

# 30 Francis Street South

Official Plan / Zoning Bylaw Amendment

Neighbourhood Information Meeting – June 2<sup>nd</sup>, 2021

# Site

- ~0.23 ha (0.57 acres) in size
- Fronts Francis Street South, Charles Street West & Halls Lane
- Situated in the Innovation District of Downtown Kitchener
- 200 metres to iON Central Station
- 300 metres to iON Victoria Park Station
- Proximate to GRT bus routes 6, 7, 8, 20, 25, 30, 24 and 204



*View from Francis Street (East)*



*View from Charles Street (South)*



**SURROUNDING PROPERTIES:**



**Francis Green, One Victoria Street,  
Kaufman Lofts (North)**



**One Victoria Street, School of Pharmacy,  
Health Science Building, iON rail (west)**



**Tannery Building, iON rail (South)**



**Mixed-use Downtown Kitchener,  
Charlie West (east)**

# Project Team & Supporting Studies

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**Darryl Firsten**  
Development firm based  
in Waterloo



- Planning Justification Report
- Urban Design Brief
- Sustainability Statement

**Chris Pidgeon**  
Planning, urban design and  
landscape architecture firm  
based in Kitchener and  
Hamilton



ARCHITECTS INC.

- Shadow Study

**Edward Thomas /  
Marc Villemaire**  
Architectural firm based in  
Downtown Kitchener

## Other Project Team Members:

- **HGC Engineering** – Noise Feasibility Study
- **RWDI** – Pedestrian Wind Study
- **Chung & Vander Doelen** – Geotechnical Investigation
- **IBI Group** - Functional Site Grading, Servicing and Stormwater Management Report

