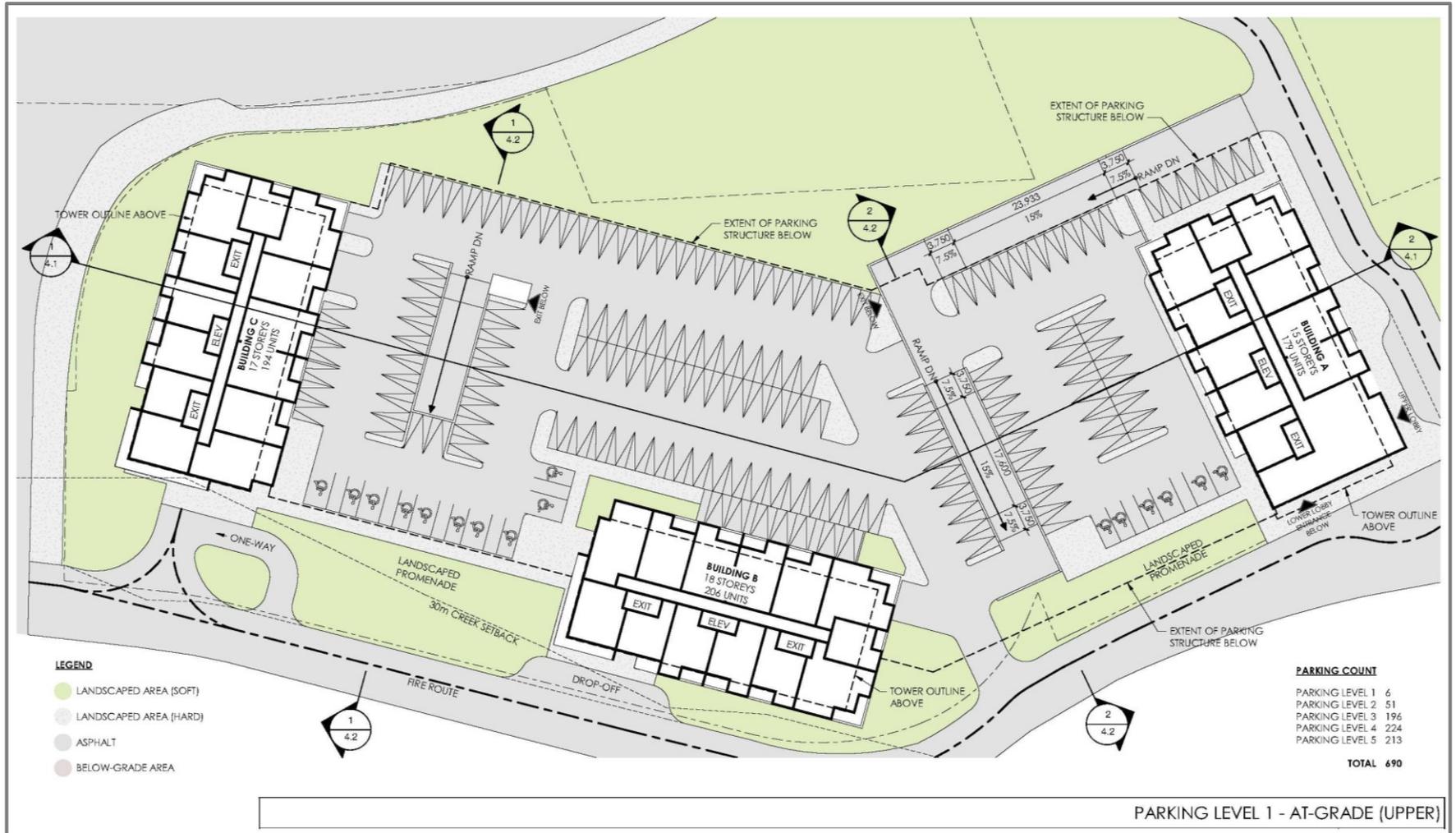


255 King Street West (RO07/21)  
September 28, 2021

# 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

