

PROPOSED BY – LAW
_____, 2024
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
- Growing Together (PMTSA Lands)

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 Numbers 39, 40, 41, 73, 74, 75, 83, 84, 85, 86, 116, 117, 118, 119, 120, 121, 122, 142, 143, 144, 145, and 175 of Appendix A of By-law 2019-051 are hereby amended by adding thereto the parcels of land to By-law 2019-051 as shown on Attachment 1.
2. Section 2.2.1 of By-law 2019-051 is hereby amended by adding the portions of the below text that are highlighted in grey, and deleting the portions of the below text with a strikethrough thereto as follows:

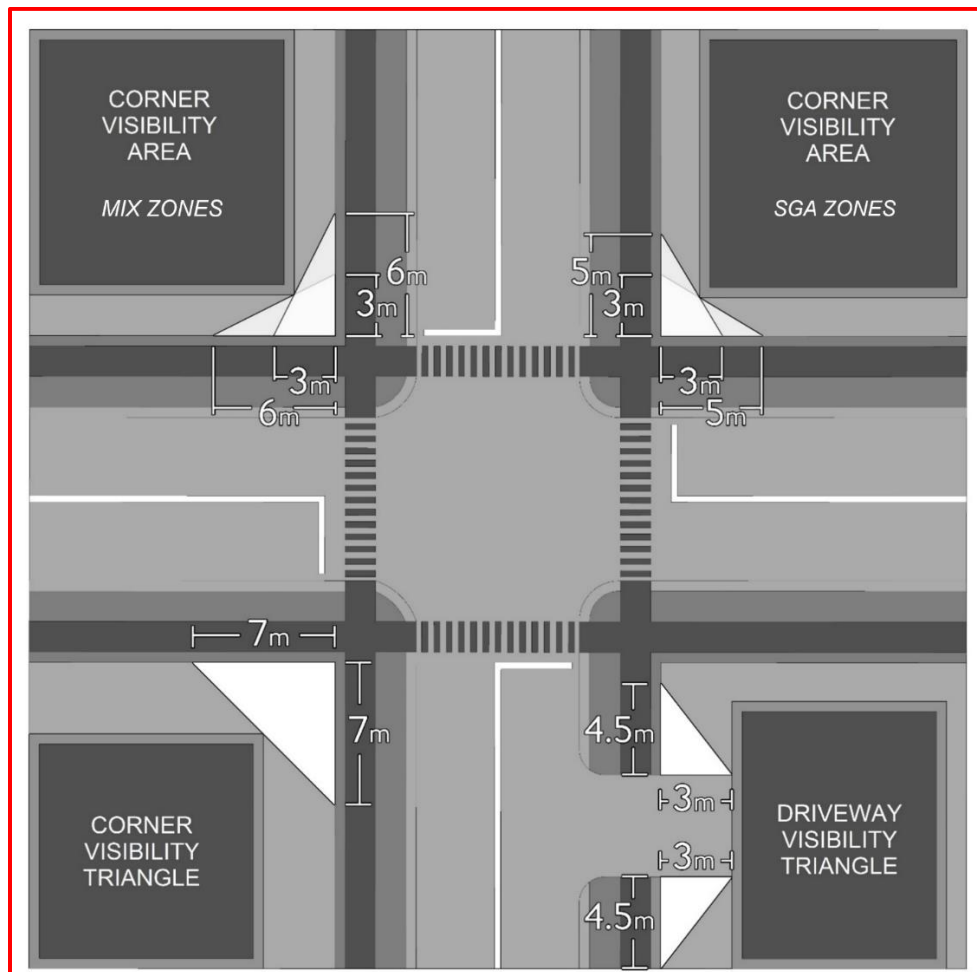
Urban Growth Centre (UGC) Zones	Symbol
Strategic Growth Area (SGA) Zones	
Reserved Strategic Growth Area One Zone	Reserved SGA-1
Strategic Growth Area Two Zone	SGA-2
Strategic Growth Area Three Zone	SGA-3
Strategic Growth Area Four Zone	SGA-4

3. Section 3 of By-Law 2019-051 is hereby amended by adding “**Building Length** – means the horizontal measurement of any *façade* of a *building*” after the definition of “Building Height” and before the definition of “Building Material and Decorating Supply Establishment”.

4. Section 3 of By-law 2019-051 is hereby amended by adding “**Creative Products Manufacturing** - means the *use* of a *premises* that may be made available for community shared use as a maker space to design, proto-type and manufacture products using tools and technological manufacturing equipment such as laser cutters, waterjet cutters, computer numerical control (CNC) routers, 3D printers and 4D systems.” after the definition of “Craftsperson Shop” and before “Crematorium”.
5. Section 3 of By-Law 2019-051 is hereby amended by adding “**Floor Plate Area** – means the *gross floor area* of a *storey* of a *building*” after the definition of “Fitness Centre” and before the definition of “Floor Space Ratio”.
6. Section 3 of By-law 2019-051 is hereby amended by deleting the definition of “Nightclub” in its entirety.
7. Section 3 of By-law 2019-051 is hereby amended by adding “**Physical Separation** - means the distance from a *building’s facade* to its *interior side lot line* and *rear lot lines*. When two or more *buildings* are on the same *lot*, the total distance between each pair of *facades* in any direction is to be calculated as the sum of both individual *physical separations*.” after the definition of “Personal Services” and before the definition of “Place of Worship”.
8. Section 3 of By-law 2019-051 is hereby amended by adding “**Private Amenity Space** - means the *use* of a *premises* for indoor or outdoor active or passive recreation for the exclusive use of occupants of a *dwelling unit*. *Private amenity space* may include features such as outdoor patios, above ground decks, balconies (in accordance with the requirements in Section 6.7 b).), communal indoor spaces (such as gyms), communal indoor social spaces (such as entertainment rooms), swimming pools, and outdoor rooftop amenity space (such as rooftop decks and terraces). *Private amenity space* shall not include lobbies, washrooms, laundry facilities, storage areas, hallways, elevators, reception areas, management offices, parking areas, access driveways, unprogrammed *landscaped* open space (excluding outdoor patios), receiving areas, loading

spaces, and the like.” after the definition of “Print Shop” and before the definition of “Private Garage”.

9. Section 4.5 of By-law 2019-051 is hereby amended by replacing “UGC zones” with “the SGA-2, SGA-3, and SGA-4 zones,” in subsections c), d), and e), and adding “the” after “and” and before “MIX Zones” for subsections d) and e), and replacing Illustration 1: Corner Visibility Triangle, Corner Visibility Area and Driveway Visibility Triangle Dimensions with the following image:



10. Section 4.14.2 of By-Law 2019-051 is hereby amended by replacing “UGC” with “SGA” in subsection d).
11. Section 4.14.8.1 of By-law 2019-051 is hereby amended by replacing “UGC” with “SGA zone” in subsection c).

12. Section 4.15.10 of By-law 2019-051 is hereby amended by replacing “UGC” with “SGA”.
13. Section 5.3 of By-law 2019-051 is hereby amended by adding “or SGA-1 zone” after “*residential zone*” and before “, a visual barrier” in subsection a) and is hereby further amended by adding “or SGA-1” after “abutting residential” and before “lot line”.
14. Section 5.3.2 of By-law 2019-051 is hereby amended by deleting subsection c) in its entirety and renumbering subsection d) and subsection c).
15. Section 5.3.4 of By-law 2019-051 is hereby amended by deleting “UGC zone, or” after “In a” and before “MIX zone” in subsection a).
16. Section 5.6 of By-law 2019-051 is hereby amended by replacing “UGC” with “SGA” in subsection c).
17. Section 5 of By-law 2019-051 is hereby amended by adding the portions of the below text in “Table 5-5: Regulations for Minimum and Maximum Parking Requirements” that are highlighted in grey, and deleting the portions of the below text with a strikethrough thereto as follows:

Table 5-5: Regulations for Minimum and Maximum Parking Requirements

Use	Minimum and Maximum Required Rates for Parking Spaces, Visitor Parking Spaces, and Bicycle Parking Stalls			
		UGC SGA Zones	MIX Zones	All Other Zones
<u>RESIDENTIAL</u>				
Multiple Residential Buildings: <i>Cluster Townhouse Dwelling;</i> <i>Dwelling Unit;</i>	Minimum <i>parking spaces</i> :	No minimum	0.9 per <i>dwelling unit</i>	1.0 per <i>dwelling unit</i>
	Minimum visitor <i>parking spaces</i> :	10% of provided <i>parking spaces</i> , only where 11 or more <i>dwelling units</i> are on a lot 0 per dwelling unit	0.1 per <i>dwelling unit</i> only where 5 or more <i>dwelling units</i> are on a lot	5-80 <i>dwelling units</i> : 0.15 per <i>dwelling unit</i> OR 81+ <i>dwelling units</i> : 0.1 per <i>dwelling unit</i>

Use	Minimum and Maximum Required Rates for Parking Spaces, Visitor Parking Spaces, and Bicycle Parking Stalls			
		UGC SGA Zones	MIX Zones	All Other Zones
Multiple Dwelling;	Maximum <i>parking spaces</i> (including visitor):	1.3 per <i>dwelling unit</i>	1.3 per <i>dwelling unit</i>	1.4 per <i>dwelling unit</i>
Residential Care Facility, Small	Minimum <i>parking spaces</i> :	n/a No minimum	2 per facility	2 per facility
Single-Detached Dwelling, Semi-Detached Dwelling, and Street Townhouse Dwelling;	Minimum <i>parking spaces</i> :	n/a No minimum	n/a	1 per <i>dwelling unit</i>
Additional Dwelling Unit (Attached) and Additional Dwelling Unit (Detached)	Minimum <i>parking spaces</i> :	n/a No minimum	n/a	1 per <i>dwelling unit</i>
NON-RESIDENTIAL				
Light Repair Operation	Minimum 1 <i>parking space</i> per:	n/a No minimum	90 m ² GFA	90 m ² GFA
Night Club	Minimum <i>parking spaces</i> :	n/a	n/a	n/a
	Maximum 1 <i>parking space</i> per:	60 m ² GFA	n/a	n/a
	Minimum 1 Class A Bicycle Parking Stall per:	100 m ² GFA	n/a	n/a
	Minimum Class B Bicycle Parking Stalls:	2 per night club	n/a	n/a
Multi-Unit Parking Rate (2)(3)(4)	Minimum 1 <i>parking space</i> per:	n/a No minimum	35 m ² GFA	35 m ² GFA
	Maximum 1 <i>parking space</i> per:	n/a 24 m ² GFA	24 m ² GFA	24 m ² GFA
	Minimum 1 Class A Bicycle Parking Stall per:	n/a 1,000 m ² GFA	1,000 m ² GFA	1,000 m ² GFA
	Minimum 1 Class B Bicycle Parking Stall per:	n/a 333 m ² GFA	333 m ² GFA	333 m ² GFA

Use	Minimum and Maximum Required Rates for Parking Spaces, Visitor Parking Spaces, and Bicycle Parking Stalls			
		UGC SGA Zones	MIX Zones	All Other Zones
Office and Office-Related: <i>Biotechnological Establishment,</i> <i>Computer, Electronic, Data Processing, or Server Establishment,</i> <i>Industrial Administrative Office;</i> <i>Office;</i> <i>Research and Development Establishment; and,</i> <i>Social Service Establishment</i>	Minimum 1 parking space per:	50 m² GFA, only for office GFA in excess of 4,000m². No minimum	33 m ² GFA	33 m ² GFA
<i>School, Elementary</i>	Minimum 1 parking space per:	n/a No minimum	n/a	100 m ² GFA, including portables
	Maximum 1 parking space per:	n/a 75 m ² GFA, including portables	n/a	75 m ² GFA, including portables
	Minimum 1 Class A Bicycle Parking Stall per:	n/a 1,000 m ² GFA	n/a	1,000 m ² GFA
	Minimum 1 Class B Bicycle Parking Stall per:	n/a 100 m ² GFA	n/a	100 m ² GFA

18. Section 5.8 of By-law 2019-051 is hereby amended by replacing “UGC” with “SGA” in subsection e).
19. Section 6 of By-law 2019-051 is hereby amended by repealing and replacing Section 6 in its entirety with the text contained in Attachment 2.

