

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 – Peter Markin  
– 229 Wellington Street North)

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 83 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 Low Rise Residential Four Zone (RES-4) to Low Rise Residential Five Zone (RES-5) with Site Specific Provision (373).
2. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (373) thereto as follows:

"373. Notwithstanding Section 5.6 Table 5-5, Section 5.9 and Table 7-6 of this By-law within the lands zoned RES-5 and shown as affected by this subsection on Zoning Grid Schedule Number 83 of Appendix 'A', the following special regulations shall apply:

- a) The minimum lot width shall be 18.1 metres;
- b) The maximum floor space ratio shall be 0.75;
- c) The minimum interior side yard setback shall be 2.5 metres;
- d) The maximum building height shall be 12 metres;
- e) A minimum parking rate of 0.4 spaces per dwelling unit;
- f) A minimum visitor parking rate of 0.06 spaces per dwelling unit;
- g) Where one barrier-free accessible parking spaces is required, it shall be a Type B barrier-free accessible parking space."

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

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Mayor

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Clerk