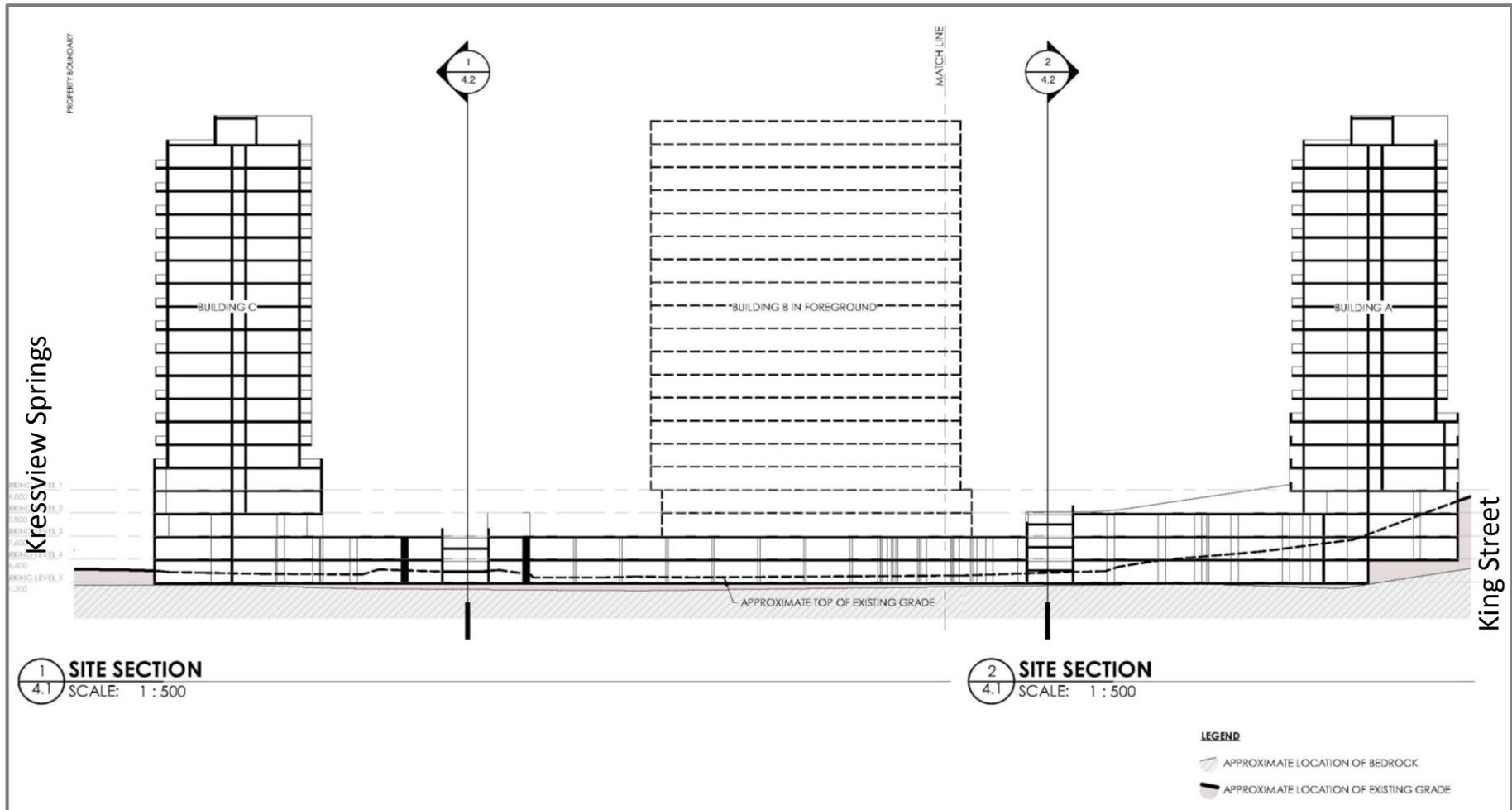
# Proposed Development



255 King Street West (RO07/21)  
September 28, 2021



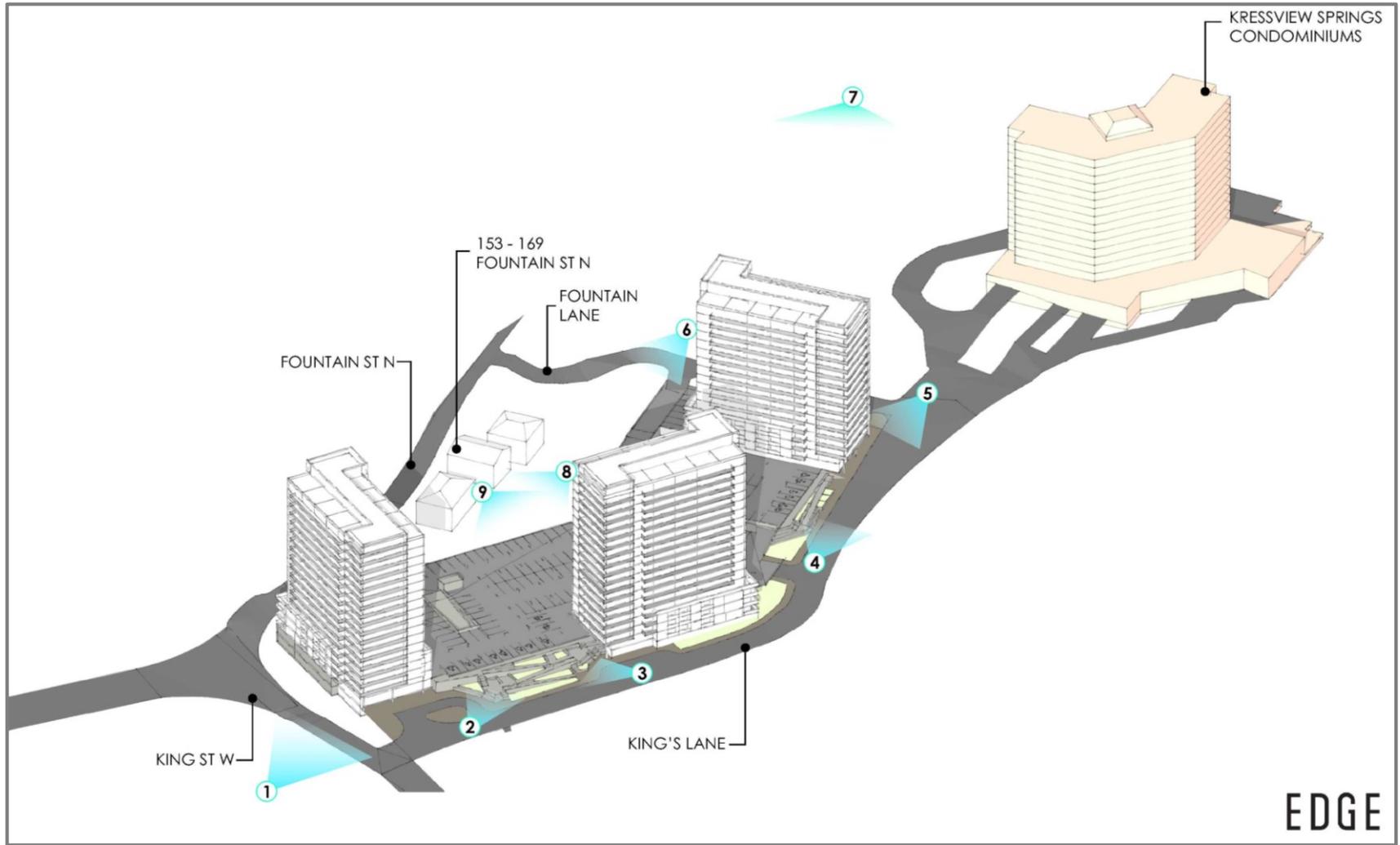