# IN8 Developments

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DTK Condos - Kitchener

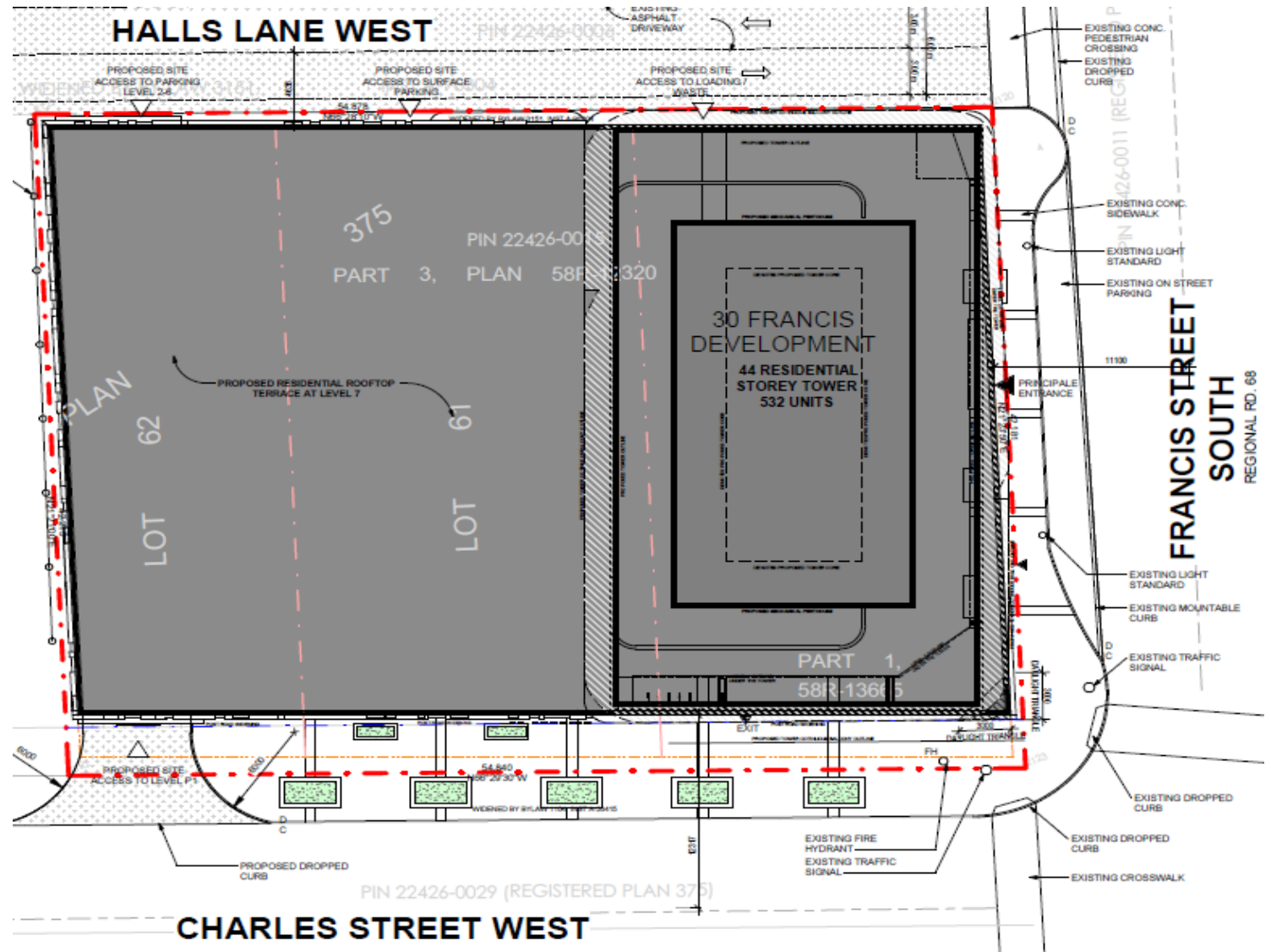


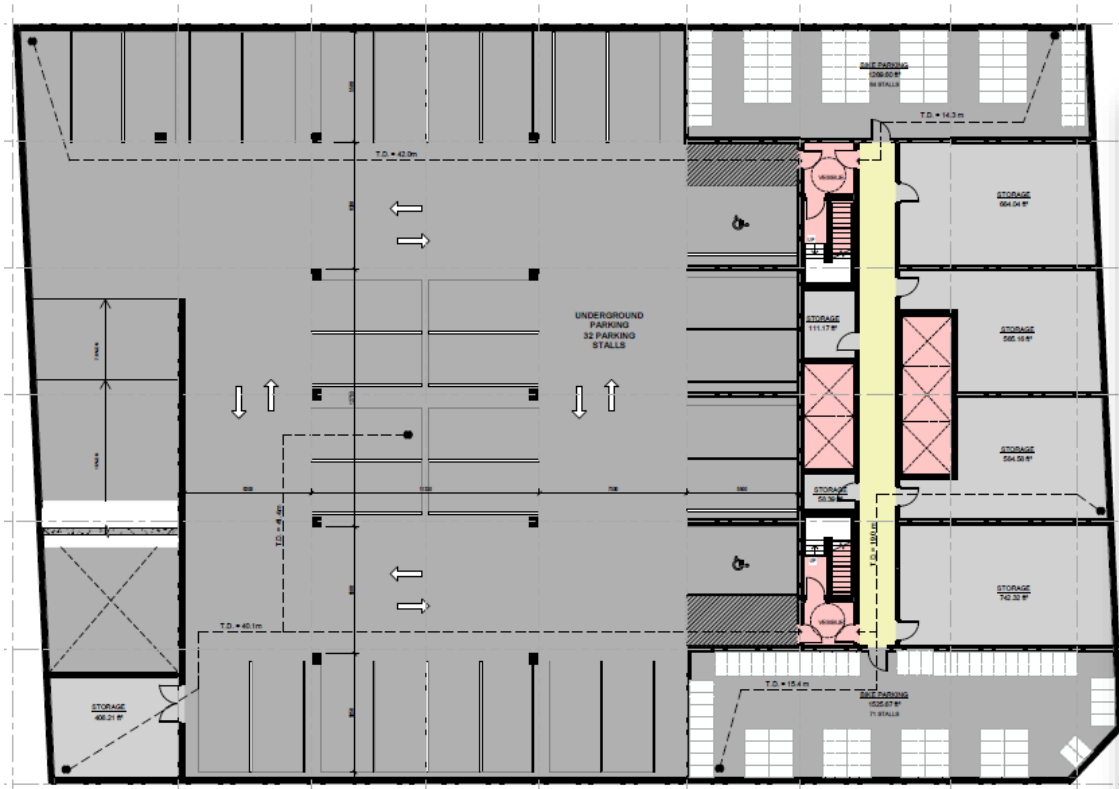
