



SUBJECT AREA(S)

AMENDMENT TO BY-LAW 85-1

AREA 1 -
 FROM LOW INTENSITY MIXED USE CORRIDOR ZONE (MU-1)
 WITH SPECIAL REGULATION PROVISION 523R
 AND SPECIAL USE PROVISION 402U
 TO HIGH INTENSITY MIXED USE CORRIDOR ZONE (MU-3)
 WITH SPECIAL REGULATION PROVISION 792R
 AND HOLDING PROVISION 104H

AREA 2 -
 FROM LOW INTENSITY MIXED USE CORRIDOR ZONE (MU-1)
 TO HIGH INTENSITY MIXED USE CORRIDOR ZONE (MU-3)
 WITH SPECIAL REGULATION PROVISION 792R
 AND HOLDING PROVISION 104H

BY-LAW 85-1

C-1 CONVENIENCE COMMERCIAL ZONE
 D-6 WAREHOUSE DISTRICT ZONE
 E-1 EXISTING USE ONE ZONE
 I-1 NEIGHBOURHOOD INSTITUTIONAL ZONE
 I-2 COMMUNITY INSTITUTIONAL ZONE
 M-2 GENERAL INDUSTRIAL ZONE
 MU-1 LOW INTENSITY MIXED USE CORRIDOR ZONE
 MU-2 MEDIUM INTENSITY MIXED USE CORRIDOR ZONE
 P-2 OPEN SPACE ZONE
 P-3 HAZARD LAND ZONE
 R-5 RESIDENTIAL FIVE ZONE
 R-6 RESIDENTIAL SIX ZONE
 R-7 RESIDENTIAL SEVEN ZONE
 R-8 RESIDENTIAL EIGHT ZONE

BY-LAW 2019-051

NHC-1 NATURAL HERITAGE CONSERVATION ZONE

OSR-2 OPEN SPACE: GREENWAYS ZONE
 RES-4 LOW RISE RESIDENTIAL FOUR ZONE

ZONE GRID REFERENCE
 SCHEDULE NO. 73
 OF APPENDIX 'A'
 KITCHENER ZONING BY-LAW 85-1 AND 2019-051

— ZONE LIMITS
 FLOODING HAZARD
 ECOLOGICAL RESTORATION

MAP NO. 1



ZONING BY-LAW AMENDMENT ZBA23/007/V/CD
OFFICIAL PLAN AMENDMENT OPA23/003/V/CD

1928393 ONTARIO INC.; 2564292 ONTARIO INC.;
 ROME SALES INC.; 2592546 ONTARIO INC.
 97 & 101 PARK ST; 186, 190, 192 & 194
 VICTORIA ST S; VICTORIA ST S

SCALE 1:4,000
 DATE: MAY 15, 2023

City of Kitchener
 DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:
 ZBA23007VCD_MAP1
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