# Proposed Development



255 King Street West (RO07/21)  
September 28, 2021



# Proposed Development

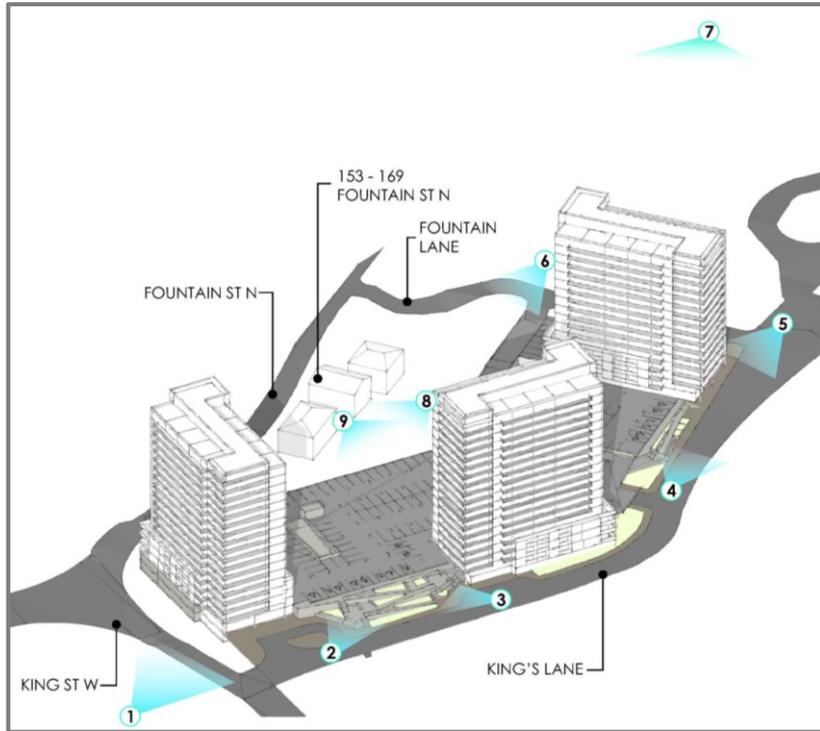


255 King Street West (RO07/21)  