20. Section 18 of By-law 2019-051 is hereby amended by adding the following after Section 18.3:

“18.4 DEEMED TO COMPLY: DEVELOPMENT APPLICATIONS IN A STRATEGIC GROWTH AREA ZONE

- a) For the following *lots*, nothing in this By-law applies to prevent the issuance of any building permit, site plan control approval, plan of subdivision approval, or plan of condominium approval where a *complete application* was made on or after the *effective date* of this By-law, where said application fully complied with the provisions of By-law Number 85-1 or 2019-051 as it existed immediately before the effective date of this By-law, or where said application fully complied with a minor variance from the provisions of the same which was approved on or after January 1, 2017:
- i) 20 & 30 Breithaupt Street (By-law 2018-071, S.8)
 - ii) 471, 475, 481 & 505 King Street East and 18-24 Cameron Street South (By-law 2018-073, S.4)
 - iii) 607-641 King Street West (By-law 2021-067, S.8)
 - iv) 61 & 65 Roy Street (By-law 2021-085, S.2)
 - v) 134-152 Shanley Street (By-law 2022-024)
 - vi) 890-900 King Street West (By-law 2022-038, S.2)
 - vii) 30 Francis Street South (By-law 2022-039, S. 3)
 - viii) 20 Ottawa Street North (By-law 2022-070, S.3)
 - ix) 276 King Street East (By-law 2022-080, S.4)
 - x) 95-101 Cedar Street South (By-law 2022-094, S.3)
 - xi) 27 Roy Street (By-law 2022-110)
 - xii) 368, 372, 374 and 382 Ottawa Street South and 99, 103, 107, 111 and 115 Pattandon Avenue (By-law 2022-114)
 - xiii) 1251-1253 King Street East and 16 Sheldon Avenue South (By-law 2022-138, S.3)

- xiv) 206 & 210 Duke Street East and 46-50 Madison Avenue North (By-law 2022-140, S.4)
- xv) 45-53 Courtland Avenue East (By-law 2023-033, S.4)
- xvi) 1001 King Street East (By-law 2023-061)
- xvii) 455-509 Mill Street (By-law 2023-063)
- xviii) 146-162 Victoria Street South and 92-110 Park Street (By-law 2023-052)
- xix) 787-851 King Street East / 432 Charles Street East / 5 Stirling Avenue South (SP23/035/S/KA)

- b) Nothing in Section 18 shall be deemed to provide an exemption from requirements to set aside *Affordable Units*, beyond those exemptions included in Section 4; and,

“18.5 TRANSITION SUNSET CLAUSE – STRATEGIC GROWTH AREA (SGA) ZONED LOTS

Despite Section 18.3, Sections 18.1, 18.2, 18.4, and 18.5, as they apply to *lots* zoned SGA-1, SGA-2, SGA-3, or SGA-4, are automatically repealed on the tenth anniversary of the *effective date* of this By-law, and the provisions of Section 34(9) of the Planning Act shall thereafter apply in respect of any *buildings*, *structures*, or *uses* established or erected pursuant to any such complete application.

- 21. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (1) thereto as follows:

“1. Within the lands zoned SGA-2 and shown as affected by this provision on Zoning Grid Schedules 84, 85, 120, and 121 of Appendix A, the following shall apply:

- a. the maximum *building height* shall be 6 *storeys*, and a 3 metre *stepback* shall be required after the 5th *storey*; and,
- b. for existing *buildings* exceeding 6 *storeys*, the maximum *building height* shall be the existing *building height*.”

- 22. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (2) thereto as follows:

- “2. Within the lands zoned SGA-2, SGA-3 or SGA-4 and shown as affected by this provision on Zoning Grid Schedules 84, 85, 120, and 121 of Appendix A, the following shall apply:
- a) the minimum *front, interior side, rear, and exterior side yard setback* shall be 0m for *storeys* 1 through 6;
 - b) the minimum King Street, Ontario Street, and Queen Street *street line ground floor façade openings* shall be 50%;
 - c) *residential uses, office* and any Creative Industry Use listed in Table 6-1 shall not be permitted on the *ground floor*, except for access; and,
 - d) the minimum *setback* for a *building base* to a *lot line* abutting Halls Lane, Bell Lane, and Goudies Lane shall be 0m.”
23. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (3) thereto as follows:
- “3. Within the lands zoned SGA-2 and shown as affected by this provision on Zoning Grid Schedule 84 of Appendix A, the maximum *building height* shall be 10 *storeys* or 29 metres, whichever is less.”
24. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (166) thereto as follows:
- “166. Within the lands zoned OSR-1 and shown as affected by this provision on Zoning Grid Schedule 85 of Appendix A, *office* shall also be permitted.”
25. Section 19 of By-law 2019-051 is hereby amended by repealing Section 19 (189) in its entirety and replacing it thereto as follows:
- “189. Within the lands zoned SGA-2 and shown as affected by this provision on Zoning Grid Schedule 83 of Appendix A, the following shall apply:

- a) On-site parking shall be provided as follows: parking for *multiple dwellings* shall be provided at a rate of 0.7 *parking spaces* per unit plus 0.1 visitor spaces per unit;
- b) the minimum and maximum height of the required visual barrier shall be 2.44 metres;
- c) the maximum *building height* shall be 27.75 metres;
- d) the maximum *floor space ratio* shall be 3;
- e) the minimum *front yard setback* (Duke Street frontage) shall be 4.1 metres;
- f) the minimum *exterior side yard setback* (Shanley Street frontage) shall be 5.8 metres;
- g) the minimum *side yard setback* shall be:
 - i. 3 metres for *buildings* up to 5 *storeys*; and,
 - ii. 9.3 metres for any portion of the *building* 6 or more *storeys*.
- h) the minimum *rear yard setback* shall be:
 - i. 9 metres for buildings up to 2 *storeys*; and,
 - ii. 12 metres for any portion of the *building* 3 or more *storeys*.
- i) the following *uses* shall also be permitted on the *ground floor*:
 - i. *artisan's establishment*;
 - ii. studio and *craftsperson shop*;
 - iii. *convenience retail*;
 - iv. *day care facility*;
 - v. *health office*;
 - vi. *personal services*;
 - vii. *office*;
 - viii. *restaurant*; and,
 - ix. *social service establishment*.

j) Geothermal Energy systems shall be prohibited.”

26. Section 19 of By-law 2019-051 is hereby amended by repealing Section 19 (341) in its entirety and replacing it thereto as follows:

“341. Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedule 73 of Appendix A, the following shall apply:

- a) the minimum *front yard setback* to Park Street shall be 0 metres;
- b) the minimum *exterior side yard setback* to Victoria Street South shall be 0 metres;
- c) the maximum *building height* shall be 122 metres;
- d) the maximum number of *storeys* shall be 38;
- e) the maximum *floor space ratio* shall be 11.68;
- f) the minimum amount of non-residential *gross floor area* shall be 1,750 square metres;
- g) the minimum *ground floor street line façade* width as a percent of the width of the abutting *street line* shall be 70%;
- h) the minimum percent *street line façade openings* shall be 70%;
- i) the minimum required rate of *parking spaces* for *multiple dwelling* shall be 0.6 spaces per *dwelling unit*;
- j) the minimum required rate of *Class A bicycle parking stalls* for *multiple dwelling* shall be 0.6 spaces per *dwelling unit*; and,
- k) geothermal wells are prohibited on site. A geothermal well is a well defined as a vertical well, borehole or pipe installation used for geothermal systems, ground-source heat pump systems, geo-exchange systems or earth energy systems for heating or cooling; including open-loop and closed-loop vertical borehole systems. A geothermal well does not include a horizontal system where construction or excavation occurs to depths less than five metres unless the protective geologic layers overlaying a vulnerable aquifer have been removed through construction or excavation.”

27. Section 19 of By-law 2019-051 is hereby amended by repealing Section 19 (348) in its entirety and replacing it thereto as follows:

“348. Within the lands zoned SGA-2 and shown as affected by this provision on Zoning Grid Schedules 117 and 118 of Appendix A, the following shall apply:

- a) the maximum *floor space ratio* shall be 2.5 and shall be calculated pre road-widening;
- b) parking shall be provided at a rate of 0.84 *parking spaces per dwelling unit* plus 0.1 visitor *parking spaces per dwelling unit*;
- c) the minimum *rear yard setback* shall be:
 - i. 22.5 metres for any portion of the *building* 4 or more *storeys* in height;
 - ii. 26.2 metres for any portion of the *building* 7 or more *storeys* in height;
 - iii. 33.3 metres for any portion of the *building* 8 *storeys*; and,
- d) Geothermal Energy Systems shall be prohibited.”

28. Section 19 of By-law 2019-051 is hereby amended by repealing Section 19 (362) in its entirety and replacing it thereto as follows:

“362. Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedules 118, 144 and 145 of Appendix A, the following shall apply:

- a) the maximum *floor space ratio* shall be 8.5 and shall be calculated pre-road widening and pre-conveyance of parkland;
- b) the maximum *building height* shall be 145 metres;
- c) the maximum number of *storeys* shall be 44;
- d) that parking be provided at a rate of 0.55 *parking spaces per dwelling unit* plus 0.05 *visitor parking spaces per dwelling unit*;

- e) the minimum *rear yard building base setback* shall be 0 metres;
- f) the minimum *rear yard building tower setback* shall be 2.5 metres;
- g) the minimum *interior side yard building setback* shall be 2.9 metres and regulated pre- conveyance of parkland;
- h) the minimum *ground floor street line façade* width as a percent of the width of the abutting *street line* shall be 25%;
- i) the maximum number of *storeys* in the *base* of a *mid-rise building* or *tall building* shall be 8;
- j) the minimum non-residential *gross floor area* shall be 2000 square metres; and,
- k) Geothermal Energy Systems shall be prohibited.”

29. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (16) thereto as follows:

“16. Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedules 40, 41, 73 and 74 of Appendix A, the following *uses* shall only be permitted as an *accessory use* in the manufacturing of industrial equipment and machinery Stamping, Blanking or Punch-Pressing of Metal Vulcanizing of Rubber or Rubber Products:

- a) Refining, rolling, forging or extruding of metal.”

30. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (17) thereto as follows:

“17. Within the lands zoned SGA-3 or SGA-4 and shown as affected by this provision on Zoning Grid Schedules 73, 74, 83, 84, 117, 118, 119, 144, and 145 of Appendix A, a *day care facility, dwelling unit, home occupation, hotel, lodging house, school, large residential care facility, and small residential care facility* shall not be permitted in any building unless:

- a) existing on the date of passing of this By-law; or
- b) Located within a portion of a *building* located a minimum of 15.0 metres from the railway right-of-way.”

31. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (51) thereto as follows:

“51. Within the lands zoned SGA-3 or SGA-4 and shown as affected by this provision on Zoning Grid Schedules 40, 41, 73, 74, 83, 84, and 122 of Appendix A, a *day care facility, dwelling unit, home occupation, hotel, lodging house, school, large residential care facility, and small residential care facility* shall not be permitted in any *building* unless:

- a) existing on the date of passing of this By-law; or
- b) Located within a portion of a building located a minimum of 30.0 metres from the railway right-of-way.”

32. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (52) thereto as follows:

“52. Within the lands zoned SGA-3 or SGA-4 and shown as affected by this provision on Zoning Grid Schedule 84 of Appendix A, *day care facility, dwelling unit, home occupation, lodging house, school, large residential care facility, small residential care facility* shall not be permitted in any *building*, except for where:

- a) a *setback* of 30.0 metres from the *lot line* abutting the CN Rail right-of-way has been provided for any parts of a *building* used for a *day care facility, dwelling unit, lodging house, residential care facility, school, or social service establishment*, and,
- b) a detailed Noise and Vibration Assessment, to assess both potential off-site and on-site transportation and stationary noise sources, has been completed to the satisfaction of the *Region*.”

33. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (54) thereto as follows:

“54. Within the lands zoned SGA-3 and shown as affected by this provision on Zoning Grid Schedules 74 and 84 of Appendix A, the following *uses* shall not be permitted:

- a) *commercial entertainment*;
- b) *conference, convention, or exhibition facility*;
- c) *cultural facility*;
- d) *dwelling unit*;
- e) *home occupation*;
- f) *hospice*;
- g) *hotel*;
- h) *lodging house*;
- i) *place of worship*;
- j) *residential care facility*;
- k) *school*; and,
- l) *social service establishment.*”

34. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (125) thereto as follows:

“125. Within the lands zoned SGA-3 and shown as affected by this provision on Zoning Grid Schedules 74 and 84 of Appendix A, the following shall apply:

- a) *commercial entertainment, conference, convention, or exhibition facility, cultural facility, hotel, lodging house, or place of worship* shall not be permitted; and,
- b) *day care facility, dwelling unit, hospice, hotel, lodging house, residential care facility, school, or social service establishment* shall not be permitted unless the *City* has received acknowledgement from

the Ministry of Environment, Conservation and Parks advising that a Record of Site Condition has been completed in accordance with the relevant Ontario legislation and/or regulations.”

