

# 105 Elmira Road North

Official Plan & Zoning By-law Amendment  
Public Meeting  
Tuesday May 13, 2025



GSP  
group



aba  
architects inc.



Killam  
APARTMENT REIT



HIP  
Developments

# Purpose of Public Meeting

To present details about the proposed **126-unit six (6) storey Purpose-Built Rental Apartment** and the required Official Plan and Zoning By-law Amendments

# Project Team & Supporting Studies



**Scott Higgins/ Wesley Hordyk**  
Development Partner



**Carrie Curtis**  
Development Partner



- Planning Justification Report
- Urban Design Brief
- Landscape Concept Plan

**Hugh Handy/ Rachel Bossie**  
Planning, Urban Design &  
Landscape Architect Firm

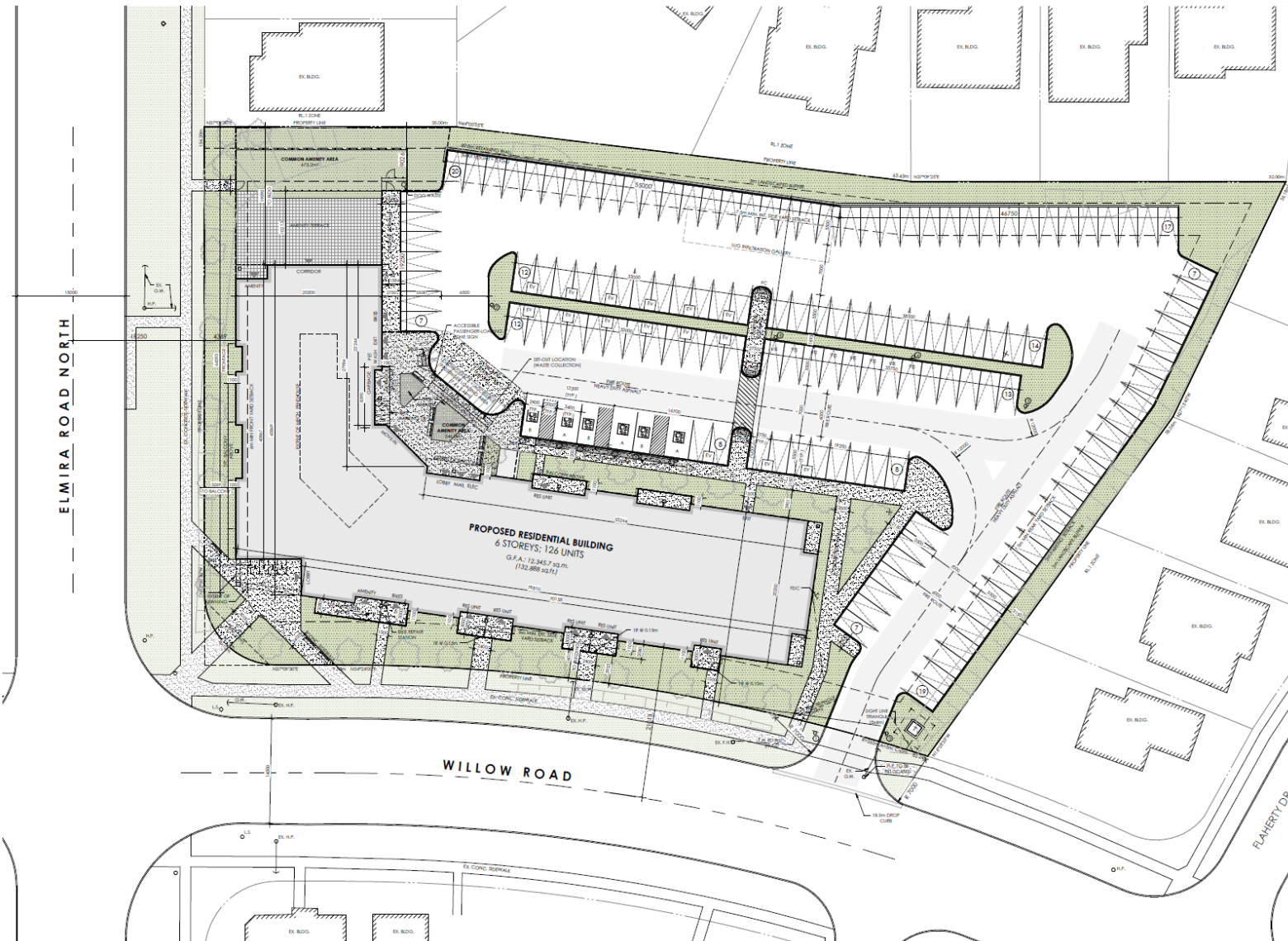
Other Project Team Members:

- **ABA Architects-** Architectural Plans and Shadow Drawings
- **MTE Consultants-** Functional Servicing and Stormwater Management Report
- **C.F. Crozier & Associates-** Transportation Impact Brief
- **Chung & Vander Doelen-** Phase One ESA, Geotechnical Investigation and Hydro G
- **Gnobi Consulting-** Pedestrian Wind Letter of Opinion
- **GHD-** Feasibility Noise Study
- **Tate Research-** Commercial Function Study

# Site Context



# Proposed Development



- Six (6) storey 126 unit purpose-built rental apartment building
- 144 surface parking spaces- 130 standard, six (6) accessible, and eight (8) visitor
- 139 bicycle spaces (126 long-term and 13 short-term)

# Planning Applications

## Official Plan Amendment

- Redesignate the site from **Neighbourhood Commercial Centre** to **Medium Density Residential** with a site-specific policy to increase the maximum density to 130 units per hectare.

## Zoning By-law Amendment

- Rezone the site from **Neighbourhood Commercial Centre - Holding Provision (NCC-H12)** to **Medium Density Residential (RM.6-XX)** to allow for an apartment building without commercial uses, with site-specific provisions related to density, the front yard setback, angular plane, building length, active entrances, common amenity, landscaped open space, and parking.

# Building Renderings

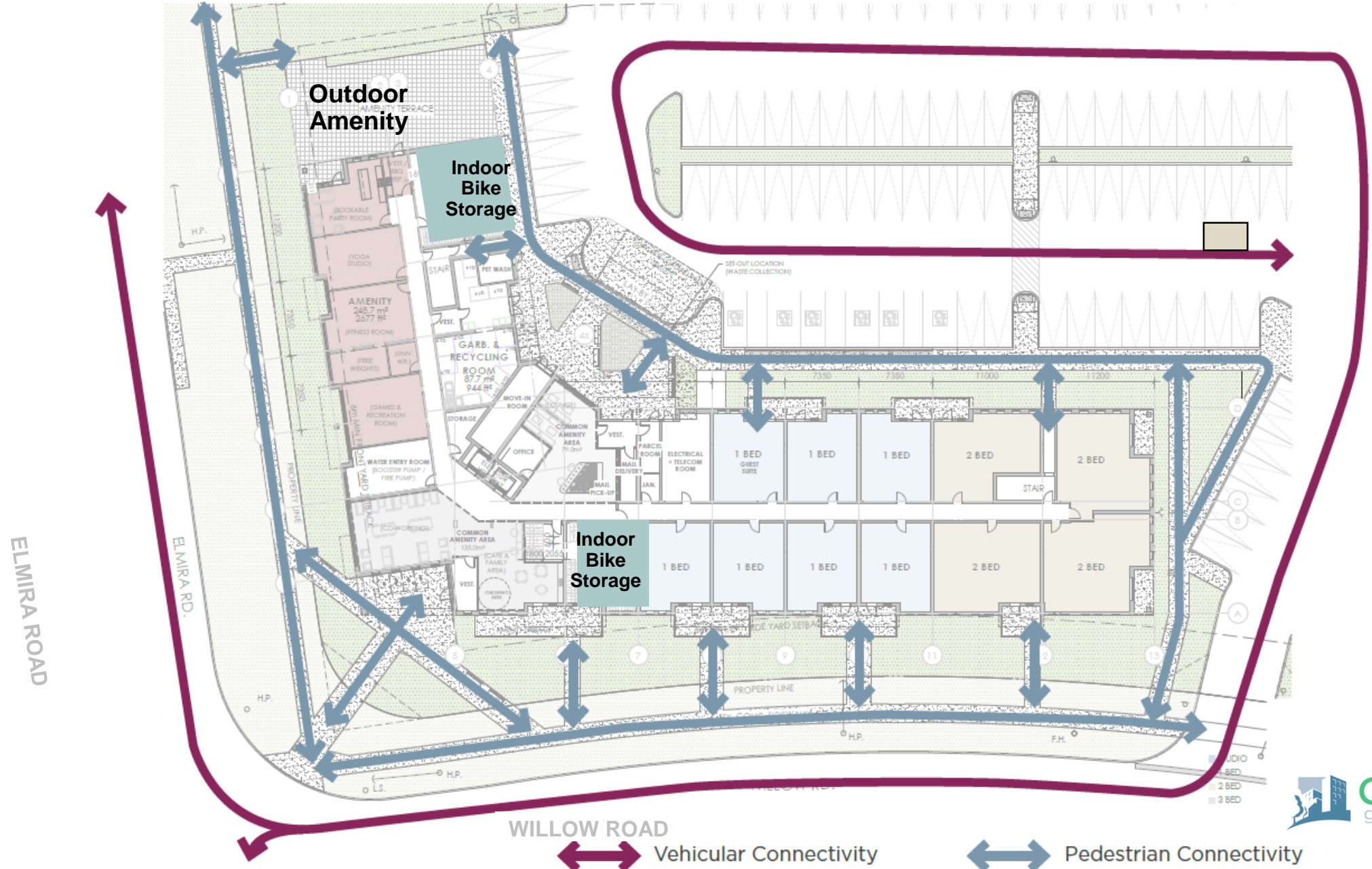


**View from Willow Road**



**View from Elmira Road North & Willow Road**

# Circulation Plan



# Landscape Concept Plan



# Development Partnership

## HIP Developments

- Local developer/builder founded in 2010
- 2000+ apartment units built across Waterloo Region & Guelph
- Local leader in sustainable apartment design, completing the Regions first fully electric high-rise in 2024