Sage Condos - Waterloo





# Development Concept

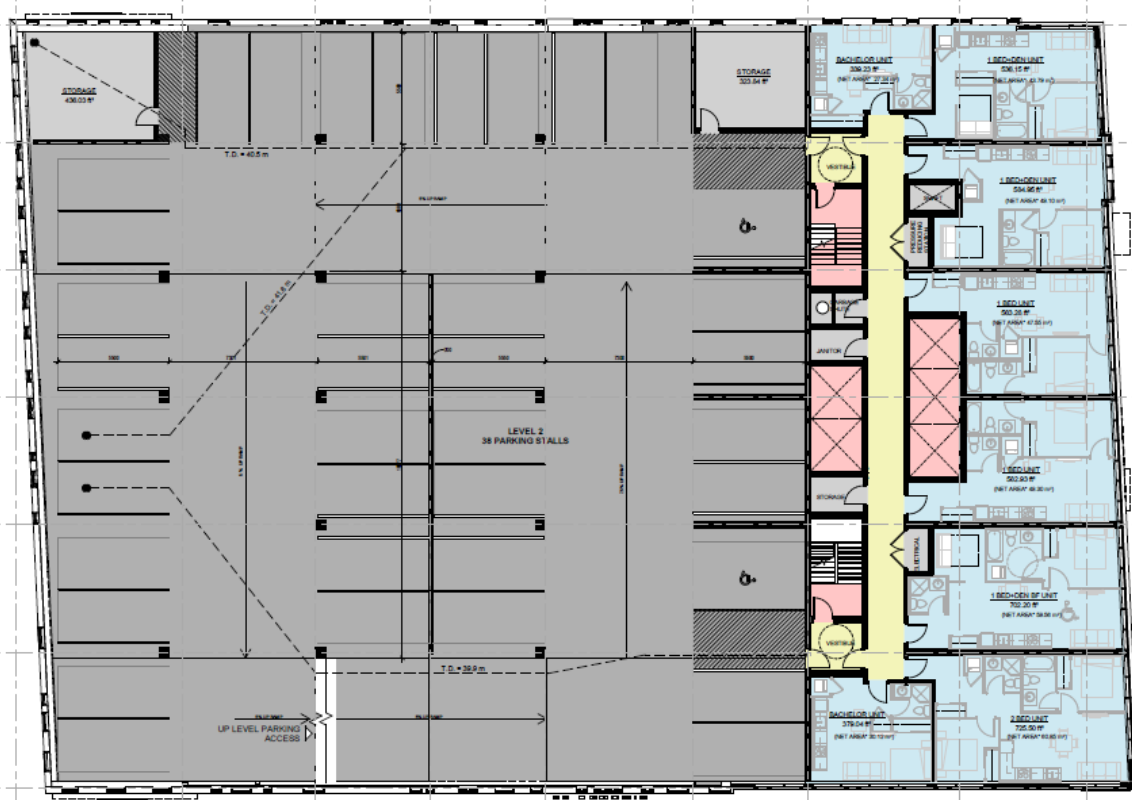




Underground Parking – Level 1

