

PROPOSED BY – LAW
_____ 2022
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
– 660 Belmont LP, 660 Belmont GP Inc. and City of Kitchener
- 660 Belmont Avenue West and part of Belmont Lane East)

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 Schedule Number 40 of Appendix “A” to By-law Number 2019-051 is 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 MIX-2: Mixed Use Two with Site Specific Provisions (128), (142), and (49) to MIX-2: Mixed Use Two with Site Specific Provisions (128), (142), (49) and (188).
2. Zoning Grid Schedule Number 40 of Appendix “A” to By-law Number 2019-051 is hereby further amended by incorporating additional zone boundaries as shown on Map No. 1 attached hereto.
3. Section 19 of By-law 2019-051 is hereby amended by adding Site Specific Provision (188) thereto as follows:

“(188). Notwithstanding Section 8.3 of this By-law, within the lands zoned MIX-2: Mixed Use Two as shown on Zoning Grid Schedule Number 40 of Appendix “A” and shown as being affected by this subsection, the following special regulations shall apply:
 - i) the maximum *building height* shall be 39.1 metres;
 - ii) the maximum number of *storeys* shall be 11 storeys;

- iii) the number of *storeys* in the *base* of a *mid-rise building* or *tall building* shall be 2 storeys; and,
- iv) the minimum *street line stepback* for *mid-rise buildings* and *tall buildings* shall be 2.7 metres.”

PASSED at the Council Chambers in the City of Kitchener this
day of _____,2022

Mayor

Clerk