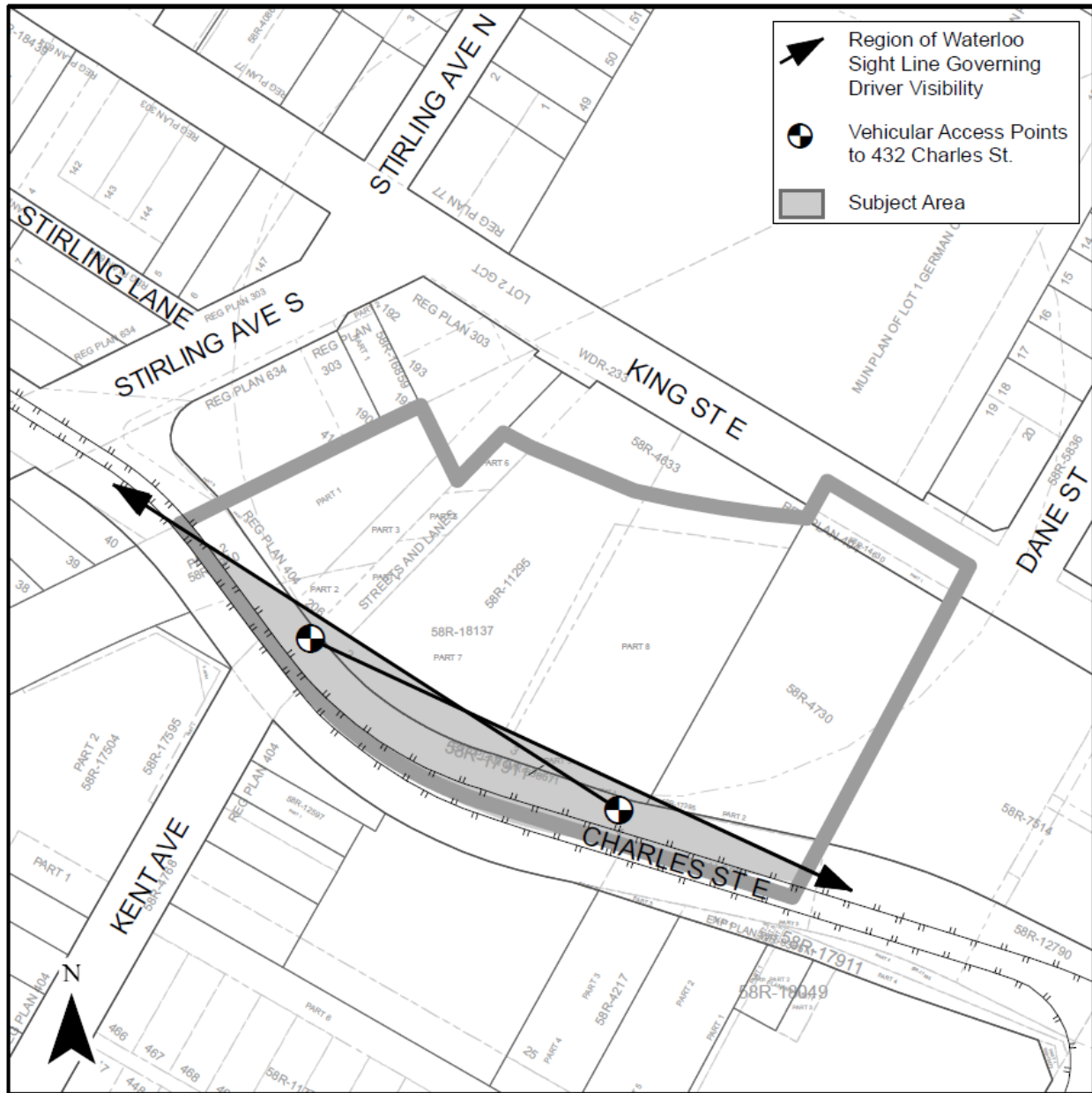
35. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (130) thereto as follows:

“130. Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedules 74 and 84 of Appendix A, a *brewpub* shall be permitted.”

36. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (131) thereto as follows:

“131. Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedules 119 and 143 of Appendix A, the following shall apply:

- a) no *building* or *structure* having a height greater than 0.9 metres shall be permitted within the area defined in the image below; and,
- b) the maximum *exterior side yard setback* from the Charles Street *street line* shall be 3 metres beyond the area defined in the image below, or 7.5 metres from the *street line*, whichever is greater.”



37. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (132) thereto as follows:

“132. Within the lands zoned SGA-3 and shown as affected by this provision on Zoning Grid Schedules 74 and 84 of Appendix A, a *mixed-use development* shall be permitted in accordance with the following:

- a) the required off-street parking for all uses shall be 1 *parking space* per 93 square metres of *gross floor area*;

- b) all off-street *parking spaces* provided on the lands shall be located at or *below grade*;
- c) a minimum of 1 *bicycle parking stall* , which is either in a building or structure or within a secure area such as a supervised parking lot or enclosure with a secure entrance or within a bicycle locker, per 333 square metres of *gross floor area* of all *uses* shall be provided;
- d) a minimum of 1 *bicycle parking stall*, which is located in accessible and highly visible locations near the entrance of a *building* and are accessible to the general public, per 500 square metres of *gross floor area* of all *uses* shall be provided;
- e) the *front yard* shall be the *lot line* abutting Breithaupt Street; and,
- f) the maximum *floor space ratio* shall be 4.5.”

38. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (133) thereto as follows:

“133. Within the lands zoned SGA-3 and shown as affected by this provision on Zoning Grid Schedules 74 and 84 of Appendix A, the following shall apply:

- a) the *rear lot line* shall be the *lot line* abutting Wellington Street North;
 - i) The minimum *rear yard setback* shall be 15 metres for any portion of a *building* with a *building height* of less than 21 metres;
 - ii) The minimum *rear yard setback* shall be 31.5 metres for any portion of a *building* with a *building height* of less than 21 metres;
- b) a *building* used for access to underground parking which is combined with an amenity of landscape feature shall not be subject to regulation a) above;
- c) the maximum *building height* shall be 50 metres;
- d) the minimum *front yard setback* from Breithaupt Street shall be 0 metres for any portion of a *building*; and,
- e) the minimum *exterior side yard setback* from Moore Avenue shall be 0 metres for any portion of a *building*.”

39. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (136) thereto as follows:

“136. Within the lands zoned SGA-3 and shown as affected by this provision on Zoning Grid Schedules 74 and 84 of Appendix A, the following shall apply:

- a) the maximum *building height* shall be 18.0 metres; and,
- b) the minimum *side yard setback* where the *lot* abuts a *lot* with an SGA-2 zone shall be 7.5 metres.”

40. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (137) thereto as follows:

“137. Within the lands zoned SGA-3 and shown as affected by this provision on Zoning Grid Schedule 120 of Appendix A, the following shall apply:

- a) Definitions for the purpose of this regulation:
 - i) “Tall Building” shall mean any *building* that is 9 *storeys* or more;
 - ii) “Tower” shall mean the ‘middle’ portion of a Tall Building connecting the Base or Podium to the top and housing the primary function;
 - iii) “Base” or “Podium” includes the ground floor and any additional floors with a direct relationship to the streetscape and public realm. This can include multistorey podiums, portions of a Tower which extend to the ground floor and structured parking areas;
 - iv) “Floor Plate” shall mean the *building* floor area of the Tower portion of the *building*;
 - v) “Public Art” shall mean visual art integrated into the *building* design or provided on site which is accessible and visible to the general public;
 - vi) “Streetscape” shall mean those functional and decorative elements that are placed, laid, erected, planted or suspended within a public or communal urban space. They include public

utilities and amenities, visible elements of service infrastructure, street lights, traffic signs and signals, street trees and other horticultural elements, general public furniture, advertising signs and decorations.

- b) The maximum *floor space ratio* shall be 7.1;
- c) The minimum *front yard setback* and *side yard setback* abutting streets and *rear yard setback* for a Podium with a maximum height of five *storeys* shall be 0.0 metres;
- d) The minimum *stepback* for a tower above the Podium is 2.8 metres;
- e) The maximum *building heights* of two Tall Buildings are 72 metres and 59.5 metres;
- f) The minimum parking shall be required at a rate of 0.84 *parking spaces per dwelling unit*;
- g) The minimum visitor parking rate shall be 10% of the total required residential *parking spaces*;
- h) The minimum parking requirement for permitted *commercial uses* shall be 1 space per 55 square metres of *gross floor area* of the *retail space*;
- i) The maximum permitted *gross floor area of retail space* shall be 1169 square metres.

41. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (140) thereto as follows:

“140. Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedules 74 and 84 of Appendix A, the following shall apply:

- a) For the purposes of regulations (b) to (h), the following definitions shall apply:
 - i. “Tall Building” shall mean any residential or mixed use *building* containing *residential uses* that is 9 storeys or more;
 - ii. “Tower” shall mean the ‘middle’ portion of a Tall Building connecting the Base to the top and housing the *residential use*;

- iii. “Base” shall mean the ground floor and any additional floors with a direct relationship to the streetscape and public realm. This can include multi-storey podiums, portions of a Tower which extend to the ground floor and above grade structured parking areas;
 - iv. “Tower Floor Plate” shall mean the Building Floor Area of a typical storey of the Tower portion of the *building*;
 - v. “Heritage House” shall mean the original structure constructed in 1897 which has cultural heritage significance and has historically been known or referred to as the ‘Kaufman House’;
 - vi. “Crash Wall” shall mean the *structure* that meets accepted safety standard that is intended to provide protection from a potential derailment;
 - vii. “Below Grade” shall mean any portion of a *building* where the finished grade meets the exterior wall at an elevation not more than 0.5 metres below the elevation of the underside of an interior ceiling and the maximum slope taken from the closest *lot line* is not more than 18 degrees (3:1 slope). In the case where a retaining wall has been installed to meet these criteria, that portion of the *building* shall in no way be considered to be below grade;
 - viii. “Building Floor Area” shall mean the aggregate horizontal floor area measured from the exterior walls of all storeys of a *building* excluding any floor area located below grade. The midpoint of a common wall shall be considered the face of the exterior in the case of common walls located on a *lot line*;
- b) *Setbacks* from Railways shall be in accordance with Section 4.16 of this By-law, with the following special regulations:
- i. No minimum *setback* shall be required for any *building* or part thereof devoted to parking or to non-residential *use*; and
 - ii. The *setback* from the railway to any *building* or part thereof used for *residential dwellings* shall be a minimum of 30 metres. The *setback* may be measured as the sum total of the following two measurements provided that a Crash Wall, or combination berm and fence are provided within the horizontal *setback* between the *residential use* and the *lot line* abutting the CN Rail right-of-way;

- iii. The horizontal *setback* to the *residential use* from the *lot line* abutting the CN Rail right-of-way; and
 - iv. The vertical distance from the finished elevation of the CN railway line at the centerline of the tracks to the finished elevation of the *residential use*.
- c) Parking on the subject lands shall be subject to the following regulations:
- i. All required off-street *parking spaces* shall be provided on a per-phase basis, to be calculated based on the *uses* proposed for the respective phase and all previously completed phases;
 - ii. Underground *parking spaces* shall have a minimum dimension of 2.6 m in width and 5.5 m in length;
 - iii. Underground parking is permitted with a setback of 0 metres from King Street and 0 metres from Wellington Street;
 - iv. Required off-street *parking spaces* (including visitor parking) may be shared among the permitted *uses*;
 - v. Required off-street *parking spaces* for *residential uses* shall be provided at a rate of 0.65 spaces per unit (including visitor parking);
 - vi. Required off-street *parking spaces* for non-residential *uses* (including *office* and *retail*) shall be provided at a rate of 1 space per 69 square metres of *gross floor area*;
 - vii. Off-street *parking spaces* shall not be required for non-residential *uses* (including any community space) with a *gross floor area* of less than 1500 square metres;
 - viii. A shared parking reduction of 15% shall be applied to the total parking requirement;
 - ix. A minimum of 20% of the *parking spaces* required for *multiple dwellings* shall be designed to permit the future installation of *electric vehicle supply equipment*;
 - x. Where the calculation of the total required electric vehicle *parking spaces* or *parking spaces* designed to permit the future installation of *electric vehicle supply equipment* results in a

fraction, then the requirement shall be the next lowest number;
and,

- xi. The number of *parking spaces* required for any non-residential *uses* requiring *shower and change facilities* may be reduced by 1 *parking space* per required shower.
- d) Bicycle Parking on the subject lands shall be subject to the following regulations:
- i. The minimum requirement for *Class A Bicycle Parking Stalls* shall be 0.5 *Class A Bicycle Parking Stalls* per *dwelling unit*.
 - ii. For *Office uses*, the minimum requirement for *Class A Bicycle Parking Stalls* shall be 1 per 500 m² of *gross floor area*.
 - iii. For *Retail uses*, the minimum requirement for *Class A Bicycle Parking Stalls* shall be 1 per 1,000 m² of *gross floor area*.
 - iv. *Shower and change facilities* shall be provided in conjunction with the *Class A Bicycle Parking Stalls* required for any non-residential *uses* in accordance with the following table:

Required Number of Class A Bicycle Parking Stalls	Minimum Total Area of Shower and Change Facilities	Minimum Number of Showers within Shower and Change Facilities
5-60	8 m ²	2 showers
61-120	12 m ²	4 showers
121-180	16 m ²	6 showers
Greater than 180	20 m ²	8 showers

- v. Notwithstanding the above, *shower and change facilities* shall not be required for individual non-residential units with an area of 1,000 m² or less.
- e) *Buildings* on the subject lands shall be subject to the following regulations:
- i. No minimum *setback* from the abutting railway shall be required for any *building* or part thereof devoted to parking or to non-residential *use*;

- ii. *Dwelling units* shall be permitted on the ground floor of a *mixed use building*;
 - iii. The minimum width of a primary ground floor *façade* shall be 0%;
 - iv. The maximum *Floor Space Ratio* (FSR) shall be 7.5;
 - v. The maximum *gross floor area* for an individual *retail* outlet may exceed 1,000 metres squared;
 - vi. A maximum *gross floor area* of 10,000 metres squared of non-residential *uses* is permitted. *Office* use shall not be included for the purpose of the non-residential *gross floor area* cap of 10,000 metres squared;
 - vii. The minimum percentage of non-residential *uses* required shall be 0%.
 - viii. The maximum residential Tower Floor Plate for a Tall Building shall be 850 square metres.
 - ix. The maximum Base height for a residential Tall Building shall be 24 metres.
- f) The Heritage House on the subject lands shall be subject to the following regulations:
- i. No *buildings* shall be permitted between the Heritage House and the King Street *street line*;
 - ii. A porch attached to the Heritage House shall be permitted between the *building* and the King Street *street line* and the maximum height regulation of Section 4.14.7 b) shall not apply;
 - iii. A canopy over the *building* entrance of the Heritage House may be permitted between the *building* and the King Street *street line* and the maximum projection regulation of Section 4.14.3 b) shall not apply;
 - iv. The minimum horizontal separation distance from the Heritage House to a new *building* up to 8.0 metres in height to its northwest shall be 5.5 metres;