September 28, 2021

EDGE

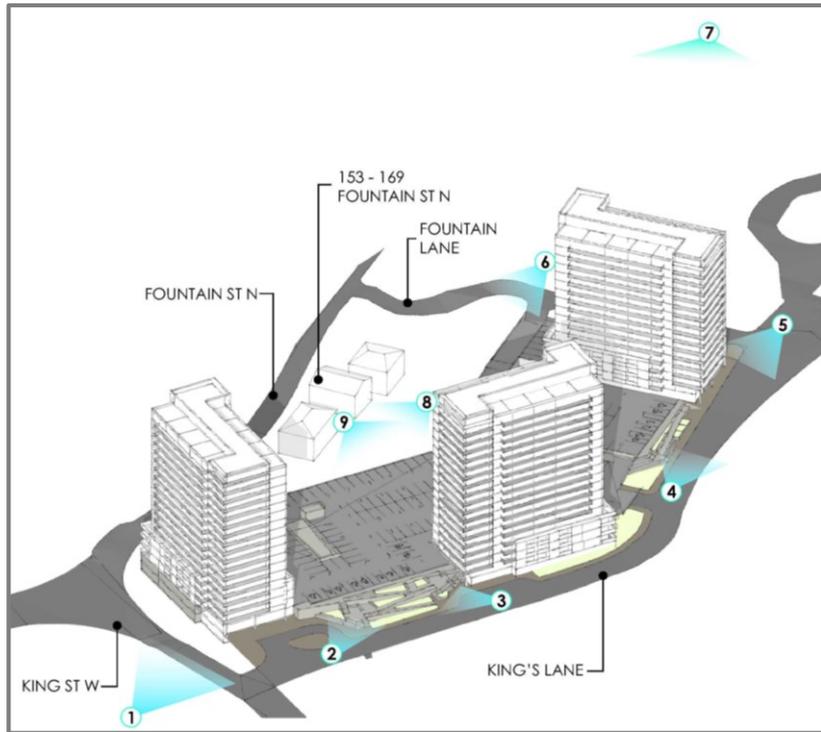


# Proposed Development



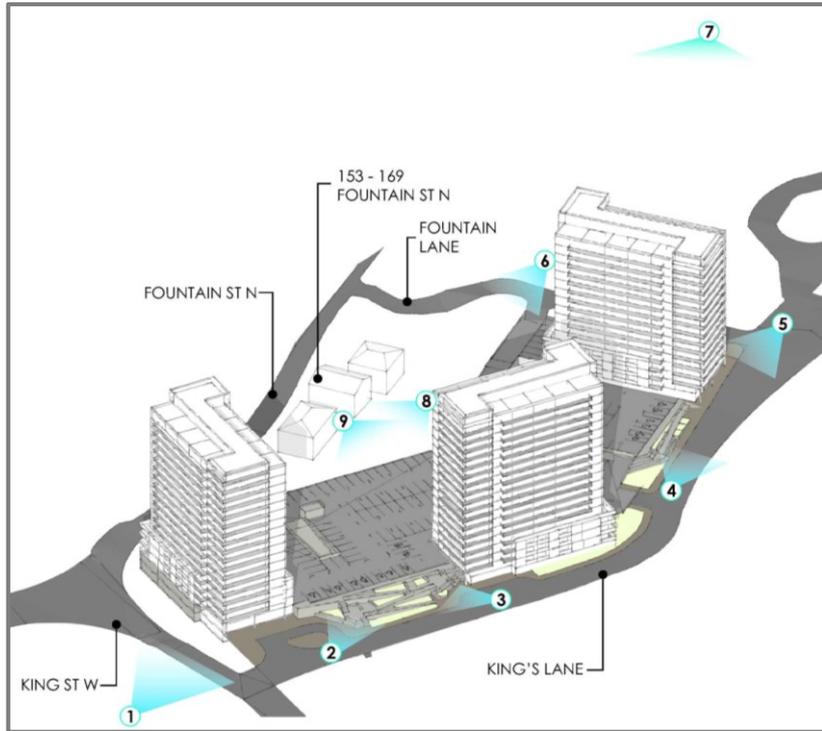
