

PROPOSED BY – LAW

_____ 2023

BY-LAW NUMBER ____

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to amend By-law 2019-051, as amended, known as the Zoning By-law for the City of Kitchener

– 550 Lancaster Inc. – 26 Bridge Street West)

WHEREAS it is deemed expedient to amend By-law 2019-051 for the lands specified above;

NOW THEREFORE the Council of the Corporation of the City of Kitchener enacts as follows:

1. Zoning Grid Schedules Number 126 and 127 of Appendix “A” to By-law Number 2019-051 are hereby amended by changing the zoning applicable to the parcel of land specified and illustrated as Area 1 on Map No. 1, in the City of Kitchener, attached hereto, from Low Rise Residential Two Zone (RES-2) to Low Rise Residential Two Zone (RES-2) with Site Specific Provision (367) and Holding Provision (47H).
2. Zoning Grid Schedule Numbers 126 and 127 of Appendix “A” to By-law Number 2019-051 are hereby further amended by incorporating additional zone boundaries as shown on Map No. 1 attached hereto.
3. Section 19 of By-law 2019-51 is hereby amended by adding Site Specific Provision (367) thereto as follows:

“(367). Notwithstanding Sections 4.12a), 4.12.1, 4.12.2, and 5.3a) of this By-law, within the lands zoned *Low Rise Residential Two Zone (RES-2)* and shown as being affected by this subsection on Zoning Grid Schedule Numbers 126 and 127 of Appendix “A”, the following site specific provisions shall apply:

- a) A maximum of two *single detached dwellings* shall be permitted on a lot. This regulation shall only apply to buildings moved from 544 and 546 Lancaster Street West.

- b) Each *dwelling* may be permitted to contain one *Additional Dwelling Unit (Attached)*.
- c) A *visual barrier* shall not be required between a *parking lot* with 5 parking spaces or less and an abutting residential lot.”

4. Section 20 of By-law 2019-51 is hereby amended by adding Section (47H) thereto as follows:

“(47). Notwithstanding Section 7 of this By-law within the lands zoned Low Rise Residential Two Zone (RES-2) and shown as being affected by this subsection on Zoning Grid Schedule Numbers 126 and 127 of Appendix “A”, no uses shall be permitted until such time as the following conditions have been met and this holding provision has been removed by by-law:

- a) An Urban Design Brief, including a Landscaping Plan and Planting Plan, related to the design and screening of retaining walls, has been submitted by the owner and approved by the Director of Planning of the City of Kitchener; and
- b) A Detailed Grading / Stormwater Management Plan and Servicing Plan have been submitted to the satisfaction of the Regional Municipality of Waterloo.”

PASSED at the Council Chambers in the City of Kitchener this _____ day of _____, 2023.

Mayor

Clerk