- v. The minimum horizontal separation distance from the Heritage House to a new *building* above 9.5 metres in height to its northwest shall be 18.5 metres;
 - vi. The minimum horizontal separation distance from the Heritage House to a new *building* up to 8.0 metres in height to its southeast shall be 11.5 metres;
 - vii. The minimum horizontal separation distance from the Heritage House to a new *building* above 8.0 metres in height to its southeast shall be 40 metres;
 - viii. A *building* addition of up to 6.0 metres in depth may be permitted along the rear elevation of the Heritage House;
 - ix. The minimum horizontal separation distance from the Heritage House to a *building* above 8.0 metres in height to its southwest shall be 17.5 metres;
 - x. The Heritage House shall be deemed to comply to all applicable zoning regulations, including yards, building height, façade regulations and *floor space ratio*; and
 - xi. *Retail* and other non-residential *uses* shall be permitted in the Heritage House and shall not be required to be located only on the ground floor with other permitted *uses* in upper floors of the Heritage House.
- g) Any *building* or portion of a *building* within 45 metres of the King Street *street line* shall also be subject to the following regulations:
- i. The minimum *setback* from the *lot line* shared with the railway shall be 0.0 metres for a Crash Wall and 5.0 metres for a *building* used for parking or non-residential *use* where no Crash Wall is provided;
 - ii. The minimum *setback* from the King Street *street line* shall be 1.5 metres except if located within 105 metres of the Wellington eStreet *street line*, in which case it shall be 4.5 metres with a maximum *building height* of 8.0 metres;
 - iii. The maximum *setback* to the King Street *street line* shall be 7.5 metres except if located within 110 metres of the Wellington Street *street line*, in which case there shall be no maximum *setback*;

- iv. For a *building* with frontage on King Street, a minimum setback from the King Street *façade* Base of a Tall Building to a Tower shall be 3.0 metres;
- v. The minimum *setback* from the Wellington Street *street line* shall be 1.5 metres. Ground level patios may encroach within this *setback*;
- vi. The maximum *setback* from the Wellington Street *street line* shall be 7.5 metres;
- vii. A minimum setback from the Wellington Street *façade* Base of a Tall Building to a Tower shall be 3.0 metres;
- viii. A building having frontage on King Street as well as Wellington Street:
 - a) Shall be subject to the *façade* openings regulations of Section 55.2.1 of this By-law in relation to the King Street *façade*; and
 - b) Shall not be subject to the *façade* openings regulations of Section 55.2.1 of this Bylaw in relation to the Wellington Street *façade*.
- ix. Canopies and stairs shall be subject to a 0.0 metre minimum *setback* in relation to the King Street *street line*.
- h) Any *building* or portion of a *building* that is not within 45 metres of the King Street *street line* shall also be subject to the following regulations:
 - i. Within 7 metres of the Wellington Street *street line* the maximum height shall be 15 metres; and
 - ii. The minimum *setback* to the Tower portion of a Tall Building from the southern *lot line* shall be 7.5 metres”.

42. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (141) thereto as follows:

“141. Within the lands zoned SGA-2 and shown as affected by this provision on Zoning Grid Schedule 120 of Appendix A, the following shall apply:

- a) A *multiple dwelling* and *mixed-use building* shall be permitted in accordance with the following:
- i. The minimum *lot width* shall be 30.0 metres;
 - ii. The minimum *front yard setback* shall be 3.0 metres;
 - iii. The minimum *exterior side yard setback* shall be 3.0 metres;
 - iv. The minimum *side yard setback* shall be 4.5 metres;
 - v. The maximum *floor space ratio* shall be 3.6;
 - vi. The maximum *building height* shall be 25.0 metres;
 - vii. The maximum number of *storeys* shall be 8.
- b) Off-street *parking spaces* shall be provided in accordance with the following:

Use	Minimum Off-Street Parking Spaces Required	Maximum Off-Street Parking Spaces Permitted
Multiple Dwelling	0.18/unit	1/unit
Multiple Dwelling Visitor	0.02/unit	

- c) *Bicycle Parking Stalls* shall be provided in accordance with the following:

Use	Class A Bicycle Stall	Class B Bicycle Stall
<i>Multiple Dwelling</i>	0.5 per unit without a private garage	6

- d) For the purpose of regulation c) above, a *Class A Bicycle Parking Stall* shall be a bicycle space which is either in a building or structure or within a secure area such as a supervised parking lot or enclosure with a secure entrance or within a bicycle locker;
- e) For the purpose of regulation c) above, a *Class B Bicycle Stall* shall be a bicycle space which is located in accessible and highly visible locations near the entrance of a building and are accessible to the general public.”

43. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (153) thereto as follows:

“153. Within the lands zoned SGA-1 and shown as affected by this provision on Zoning Grid Schedules 84 and 121 of Appendix A, no greater than 5 *dwelling units* shall be permitted within an *existing building*.”

44. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (162) thereto as follows:

“162. Within the lands zoned SGA-3 and shown as affected by this provision on Zoning Grid Schedules 39 and 75 of Appendix A, the following shall apply:

- a) Canopies and stairs shall be subject to a 0 metre minimum *setback* in relation to the *lot line* abutting King Street;
- b) Parking on the subject lands shall be provided according to the following regulations:
 - i) Required off-street *parking spaces* (including *visitor parking spaces*) may be shared among the permitted *uses*;
 - ii) Required off-street *parking spaces* for *multiple dwellings* greater than 51.0 square metres in size shall be provided at a rate of 0.165 spaces per *dwelling unit*;
 - iii) Required off-street *parking spaces* for *multiple dwellings* less than 51.0 square metres in size shall be provided at a rate of 0.165 spaces per *dwelling unit*;
 - iv) Required off-street *visitor parking spaces* shall be provided at a rate of 10% of the required *parking spaces* for *multiple dwellings*;
 - v) A minimum of 10% of the *parking spaces* required for *multiple dwellings* shall be designed to permit the future installation of *electric vehicle supply equipment*;
 - vi) Where the calculation of the total required electric vehicle *parking spaces* or *parking spaces* designed to permit the future installation of *electric vehicle supply equipment* results in a fraction, then the requirement shall be the next lowest number;

- vii) For *multiple dwellings*, the minimum requirement for *Class A bicycle parking stalls* shall be 0.5 *Class A bicycle parking stalls* per unit;
- viii) For multiple dwellings, a minimum of 6 *Class B bicycle parking stalls* shall be provided, and these may be shared with non-residential uses;
- c) No *shower and change facilities* shall be required for non-residential uses;
- d) Geothermal Wells are prohibited on site. A geothermal well is defined as a vertical well, borehole or pipe installation used for geothermal systems, ground-source heat pump systems, geo-exchange systems or earth energy systems for heating or cooling; including open-loop and closed-loop vertical borehole systems. A geothermal well does not include a horizontal system where construction or excavation occurs to depths less than five metres unless the protective geologic layers overlaying a vulnerable aquifer have been removed through construction or excavation.
- e) Any *building* on the subject lands shall be subject to the following regulations:
 - i) The *rear yard setback* from the *lot line* abutting the lands municipally addressed as 904 King Street West shall be 0.7 metres;
 - ii) The *side yard setback* from the *lot line* abutting Dodds Lane shall be 0.6 metres;
 - iii) The maximum *floor space ratio* shall be 10.1;
 - iv) The minimum percentage of non-residential uses required shall be 0%;
 - v) The minimum number of *storeys* in the *base* of a *tall building* shall be 2 *storeys* or 7.0 metres;
 - vi) The maximum number of storeys in the *base* of a *tall building* shall be 6 *storeys* or 24.0 metres;
 - vii) The minimum *setback* from Dodds Lane to the Tower portion of a *building* shall be 5.0 metres;
 - viii) The maximum *building height* shall be 81 metres; and

- ix) The maximum number of storeys shall be 25 not including the mechanical penthouse.”

45. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (163) thereto as follows:

“163. Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedule 84 of Appendix A, the following shall apply:

- a) *Dwelling units* shall be permitted in a *building* containing non-residential *uses* on the ground floor;
- b) *Dwelling units* and *accessory amenity use* shall not be located on the ground floor;
- c) The minimum *building floor area* on the ground floor for any *use(s)* listed in Section 17.1 of this By-law, except for those *uses* listed in subsection (b) above, shall be 250 square metres;
- g) The minimum *rear yard setback* shall be 0 metres.”

46. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (165) thereto as follows:

“165. Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedule 143 of Appendix A, the following shall apply:

- a) *Dwelling units* shall be permitted to be located on the ground floor with non-residential *uses*;
- b) On-site *parking spaces* shall be provided as follows:
 - i) *Parking spaces* for *multiple dwellings* shall be provided at a rate of 0.74 for *dwelling units* over 51 square metres;
 - ii) Visitor *parking spaces* shall be sharable with non-residential *uses* and shall be provided at a rate of 7% of the required *parking spaces*;
- c) The minimum *rear yard setback* shall be 15.0 metres for any portion of a *building* with a *building height* of 5 storeys or greater that is abutting any property with an SGA-1 *zone*;
- d) The minimum *side yard setback* shall be 4.5 metres for any portion of a *building* abutting any property with an SGA-1 *zone*; and,

- e) The minimum and maximum height of the required visual barrier shall be 2.44 metres.”

47. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (167) thereto as follows:

“167. Within the lands zoned SGA-2 and shown as affected by this provision on Zoning Grid Schedule 120 of Appendix A, the following shall apply:

- a) The maximum *floor space ratio* shall be 4.8;
- b) The maximum *building height* shall be 28.5 metres or 7 storeys;
- c) The minimum *front yard setback* abutting King Street shall be 2.0 metres;
- d) The maximum *front yard setback* abutting King Street shall be 2.0 metres;
- e) The minimum *exterior side yard setback* abutting Eby Street shall be 0 metres;
- f) The maximum *exterior side yard setback* abutting Eby Street shall be 2.0 metres;
- g) The minimum *side yard setback* from the northwest property line (i.e., abutting 270 King Street East) shall be 1.2 metres;
- h) The minimum *rear yard setback* shall be 4.0 metres;
- i) *Dwelling units* shall not be located on the ground floor;
- j) An outdoor rooftop amenity area shall be provided for a *building* containing *dwelling units*. The outdoor rooftop amenity area shall have a minimum area of 100 square metres;
- k) No *outdoor storage* of goods, materials or equipment shall be permitted. This shall not, however, prevent the display of goods for *retail* purposes;
- l) The minimum number of secured, long-term *bicycle parking stalls* shall be 33;
- m) The minimum number of short-term publicly accessible *bicycle parking stalls* shall be 12; and,
- n) No off-street *parking spaces* shall be required for any permitted use.”

48. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (168) thereto as follows:

“168. Within the lands zoned SGA-1 and shown as affected by this provision on Zoning Grid Schedules 119 and 120 of appendix A, the following shall apply:

- a) The minimum *lot width* for a lot containing a *building* with more than 3 *dwelling units* shall be 36 metres;
- b) The maximum *building height* for a *multiple dwelling* which includes partially below grade structured parking shall be 16 metres. Any *multiple dwelling* not incorporating structured parking shall have a maximum *building height* of 14 metres;
- c) The maximum *floor space ratio* for a *multiple dwelling* which includes structured parking shall be 1.46;
- d) The minimum *front yard setback* for lands be:
 - i. 3.0 metres for any portion of the *building* not exceeding 4.0 metres in height;
 - ii. 5.2 metres for any portion of a *building* exceeding 4.0 metres in height, provided however that 3rd and 4th floor building projections are permitted to have a *setback* of 3.95 metres.
- e) For the purposes of regulations 168 f) to g) "Building Height" shall mean the vertical distance between the lowest finished grade elevation along the *lot line* related to such *yard* at that point closest to the *building* and the horizontal extension of the uppermost point of the *building*;
- f) The minimum *rear yard setback* for any portion of a *building* not exceeding 3.0 metres in Building Height shall be 3.5 metres;
- g) The minimum *side yard setback* along the northerly *lot line* shall be:
 - i. 1.5 metres for any portion of a *building* not exceeding 9.0 metres in Building Height, and;
 - ii. 3.0 metres for any portion of a *building* exceeding 9.0 metres in Building Height;

- h) *Dwelling units* located on the ground floor are not required to have an exclusive use patio area.
- i) Stairs, access ramps and porches having height greater than 0.6 metres above finished grade level are permitted within the front yard and within 3.0 metres of a *street line*.
- j) That a "driveway visibility triangle" shall be measured from the point of intersection of a *street line* and the edge of a *driveway* a distance of 3 metres from the *street line* and 4.5 metres from the edge of the *driveway*."

49. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (170) thereto as follows:

"170. Within the lands zoned SGA-1 and shown as affected by this provision on Zoning Grid Schedule 121 of Appendix A, the following shall apply:

- a) An *artisan's establishment* and *restaurant* shall be permitted uses and may locate within a *building* containing *residential uses*;
- b) The minimum *lot area* shall be 418.06 square metres;
- c) The minimum *lot width* shall be 13.72 metres;
- d) Off-street parking for *commercial uses* shall be 1 parking space per 167 square metres of *gross floor area*; and,
- e) The maximum number of *dwelling units* in a *multiple dwelling* shall be 4 *dwelling units*."

50. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (172) thereto as follows:

"172. Within the lands zoned SGA-3 and shown as affected by this provision on Zoning Grid Schedule 143 of Appendix A, the following shall apply:

- a) The maximum *floor space ratio* shall be 8.6;
- b) On-site parking shall be provided as follows:
 - i) *Parking spaces* for *multiple dwellings* shall be provided at a rate of 0.43 spaces per *dwelling unit*;

- ii) Visitor *parking spaces* shall be sharable with non-residential *uses* and be provided at a rate of 10% of the required *parking spaces*;
- iii) Bicycle and electric vehicle parking are to be provided in accordance with Section 5 of this By-law.
- c) *Dwelling units* shall be permitted to be located on the ground floor with non-residential *uses*;
- d) Geothermal Energy Systems shall be prohibited.”

51. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (173) thereto as follows:

“173. Within the lands zoned SGA-2 and shown as affected by this provision on Zoning Grid Schedule 85 of Appendix A, the following shall apply:

- a) Required off-street parking for *multiple dwellings* greater than 51.0 square metres in size shall be provided at a rate of 0.7 *parking spaces* per *dwelling unit*;
- b) Off-street visitor parking shall be provided at a minimum rate of 10%;
- c) A minimum of 10% of the *parking spaces* required for *multiple dwellings* shall be designed to permit the future installation of *electric vehicle supply equipment*;
- d) Where the calculation of the total required *electric vehicle parking spaces* or *parking spaces* designed to permit the future installation of *electric vehicle supply equipment* results in a fraction, then the requirement shall be the next lowest number.
- e) For *multiple dwellings*, the minimum requirement for *class A bicycle parking stalls* shall be 0.5 *class A bicycle parking stalls* per unit;
- f) For *multiple dwellings*, a minimum of 6 *class B bicycle parking stalls* shall be provided, and these may be shared with non-residential *uses*.
- g) The maximum *floor space ratio* for the entire site shall be 2.4;
- h) The minimum *side yard setback* from eastern *property line* shall be 2.0 metres;
- i) The minimum *rear yard setback* shall be 19 metres;
- j) The maximum *building height* for the entire site shall be 21 metres including roof top mechanicals.”

52. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (175) thereto as follows:

“175. Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedule 143 of Appendix A, the following shall apply:

- a) The maximum *floor space ratio* shall be 8.1. For clarity, the *floor space ratio* shall be calculated based on a pre-road widening *lot area* of 6,492 square metres.
- b) The minimum *exterior side yard setback* abutting Charles Street East shall be:
 - i) 1.2 metres for the *ground floor*;
 - ii) 0.0 metres for *storeys* above the *ground floor*
- c) The minimum *exterior side yard setback* abutting King Street East shall be:
 - i) 1.2 metres for portions of the *building* containing commercial, *residential* and amenity *uses*;
 - ii) 5.0 metres for portions of the *building* containing mechanical and/or parking structure. For clarity, the *setback* shall be measured based on the post-road widening *lot line*.
- d) *Live-work units* shall be permitted to be located on the *ground floor* fronting Charles Street East.
- e) On-site *parking spaces* shall be provided as follows:

Use	Minimum Off-Street Parking Spaces Required
Multiple Dwelling	0.54 spaces per unit
Visitor	0.1 spaces per unit and shall be shareable with non-residential uses
Ground Floor Non-Residential Uses	0 spaces

- f) Bicycle parking is to be provided as follows:

Use	Class A Bicycle Stall	Class B Bicycle Stall
Multiple Dwelling	0.5 per unit	8

For the purposes of this regulation a 'Class A Bicycle Stall' shall be a bicycle space which is either in a building or structure or within a secure area such as a supervised parking lot or enclosure with a secure entrance or within a bicycle locker.

For the purposes of this regulation a 'Class B Bicycle Stall' shall be a bicycle space which is located in accessible and highly visible locations near the entrance of a building and are accessible to the general public.

- g) A minimum of 20 percent of the on-site *parking spaces* required for *multiple dwellings* shall be designed to permit future installation of *electric vehicle supply equipment*.
- h) Geothermal Energy Systems shall be prohibited."

53. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (388) thereto as follows:

"388. Within the lands zoned SGA-3 and shown as affected by this provision on Zoning Grid Schedule 120 of Appendix 'A', the following special regulations shall apply:

- a) The maximum *Floor Space Ratio* shall be 9.8.
- b) On-site Parking shall be provided as follows:
 - i) Parking for *multiple dwellings* shall be provided at a rate of 0.4 *parking spaces per dwelling unit*.
 - ii) *Visitor parking spaces* shall be sharable with non-residential uses and be provided at a rate of 8% of the required parking.
 - iii) *Bicycle parking stalls* and electric vehicle *parking spaces* are to be provided in accordance with By-law 2019-051;
- c) The minimum *rear yard* (opposite Charles Street East) *setback* shall be 3.0 metres from the *building* and a 0 metre *setback* from the stairwell.
- d) The minimum *ground floor building height* along the Charles Street East *street line façade* shall be 4.5 metres.
- e) The minimum *Side Yard* Abutting a Street *setback* (setback to Betzner Avenue South) shall be 0.0 metres and shall allow the projections into *Driveway Visibility Triangles*."

54. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (18) thereto as follows:
- “(18H). “Despite the permitted uses within the applicable SGA-1, SGA-2, SGA-3, and SGA-4 zones, within the lands shown as affected by this provision on a Zoning Grid Schedule of Appendix A, the following *uses*, shall not be permitted unless the *City* has received acknowledgement from the Ministry of Environment, Conservation and Parks advising that a Record of Site Condition has been completed in accordance with the relevant Ontario legislation and/or regulations:
- a) *cultural facility*;
 - b) *day care facility*;
 - c) *dwelling unit*;
 - d) *elementary school*;
 - e) *hotel*;
 - f) *lodging house*;
 - g) *personal services*;
 - h) *post-secondary school*;
 - i) *secondary school*;
 - j) *small and large residential care facility*; or
 - k) *social service establishment*.”
55. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (19) thereto as follows:
- “(19H). Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedules 39, 40, 41, 73, 74, 75, 83, 84, 85, 117, 118, 119, 120, 121, 142, 143, 144, and 145 of Appendix A, *buildings and structures* shall not exceed a maximum height in accordance with the “Land Use Assessment CYKF – KITCHENER/WATERLOO, ON RNAV (RNP) Y RWY 08-RNP0.3” prepared by IDS North America dated October 3, 2023 and additionally as follows:

- i) Areas 1 through 6 – 1,600 feet above sea level
- ii) Area 7 – 1,573 feet above sea level
- iii) Area 8 – 1,530 feet above sea level
- iv) Area 9 – 1,596 feet above sea level
- v) Area 10 – 1,534 feet above sea level

Until such time as:

- a) a detailed Aeronautical Assessment has been completed to the satisfaction of NAV Canada and the holding symbol affecting these lands has been removed by by-law; or
- b) the *Region* has completed the Region of Waterloo International Airport Master Plan update in progress at the time of the application of this holding provision in 2024 and any necessary updates to the Federal Airport Zoning Regulations have been completed and the holding symbol affecting these lands has been removed by by-law.”

56. Section 20 of By-law 2019-51 is hereby amended by repealing Holding Provision (36) in its entirety and replacing it thereto as follows:

“(36H). Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedule 73 of Appendix A, *dwelling units* shall not be permitted until such time as the *City* has received acknowledgement from the Ministry of Environment, Conservation and Parks advising that a Record of Site Condition has been completed in accordance with the relevant Ontario legislation and/or regulations, and the holding symbol affecting these lands has been removed by by-law.”

57. Section 20 of By-law 2019-51 is hereby amended by repealing Holding Provision (37) in its entirety and replacing it thereto as follows:

“(37H). Within the lands zoned SGA-2 and shown as affected by this provision on Zoning Grid Schedule 117 and 118 of Appendix A, *dwelling units* shall not be permitted until such time as a Stationary Noise Study is submitted and approved to the satisfaction of the Regional Commissioner of Planning,

Housing and Community Services, if necessary. This Holding Provision shall not be removed until the *City* is in receipt of a letter from the Regional Commissioner of Planning, Housing and Community Services advising that such noise study or studies has been approved and an agreement, if necessary, has been entered into with the *City* and/or *Region*, as necessary, providing for the implementation of any recommended noise mitigation measures.”

58. Section 20 of By-law 2019-51 is hereby amended by repealing Holding Provision (43) in its entirety and replacing it thereto as follows:
- “(43H). Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedules 118, 144 and 145 of Appendix A, the following shall apply:
- a) *Dwelling units* shall not be permitted until such time as the *City* has received acknowledgement from the Ministry of Environment, Conservation and Parks advising that a Record of Site Condition has been completed in accordance with the relevant Ontario legislation and/or regulations, and the holding symbol affecting these lands has been removed by by-law.
 - b) *Dwelling units* shall not be permitted until such time as a Stationary Noise Study is submitted and approved to the satisfaction of the Regional Commissioner of Planning, Housing and Community Services, if necessary. This Holding Provision shall not be removed until the *City* is in receipt of a letter from the Regional Commissioner of Planning, Housing and Community Services advising that such noise study or studies has been approved and an agreement, if necessary, has been entered into with the *City* and/or *Region*, as necessary, providing for the implementation of any recommended noise mitigation measures.”
59. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (64) thereto as follows:

“(64H). Within the lands zoned SGA-3 and shown as affected by this provision on Zoning Grid Schedule 120 of Appendix A, the following shall apply:

- i) No residential *use* shall be permitted until a detailed transportation (road) and stationary noise study has been completed and implementation measures recommended to the satisfaction of the *Region*. The detailed stationary noise study shall review the potential impacts of noise (e.g. HVAC systems) on the sensitive points of reception and the impacts of the development on adjacent noise sensitive *uses*.
- ii) No development on the lands shall occur until a detailed Site Servicing Study has been completed and implementation measures addressed to the satisfaction of the *Region*.
- iii) No development on the lands shall occur until such time as an Urban Design Brief is approved by the *City’s* Director of Planning demonstrating a high quality of urban design that contributes positively to the public realm and streetscapes with adequate onsite amenity.”

60. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (69) thereto as follows:

“(69H). Within the lands zoned SGA-2 and shown as affected by this provision on Zoning Grid Schedules 119 and 143 of Appendix A, a *day care facility, dwelling unit, hotel, lodging house*, residential care facility, school, or *social service establishment* shall not be permitted until such time as:

- a) A detailed Noise and Vibration Assessment, to assess both potential off-site and on-site transportation and stationary noise sources, has been completed to the satisfaction of the *Region* and any necessary agreement has been entered into, between the *City* and the owner of the property, providing for the implementation of any recommended noise mitigation measures;
- b) The *City* has received acknowledgement from the Ministry of Environment, Conservation and Parks advising that a Record of Site

Condition has been completed in accordance with the relevant Ontario legislation and/or regulations; and,

- c) The holding symbol affecting these lands has been removed by by-law.”

61. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (70) thereto as follows:

“(70H). Within the lands zoned SGA-3 or SGA-4 and shown as affected by this provision on Zoning Grid Schedule 84 of Appendix A, a *commercial parking facility* (not requiring building permits), *transportation depot* (not requiring building permits), wayside pit, construction trailer, sales office and/or office of up to 500 square metres of *gross floor area* on each property (unless located within an *existing building* and in accordance with the regulations of Section 5 of this By-law, in which case no maximum gross floor area shall apply) shall be permitted in accordance with the regulations of Section 5 of this By-law. The holding symbol shall not be removed until such time as:

- a) The *City* has received acknowledgement from the Ministry of Environment, Conservation and Parks advising that a Record of Site Condition has been completed in accordance with the relevant Ontario legislation;
- b) A detailed Servicing Capacity Study for all phases of development has been completed to the satisfaction of the *City’s* Director of Engineering and Director of Utilities; and
- c) The holding symbol affecting these lands has been removed by by-law.”

62. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (72) thereto as follows:

“(72H). Within the lands zoned SGA-3 and shown as affected by this provision on Zoning Grid Schedules 74 and 84 of Appendix A, only *existing uses*, including those *uses* approved by Site Plan Application SP19/081/K/JVW, shall be permitted until such time as the holding symbol is removed by the

City's Director of Planning. The holding symbol can be removed once a detailed Noise and Vibration Assessment, to assess both potential off-site and on-site transportation and stationary noise sources, has been completed to the satisfaction of the *Region*. The holding provision may be removed incrementally with each stage of site plan approval subject to receipt and approval of the detailed Noise and Vibration Assessment relating to the corresponding stage."

63. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (73) thereto as follows:

"(73H). Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedule 143 of Appendix A, *dwelling units* shall not be permitted until such a time as:

- a) A detailed Noise and Vibration Assessment, to assess both potential off-site and on-site transportation and stationary noise sources, has been completed to the satisfaction of the *Region* and any necessary agreement has been entered into, between the *City* and/or the *Region* and the owner of the property, providing for the implementation of any recommended noise mitigation measures; and,
- b) The *City* has received acknowledgement from the Ministry of Environment, Conservation and Parks advising that a Record of Site Condition has been completed in accordance with the relevant Ontario legislation and/or regulations."

64. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (74) thereto as follows:

"(74H). Within the lands zoned SGA-2 and shown as affected by this provision on Zoning Grid Schedule 120 of Appendix A, a *day care facility, dwelling unit, hotel, lodging house, residential care facility, school, or social service establishment* shall not be permitted until such time as a detailed Noise and Vibration Assessment, to assess both potential off-site and on-site transportation and stationary noise sources, has been completed to the satisfaction of the *Region*."

65. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (75) thereto as follows:
- “(75H). Within the lands zoned SGA-3 and shown as affected by this provision on Zoning Grid Schedule 143 of Appendix A, the following shall apply:
- a) *Dwelling units* shall not be permitted until such time as the *City* has received acknowledgement from the Ministry of Environment, Conservation and Parks advising that a Record of Site Condition has been completed in accordance with the relevant Ontario legislation and/or regulations and the holding symbol affecting these lands has been removed by by-law.
 - b) *Dwelling units* shall not be permitted until such time as a Stationary Noise Study is submitted and approved to the satisfaction of the Regional Commissioner of Planning, Housing and Community Services, if necessary. This Holding Provision shall not be removed until the *City* is in receipt of a letter from the Regional Commissioner of Planning, Housing and Community Services advising that such noise study or studies has been approved and an agreement, if necessary, has been entered into with the *City* and/or *Region*, as necessary, providing for the implementation of any recommended noise mitigation measures.”
66. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (76) thereto as follows:
- “(76H). Within the lands zoned SGA-2 and shown as affected by this provision on Zoning Grid Schedule 85 of Appendix A, only those uses which lawfully existed on the date of passing of this By-law, shall be permitted to continue until such time as this Holding Provision is removed by by-law once the *City* is in receipt of a letter from the *Region*, advising that:
- a) A Record of Site Condition (RSC) in accordance with O. Reg. 153/04, as amended, has been filed with the Ministry of Environment, Conservation and Parks (MECP) Environmental Site Registry;
 - b) The *Region* has received and approved a copy of the RSC and the Ministry’s RSC Acknowledgement letter; and,

- c) A detailed stationary noise study has been completed and submitted to the satisfaction of the *Region* which addresses implementation measures and reviews the potential impacts of the development on site noise sensitive receptors (e.g. HVAC system on the sensitive points of reception) and the impacts of the development on adjacent noise sensitive *uses*.”

67. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (77) thereto as follows:

“(77H). Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedule 143 of Appendix A, the following shall apply:

- a) *Dwelling units* shall not be permitted until such time as the *City* has received acknowledgement from the Ministry of Environment, Conservation and Parks advising that a Record of Site Condition has been completed in accordance with the relevant Ontario legislation and the holding symbol affecting these lands has been removed by by-law.
- b) *Dwelling units* shall not be permitted until such time as a Stationary Noise Study is submitted and approved to the satisfaction of the Regional Commissioner of Planning, Housing and Community Services, if necessary. This Holding Provision shall not be removed until the City of Kitchener is in receipt of a letter from the Regional Commissioner of Planning, Housing and Community Services advising that such noise study or studies has been approved and an agreement, if necessary, has been entered into with the *City* and/or *Region*, as necessary, providing for the implementation of any recommended noise mitigation measures.”

68. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (78) thereto as follows:

“(78H). Within the lands zoned SGA-4 and shown as affected by this provision on a Zoning Grid Schedules 39, 40, 41, 73, 74, 75, 83, 84, 85, 117, 118, 119, 120, 121, 142, 143, 144, and 145, no development or redevelopment shall be permitted until such time as a detailed Servicing Capacity Study

has been deemed to be required and completed to the satisfaction of the City's Director of Engineering and Director of Utilities and the holding symbol affecting these lands has been removed by by-law."

69. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (79) thereto as follows:

"(79H). Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedule Number 85, no development or redevelopment shall be permitted until such time as all lands subject to this holding provision have been consolidated and the holding symbol affecting these lands has been removed by by-law."
70. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (81) thereto as follows:

"(81H). Within the lands shown as affected by this provision in Appendix A, development and redevelopment shall not be permitted until such time as a detailed Noise and Vibration Assessment, to assess both potential off-site and on-site transportation and stationary noise sources, has been completed to the satisfaction of the *Region* and any necessary agreement has been entered into, between the City of Kitchener and the owner of the property, providing for the implementation of any recommended noise mitigation measures and the holding symbol affecting these lands has been removed by by-law."
71. Appendix G – Priority Streets is hereby added to By-law 2019-051 in accordance with Attachment 3.
72. This By-law shall become effective only if Official Plan Amendment No. ____ (Growing Together - 1994 Official Plan (Secondary Plans)) comes into effect, pursuant to Section 24(2) of The Planning Act, R.S.O. 1990, c. P.13, as amended.

73. This By-law shall become effective only if Official Plan Amendment No. ____
(Growing Together (PMTSA Lands)) comes into effect, pursuant to Section 24(2)
of The Planning Act, R.S.O. 1990, c. P.13, as amended.

PASSED at the Council Chambers in the City of Kitchener this _____day of
_____, 2024.

Mayor

Clerk



[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
 1 Property Detail Schedule Number

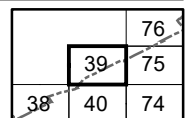
Date: November 24, 2023

By-Laws

- Lands Subject to this Zoning By-law Amendment
- Lands not Subject to this Zoning By-law Amendment

Overlays Applicable to By-Law 2019-051

- Flooding Hazard
- Slope Erosion Hazard
- Ecological Restoration Areas
- Significant Wildlife Habitat and Landforms



METRIC SCALE 1:4000
 100 Meters














[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
 1 Property Detail Schedule Number

Date: November 24, 2023

By-Laws

-  Lands Subject to this
-  Zoning By-law Amendment
-  Lands not Subject to this
- Zoning By-law Amendment

Overlays Applicable to By-Law 2019-051

-  Flooding
-  Hazard
-  Slope Erosion
- Hazard
-  Ecological Restoration
-  Areas
-  Significant Wildlife Habitat
- and Landforms

	39	75
38	40	74
37	41	73

METRIC SCALE 1:4000
 100 Meters





[5000] Zoning By-law Index Number
(88) Site Specific Provision Number
[1] Property Detail Schedule Number

Date: November 24, 2023

By-Laws

Lands Subject to this
Zoning By-law Amendment

Lands not Subject to this
Zoning By-law Amendment

Overlays Applicable to By-Law 2019-051

Flooding

Hazard

Slope Erosion

Hazard

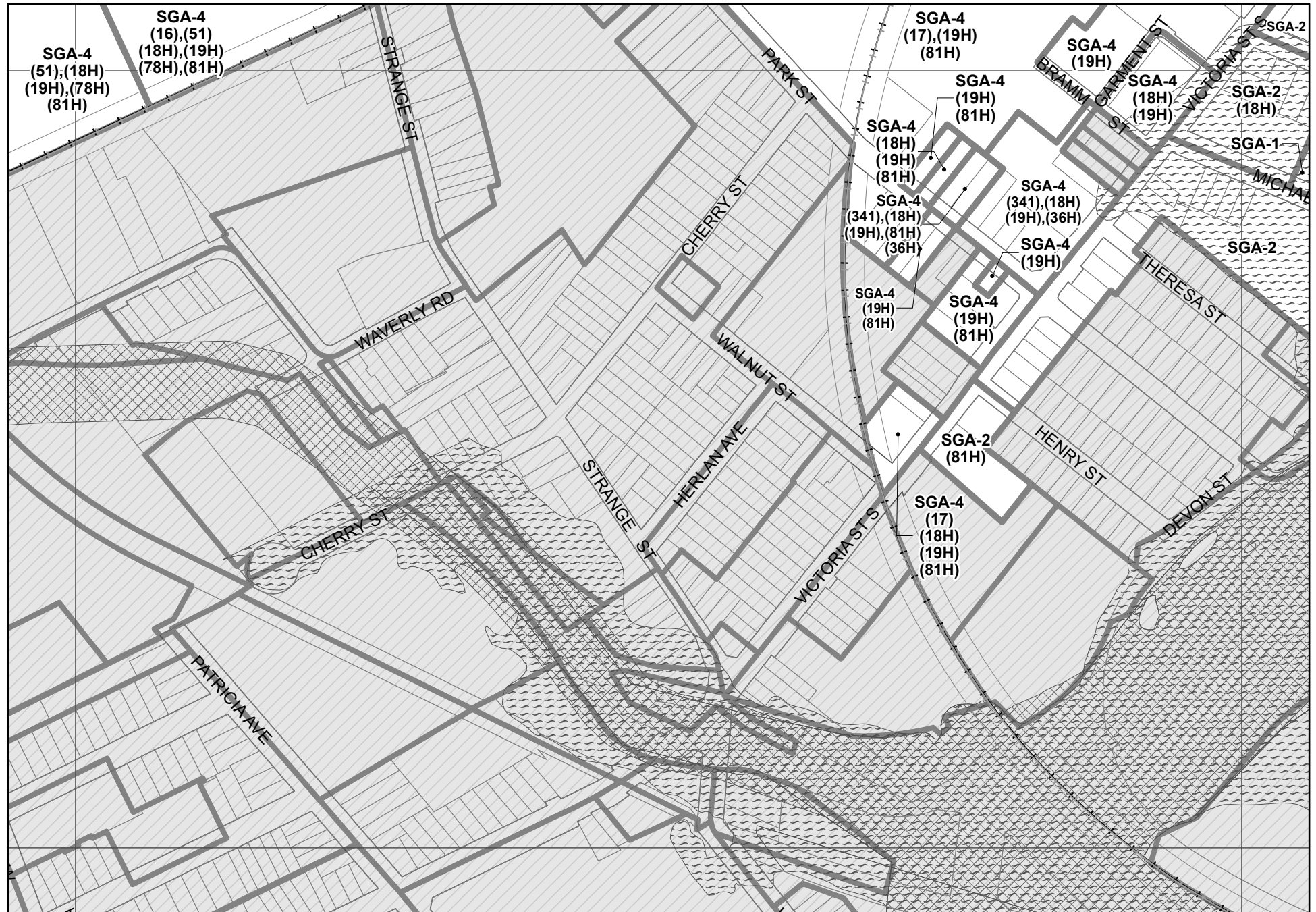
Ecological Restoration
Areas

Significant Wildlife Habitat
and Landforms

38	40	74
37	41	73
36	42	72

METRIC SCALE 1:4000
100 Meters











[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
 1 Property Detail Schedule Number

Date: November 24, 2023

By-Laws

-  Lands Subject to this Zoning By-law Amendment
-  Lands not Subject to this Zoning By-law Amendment

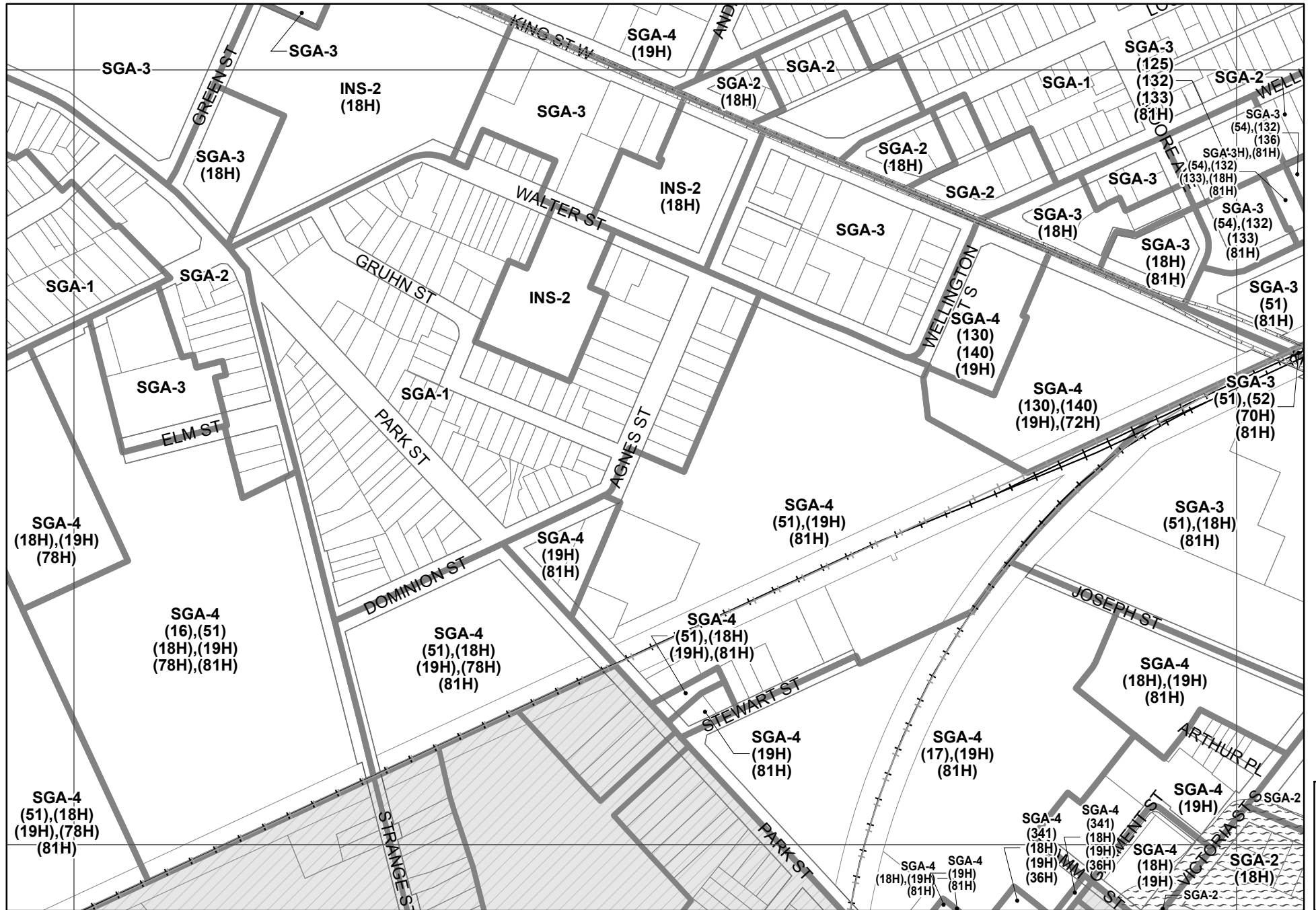
Overlays Applicable to By-Law 2019-051

-  Flooding Hazard
-  Slope Erosion Hazard
-  Ecological Restoration Areas
-  Significant Wildlife Habitat and Landforms