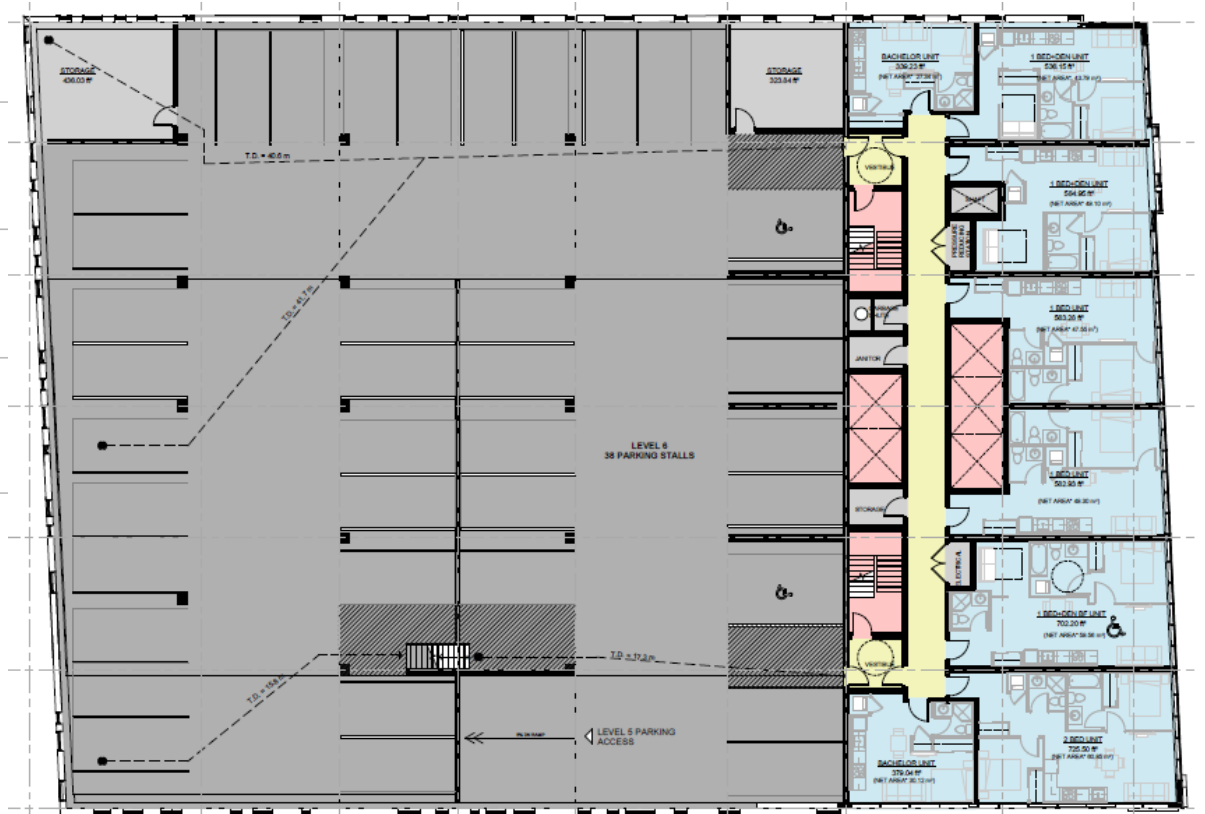
Ground Floor Level

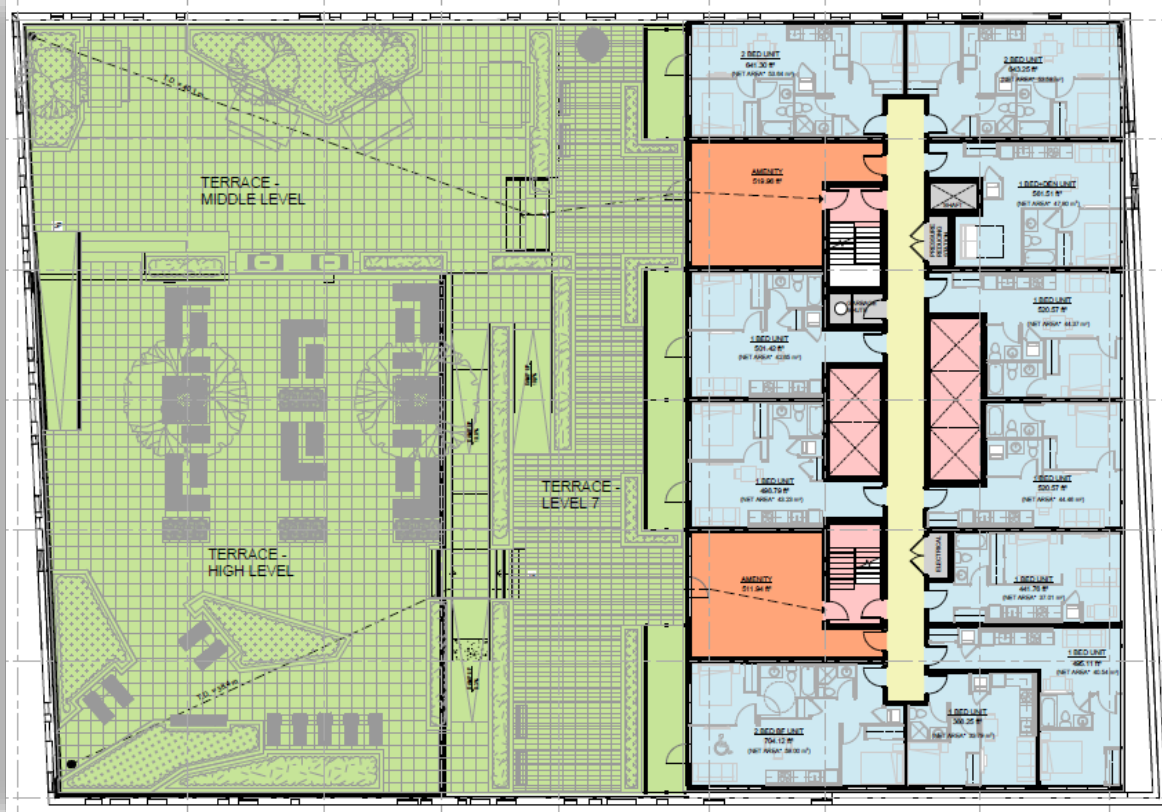




Typical Level 2-5

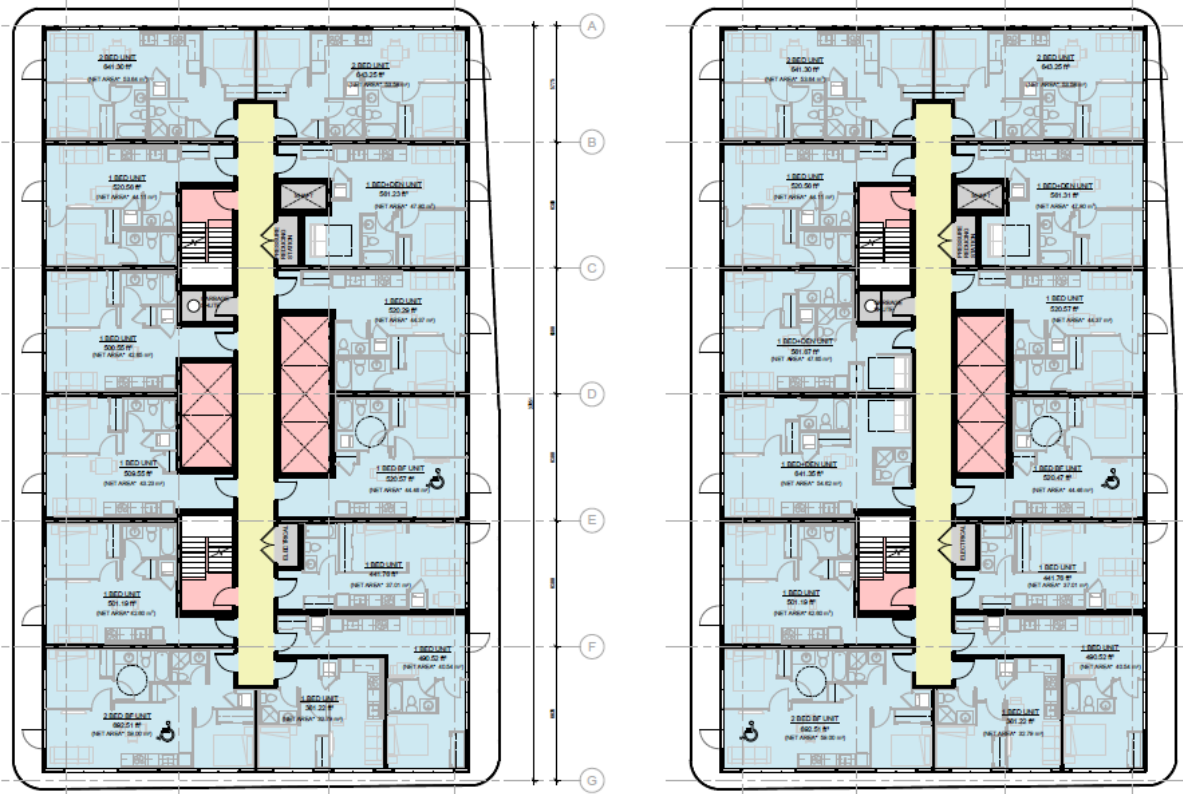
Level 6