255 King Street West (RO07/21)  
September 28, 2021

# Proposed Development



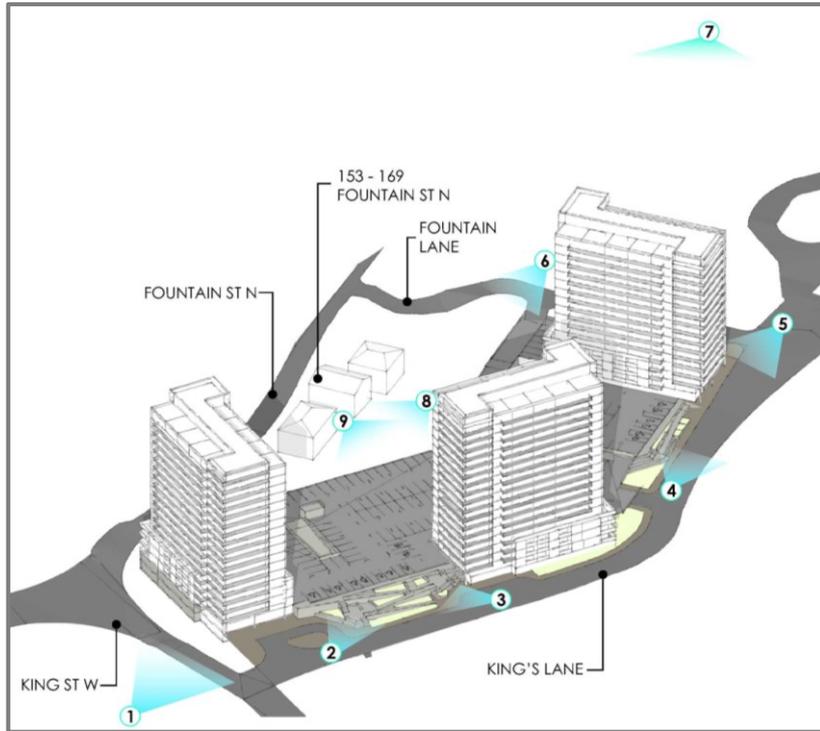
255 King Street West (RO07/21)  
September 28, 2021

