



SUBJECT AREA(S)

AMENDMENT TO BY-LAW 85-1 AND 2019-051

AREA 1 -
 FROM LOW INTENSITY MIXED USE CORRIDOR ZONE (MU-1)
 WITH SPECIAL REGULATION PROVISIONS 1R AND 525R
 UNDER BY-LAW 85-1
 TO MIXED USE THREE ZONE (MIX-3)
 WITH SITE SPECIFIC PROVISION (374)
 AND HOLDING PROVISION (50H)
 UNDER BY-LAW 2019-051

AREA 2 -
 FROM LOW INTENSITY MIXED USE CORRIDOR ZONE (MU-1)
 WITH SPECIAL REGULATION PROVISIONS 1R AND 525R
 AND SPECIAL USE PROVISION 401U
 UNDER BY-LAW 85-1
 TO MIXED USE THREE ZONE (MIX-3)
 WITH SITE SPECIFIC PROVISION (374)
 AND HOLDING PROVISION (50H)
 UNDER BY-LAW 2019-051

BY-LAW 85-1
 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-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
 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

MAP NO. 1

1232119 ONTARIO INC., AND 1936026 ONTARIO INC.

130, 138, & 142 VICTORIA ST S

0 50 100
 METRES

SCALE 1:4,000

DATE: AUGUST 3, 2023

ZONING BY-LAW AMENDMENT ZBA22/006/V/KA

OFFICIAL PLAN AMENDMENT OPA22/004/V/KA

City of Kitchener
 DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:
 ZBA22006VKA_MAP1
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