Level 7

Typical Tower Level 8-44





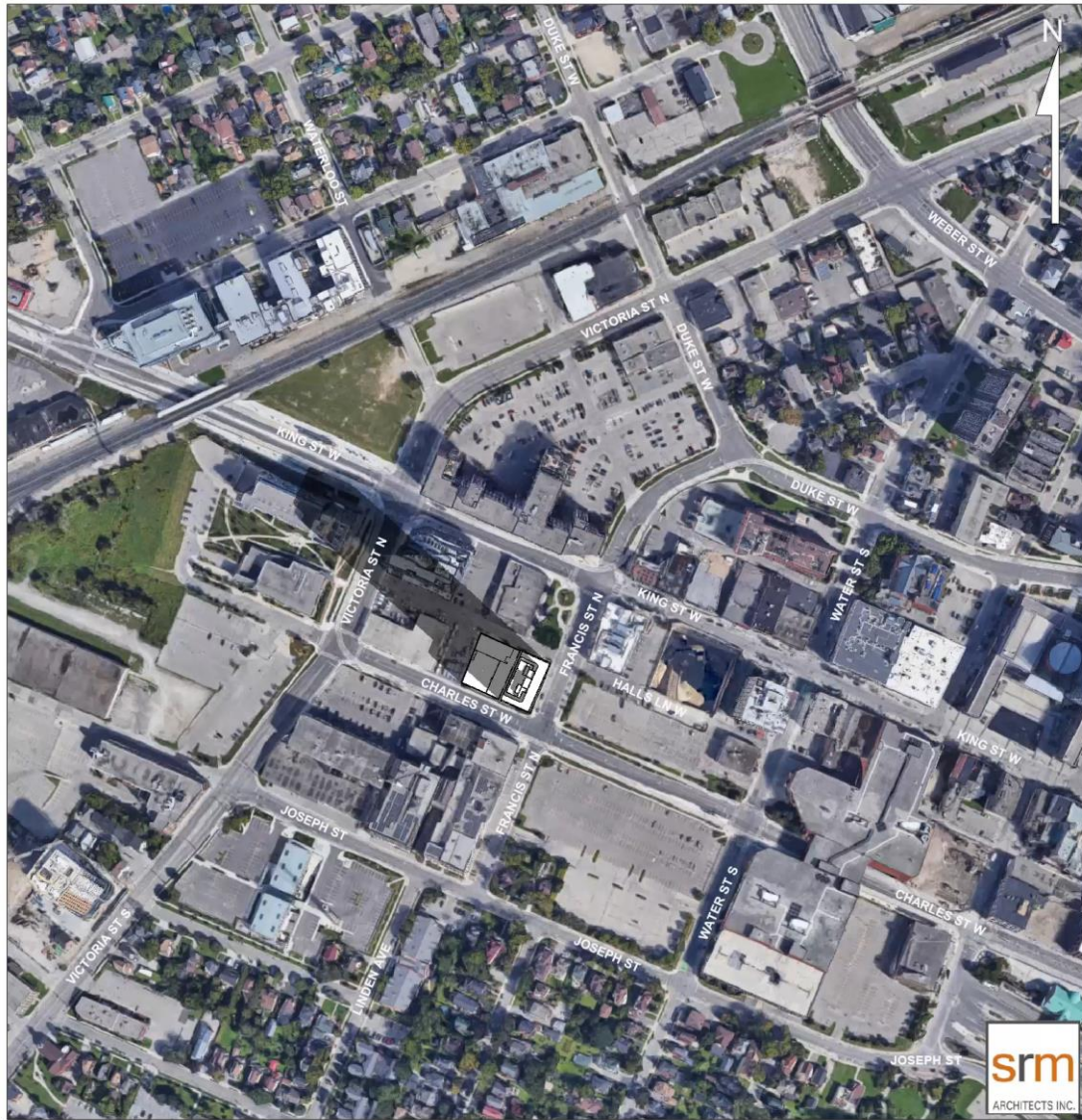




# Site Statistics



- 532 residential units:
  - Bachelor (x5)
  - 1 Bedroom (x408)
  - 2 Bedroom (x119)
- 44 stories (~139.5m) height
- 14.7 Floor Space Ratio
- Parking:
  - 242 vehicle spaces
  - 141 bicycle spaces (6 outdoor, 135 indoor)