# Proposed Development



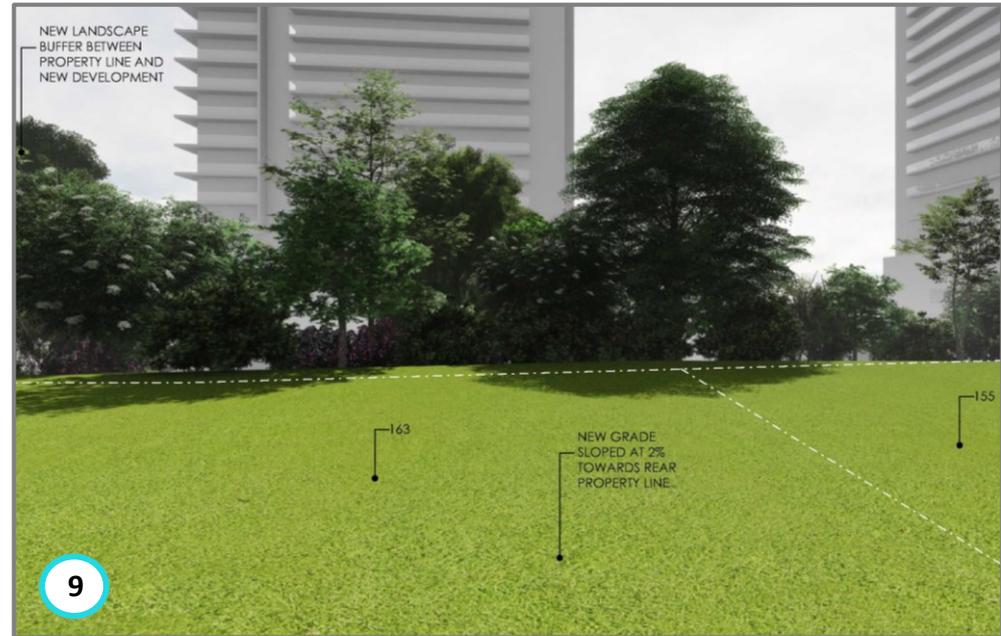
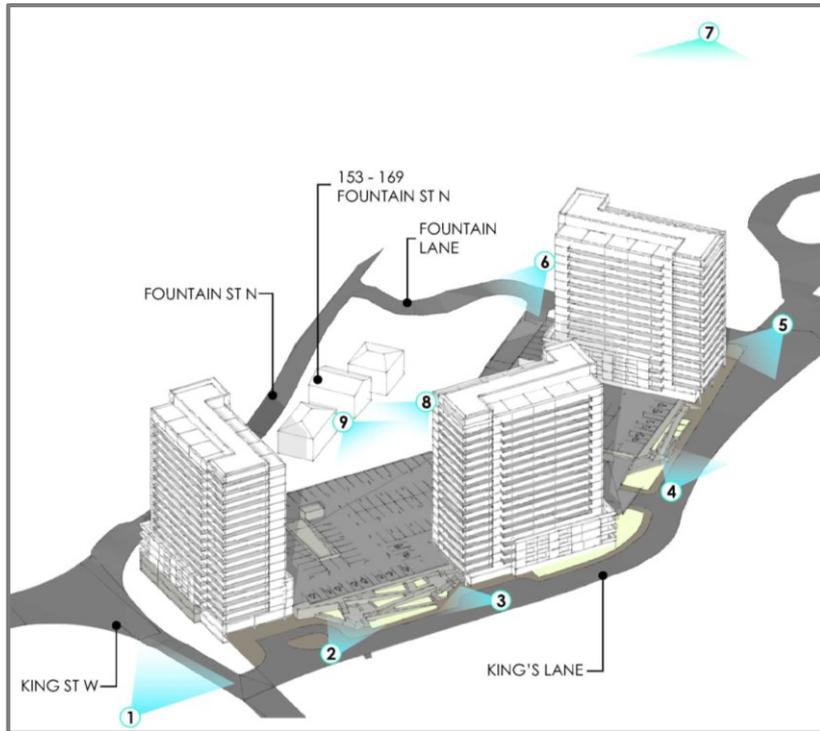
255 King Street West (RO07/21)  
September 28, 2021

# Proposed Development



255 King Street West (RO07/21)  
September 28, 2021

# Proposed Development



255 King Street West (RO07/21)  
September 28, 2021

# Proposed Development



255 King Street West (RO07/21)  
September 28, 2021

# 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



255 King Street West (RO07/21)

September 28, 2021