40	74	84
41	73	85
42	72	86

METRIC SCALE 1:4000
 100 Meters











[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
 1 Property Detail Schedule Number

Date: November 24, 2023

By-Laws

-  Lands Subject to this Zoning By-law Amendment
-  Lands not Subject to this Zoning By-law Amendment

Overlays Applicable to By-Law 2019-051

-  Flooding Hazard
-  Slope Erosion Hazard
-  Ecological Restoration Areas
-  Significant Wildlife Habitat and Landforms

39	75	83
40	74	84
41	73	85

METRIC SCALE 1:4000
 100 Meters











[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
 1 Property Detail Schedule Number

Date: November 24, 2023

By-Laws

-  Lands Subject to this Zoning By-law Amendment
-  Lands not Subject to this Zoning By-law Amendment

Overlays Applicable to By-Law 2019-051

-  Flooding Hazard
-  Slope Erosion Hazard
-  Ecological Restoration Areas
-  Significant Wildlife Habitat and Landforms

	76	82
39	75	83
40	74	84

METRIC SCALE 1:4000
 100 Meters





[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
 [1] Property Detail Schedule Number

Date: November 24, 2023

By-Laws

- Lands Subject to this
- Zoning By-law Amendment
- Lands not Subject to this
- Zoning By-law Amendment

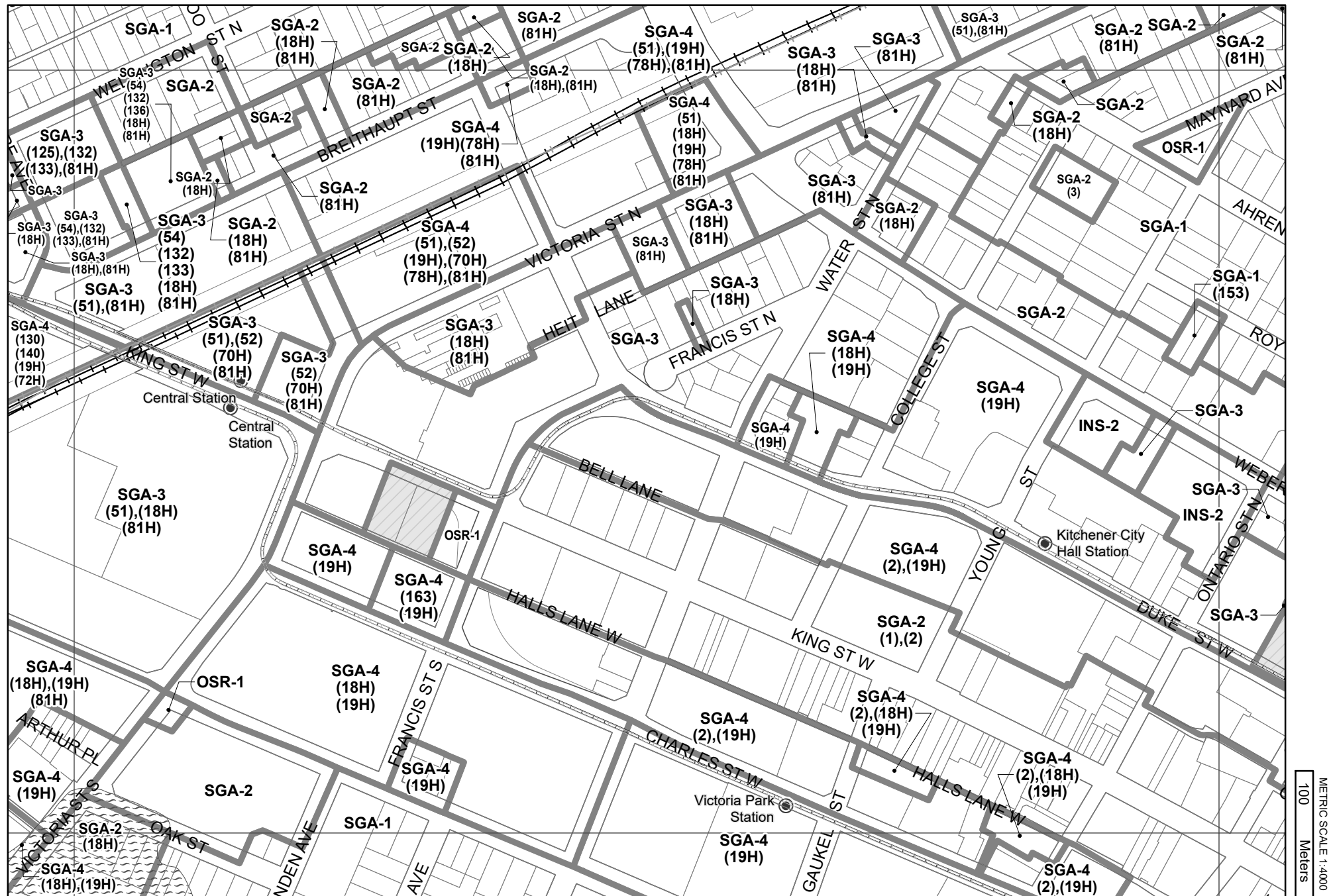
Overlays Applicable to By-Law 2019-051

- Flooding Hazard
- Slope Erosion Hazard
- Ecological Restoration Areas
- Significant Wildlife Habitat and Landforms

76	82	123
75	83	122
74	84	121

METRIC SCALE 1:4000
 100 Meters














[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
 [1] Property Detail Schedule Number

Date: November 24, 2023

By-Laws

-  Lands Subject to this
-  Zoning By-law Amendment
-  Lands not Subject to this
- Zoning By-law Amendment

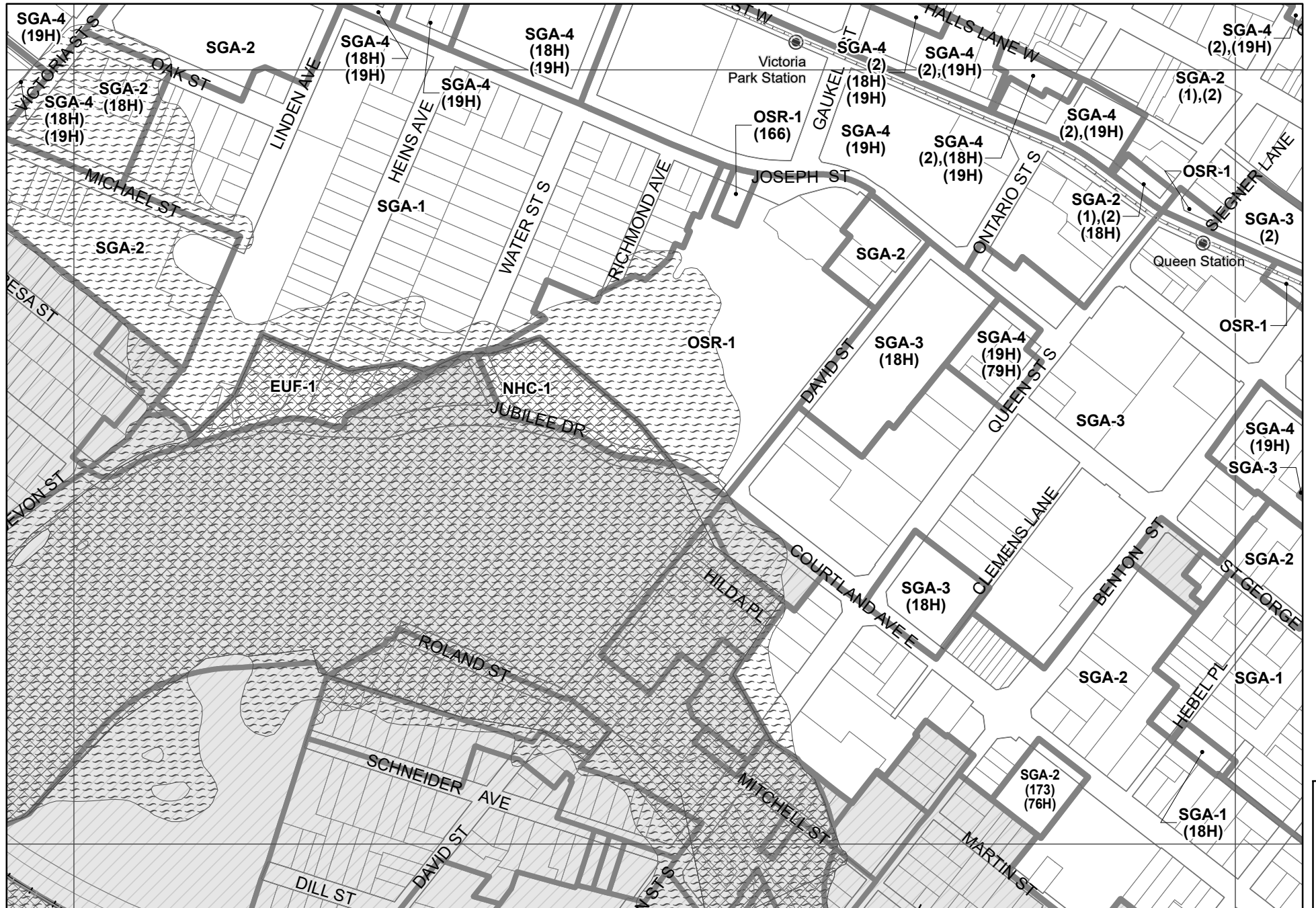
Overlays Applicable to By-Law 2019-051

-  Flooding
-  Hazard
-  Slope Erosion
- Hazard
-  Ecological Restoration
-  Areas
-  Significant Wildlife Habitat
- and Landforms

75	83	122
74	84	121
73	85	120

METRIC SCALE 1:4000
 100 Meters







METRIC SCALE 1:4000
100 Meters






[5000] Zoning By-law Index Number
(88) Site Specific Provision Number
[1] Property Detail Schedule Number

Date: November 24, 2023

By-Laws

-  Lands Subject to this Zoning By-law Amendment
-  Lands not Subject to this Zoning By-law Amendment

Overlays Applicable to By-Law 2019-051

-  Flooding
-  Hazard
-  Slope Erosion Hazard
-  Ecological Restoration Areas
-  Significant Wildlife Habitat and Landforms

74	84	121
73	85	120
72	86	119





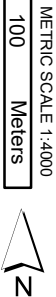
[5000] Zoning By-law Index Number
(88) Site Specific Provision Number
[1] Property Detail Schedule Number

Date: November 24, 2023

By-Laws
[Outline] Lands Subject to this
Zoning By-law Amendment
[Shaded] Lands not Subject to this
Zoning By-law Amendment

Overlays Applicable to By-Law 2019-051
[Wavy] Flooding Hazard
[Diagonal] Slope Erosion Hazard
[Cross-hatch] Ecological Restoration Areas
[Dotted] Significant Wildlife Habitat and Landforms

73	85	120
72	86	119
71	87	118











[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
 1 Property Detail Schedule Number

Date: November 24, 2023

By-Laws

-  Lands Subject to this Zoning By-law Amendment
-  Lands not Subject to this Zoning By-law Amendment

Overlays Applicable to By-Law 2019-051

-  Flooding Hazard
-  Slope Erosion Hazard
-  Ecological Restoration Areas
-  Significant Wildlife Habitat and Landforms

88	117	145
89	116	146
90	115	147

METRIC SCALE 1:4000
 100 Meters





[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
 1 Property Detail Schedule Number

Date: November 24, 2023

By-Laws

- Lands Subject to this Zoning By-law Amendment
- Lands not Subject to this Zoning By-law Amendment

Overlays Applicable to By-Law 2019-051

- Flooding Hazard
- Slope Erosion Hazard
- Ecological Restoration Areas
- Significant Wildlife Habitat and Landforms

87	118	144
88	117	145
89	116	146

METRIC SCALE 1:4000
 100 Meters

















[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
 [1] Property Detail Schedule Number