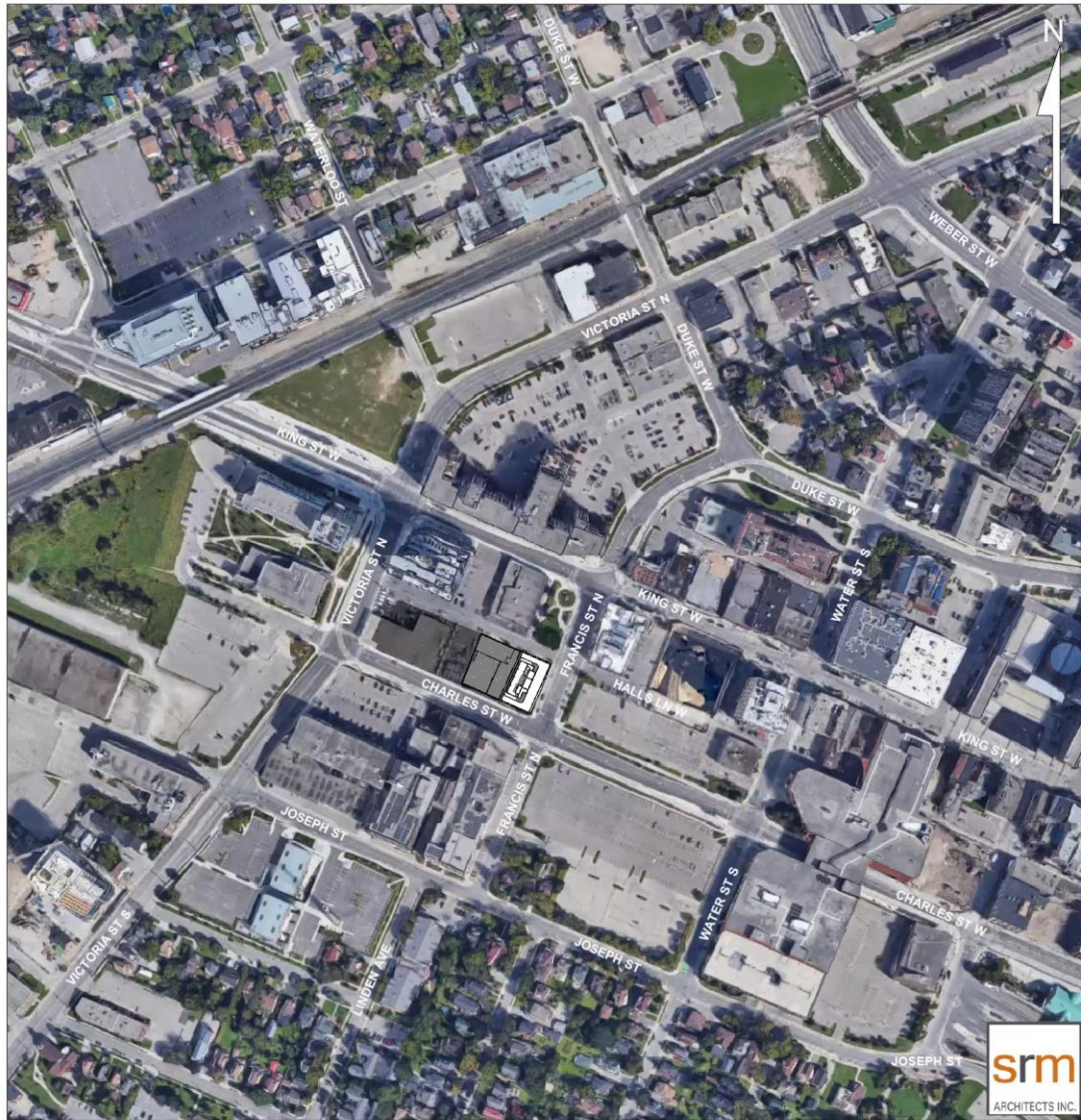


# Shadow Impact Analysis

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Spring Equinox Solar Study

30 FRANCIS ST S

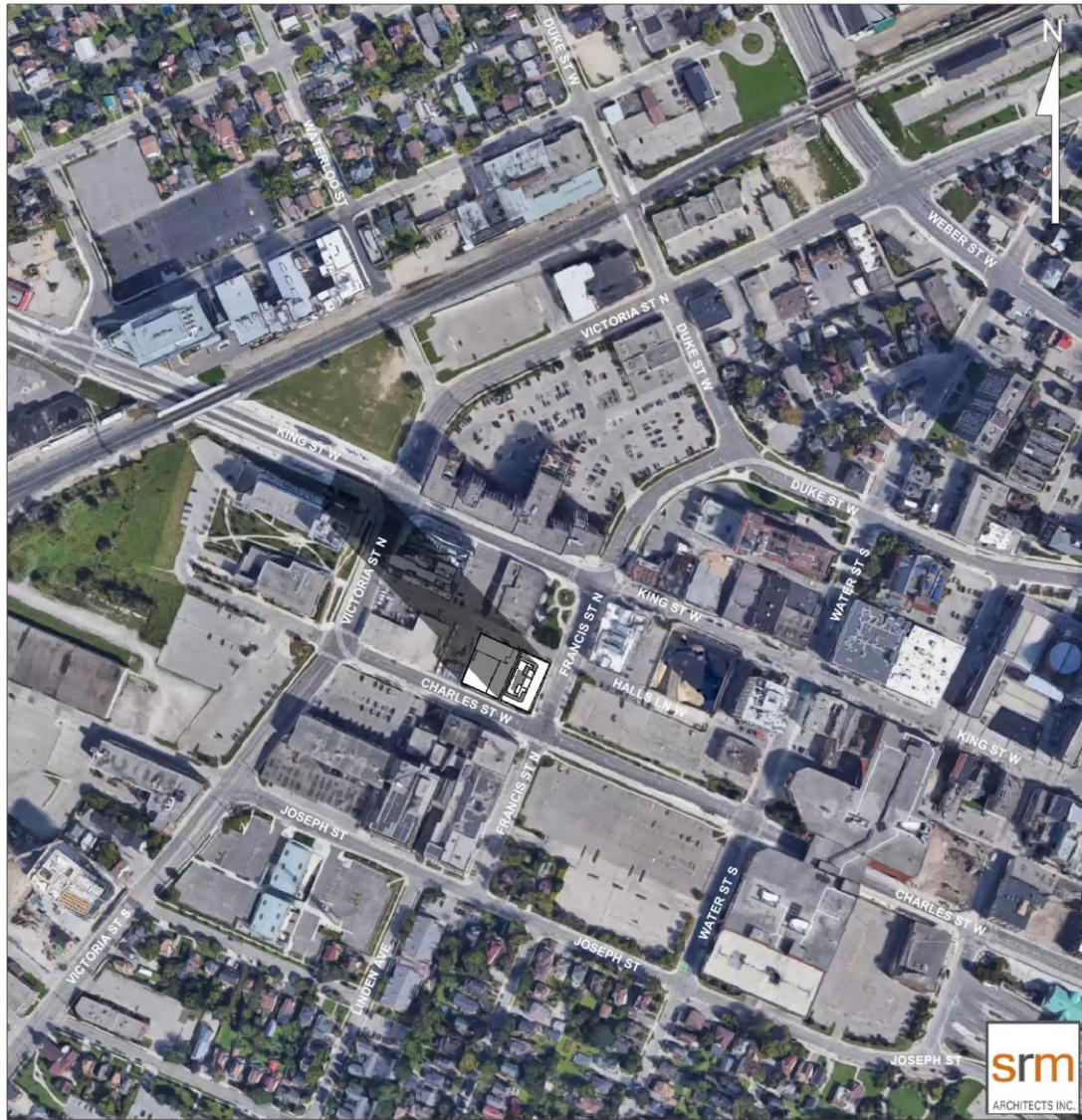


# Shadow Impact Analysis

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Summer Solstice Solar Study

30 FRANCIS ST S



# Shadow Impact Analysis

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Fall Equinox Solar Study

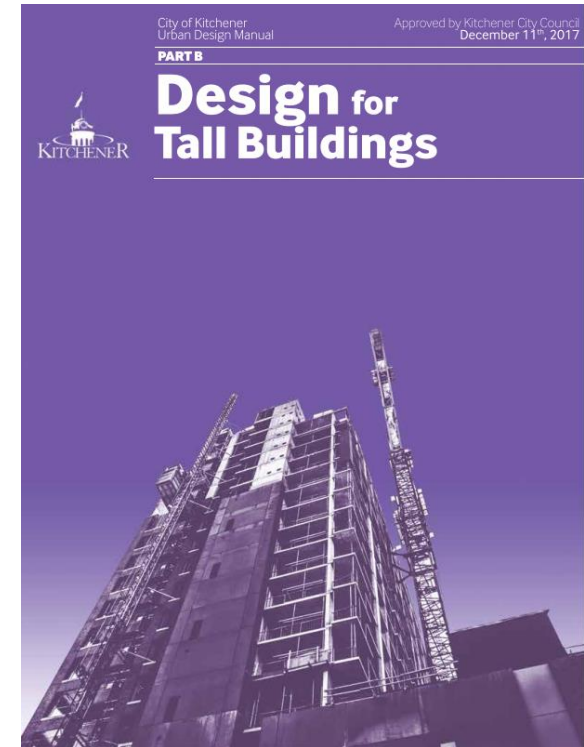
30 FRANCIS ST S

\*Applicable to buildings 9 stories or more

# Tall Building Guidelines

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- Ground Level:
  - Respects 4.5m (minimum) ground level height
- Base Design:
  - Pedestrian-scaled base with a high-degree of transparency
  - Maintains streetscape pattern of the Downtown
  - Integrated structured parking
- Tower Design:
  - Appropriate tower separation
  - Massing broken-up vertically through variation and articulation of building materials
  - Balconies on street-facing elevations



# Sustainability Features

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- Intensification on a vacant parcel in Downtown Kitchener
- Walkable, bicycle and transit-supportive (GRT bus, iON, GO Transit, Via Rail)
- Water efficiency and energy conservation consistent with the Ontario Building Code
- Tri-sorter chute system for garbage and recycling
- Landscaped rooftop amenity terrace



# Section 37 – Bonusing Agreement

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*“The maximum Floor Space Ratio may be increased through the bonusing provisions of the Zoning By-law in order to promote residential development or redevelopment and the provision of community benefits.”*

- Community Benefits may include (17.E.17.2)
  - Affordable Housing
  - Energy and/or water conservation measures
  - Incorporation of Transportation Demand Management (TDM) strategies
  - Public Art
  - Provision of dwelling units in the Urban Growth Centre (Downtown)

# Questions & Answers