HIP Developments: Watson Park Apartments  
144 Watson Rd N, Guelph

## Killam Apartment Reit

- One of Canada's largest providers of rental housing with 219 apartment properties totaling 17,991 units
- Focused on sustainable building and operating practices with solar panels installed at 23 locations



HIP Developments: Kortyard Apartments  
171 Kortright W, Guelph

# Supporting Rental Housing through CMHC Financing



- Ownership intends to apply for CMHC's Apartment Construction Loan Program
- Federal initiative supports construction of purpose-built rental housing
- Program incentivizes long-term affordability and energy efficiency
- Project will be designed to meet CMHC sustainability, accessibility and affordability criteria
- Killam's Frequent Builder status with CMHC will assist with obtaining expedited funding approvals

# Sustainability

- Goal to exceed Ontario Building Code SB-10 for energy efficiency through the utilization of a fully electrical mechanical system.
- Roof design to incorporate option for solar panels.



# On-site Common Amenities



At-grade Indoor Amenities

- 1  **Indoor Amenity Areas**
  - Party Room (Flexible Space)
  - Yoga Studio
  - Fitness Room
  - Games and Recreation Room
  - Coworking Space
  - Coffee Lounge and Family Area
- 2  **Amenity Terrace Area**
  - BBQs
  - Sitting Area
- 3  **Dog Run**
- 4  **Outdoor Seating**

# Common Amenity Examples

The Flats at Rainbow Lake 525 New Dundee Road, Kitchener



The Bright Building 741 King Street West, Kitchener




# Common Amenity Examples

## Children's Play Area



# Site Context





# Questions & Answers

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