Date: November 24, 2023

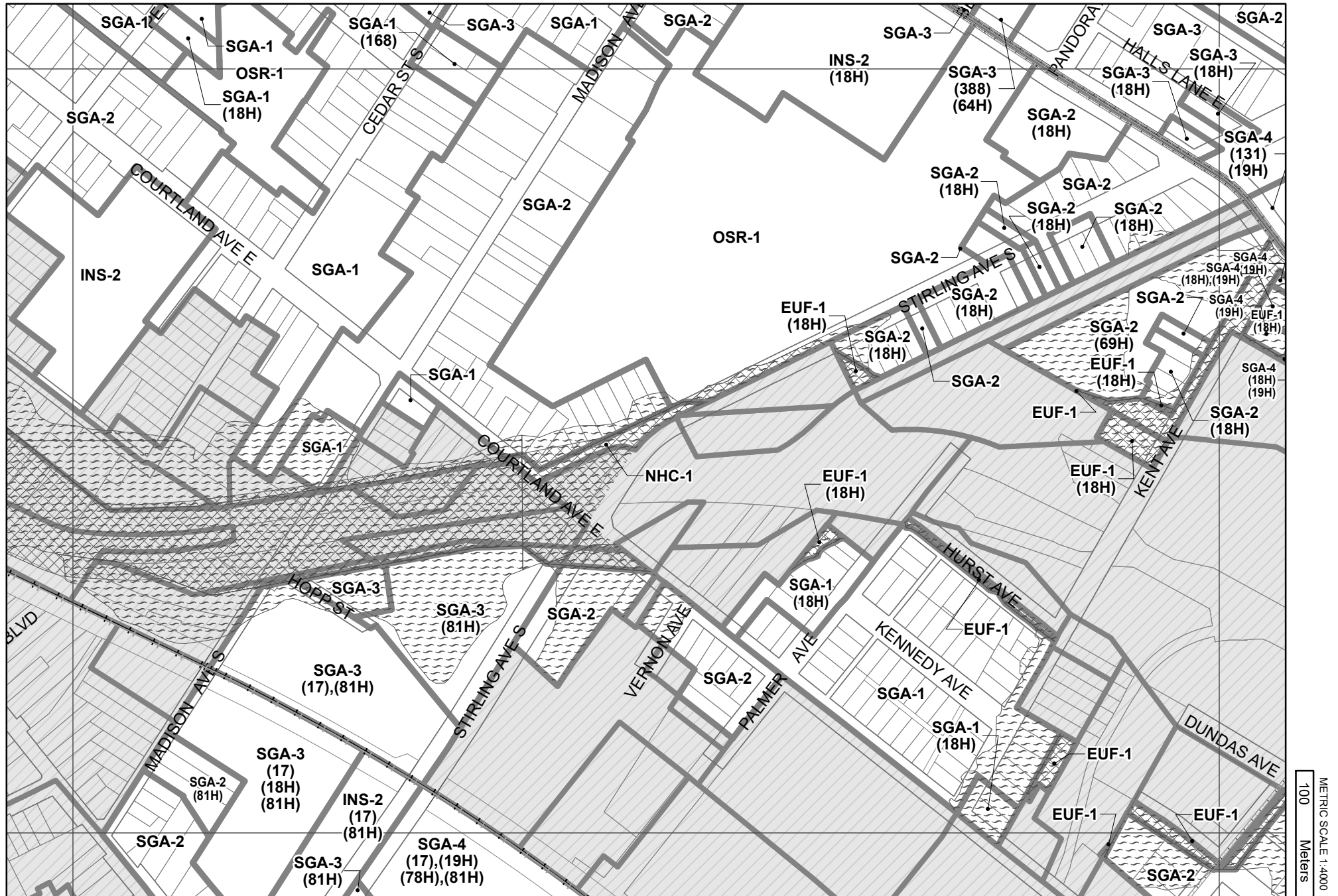
By-Laws

-  Lands Subject to this
-  Zoning By-law Amendment
-  Lands not Subject to this
-  Zoning By-law Amendment

Overlays Applicable to By-Law 2019-051

-  Flooding
-  Hazard
-  Slope Erosion
-  Hazard
-  Ecological Restoration
-  Areas
-  Significant Wildlife Habitat
-  and Landforms

86	119	143
87	118	144
88	117	145



[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
 [1] Property Detail Schedule Number

Date: November 24, 2023

By-Laws

- Lands Subject to this Zoning By-law Amendment
- Lands not Subject to this Zoning By-law Amendment

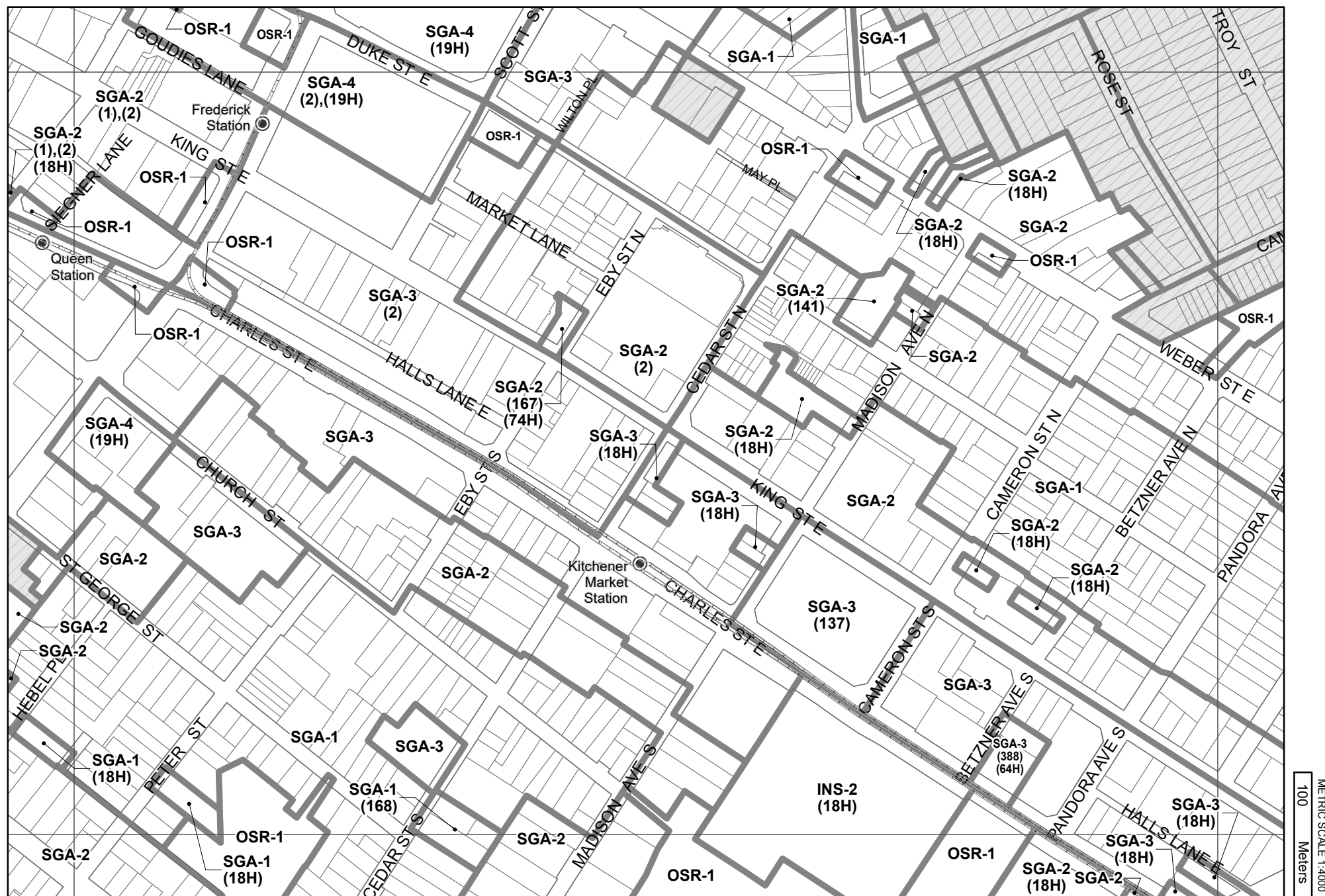
Overlays Applicable to By-Law 2019-051

- Flooding Hazard
- Slope Erosion Hazard
- Ecological Restoration Areas
- Significant Wildlife Habitat and Landforms

85	120	142
86	119	143
87	118	144

METRIC SCALE 1:4000
 100 Meters














[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
 [1] Property Detail Schedule Number

Date: November 24, 2023

By-Laws

-  Lands Subject to this
-  Zoning By-law Amendment
-  Lands not Subject to this
- Zoning By-law Amendment

Overlays Applicable to By-Law 2019-051

-  Flooding
-  Hazard
-  Slope Erosion
- Hazard
-  Ecological Restoration
-  Areas
-  Significant Wildlife Habitat and Landforms

84	121	141
85	120	142
86	119	143

METRIC SCALE 1:4000
 100 Meters











[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
 [1] Property Detail Schedule Number

Date: November 24, 2023

By-Laws

-  Lands Subject to this Zoning By-law Amendment
-  Lands not Subject to this Zoning By-law Amendment

Overlays Applicable to By-Law 2019-051

-  Flooding Hazard
-  Slope Erosion Hazard
-  Ecological Restoration Areas
-  Significant Wildlife Habitat and Landforms

83	122	140
84	121	141
85	120	142

METRIC SCALE 1:4000
 100 Meters





[5000] Zoning By-law Index Number
(88) Site Specific Provision Number
[1] Property Detail Schedule Number

Date: November 24, 2023

By-Laws

Lands Subject to this Zoning By-law Amendment

Lands not Subject to this Zoning By-law Amendment

Overlays Applicable to By-Law 2019-051

Flooding Hazard

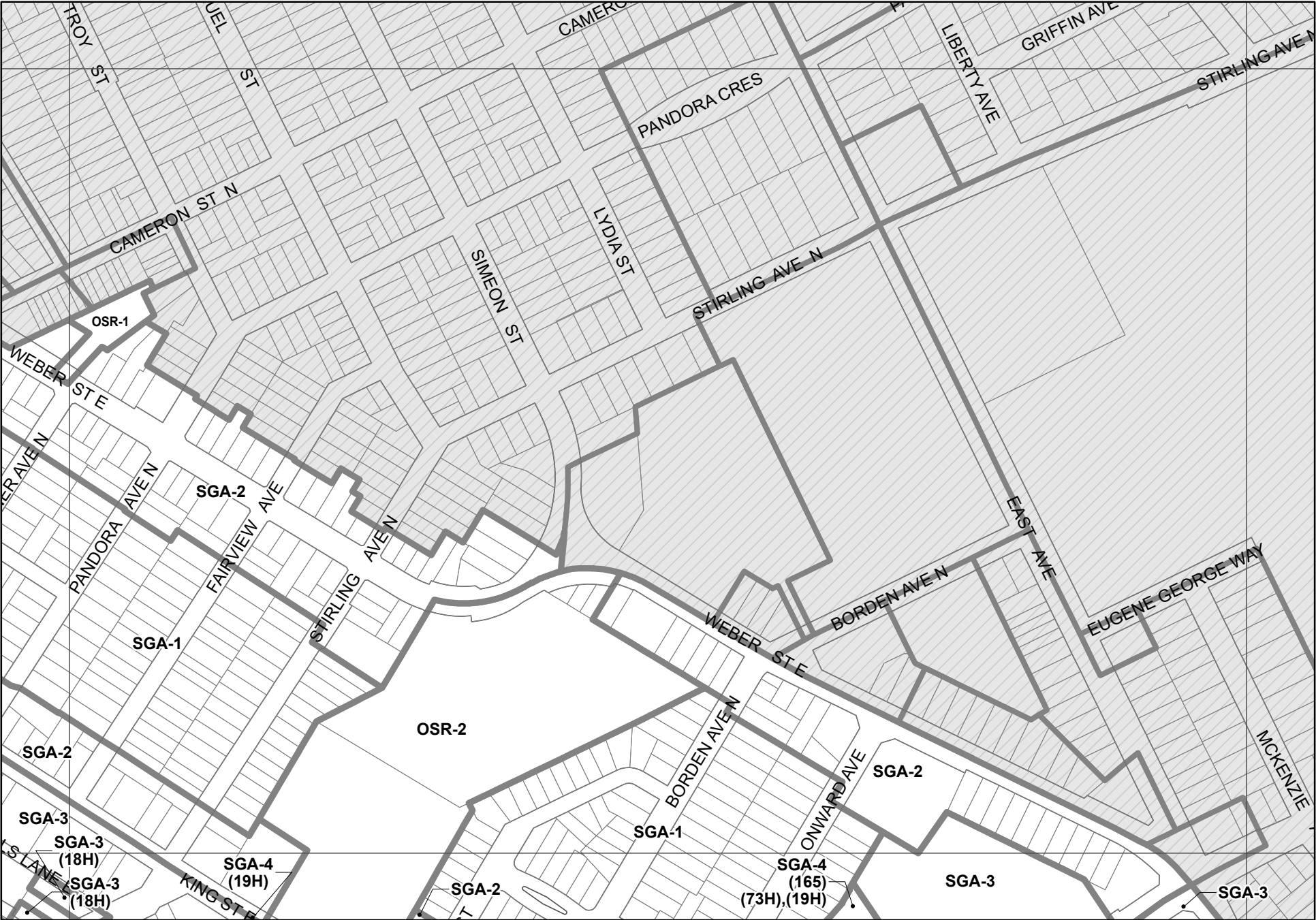
Slope Erosion Hazard

Ecological Restoration Areas

Significant Wildlife Habitat and Landforms

82	123	139
83	122	140
84	121	141



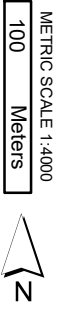


[5000] Zoning By-law Index Number
(88) Site Specific Provision Number
[1] Property Detail Schedule Number
Date: November 24, 2023

By-Laws
[Outline] Lands Subject to this
[Thick Outline] Zoning By-law Amendment
[Hatched] Lands not Subject to this
[Thick Hatched] Zoning By-law Amendment

Overlays Applicable to By-Law 2019-051
[Wavy] Flooding
[Dashed] Hazard
[Diagonal] Slope Erosion
[Diagonal] Hazard
[Cross-hatch] Ecological Restoration
[Dotted] Areas
[Triangle] Significant Wildlife Habitat
[Triangle] and Landforms

121	141	176
120	142	175
119	143	174





METRIC SCALE 1:4000







[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
 1 Property Detail Schedule Number

Date: November 24, 2023

By-Laws

-  Lands Subject to this Zoning By-law Amendment
-  Lands not Subject to this Zoning By-law Amendment

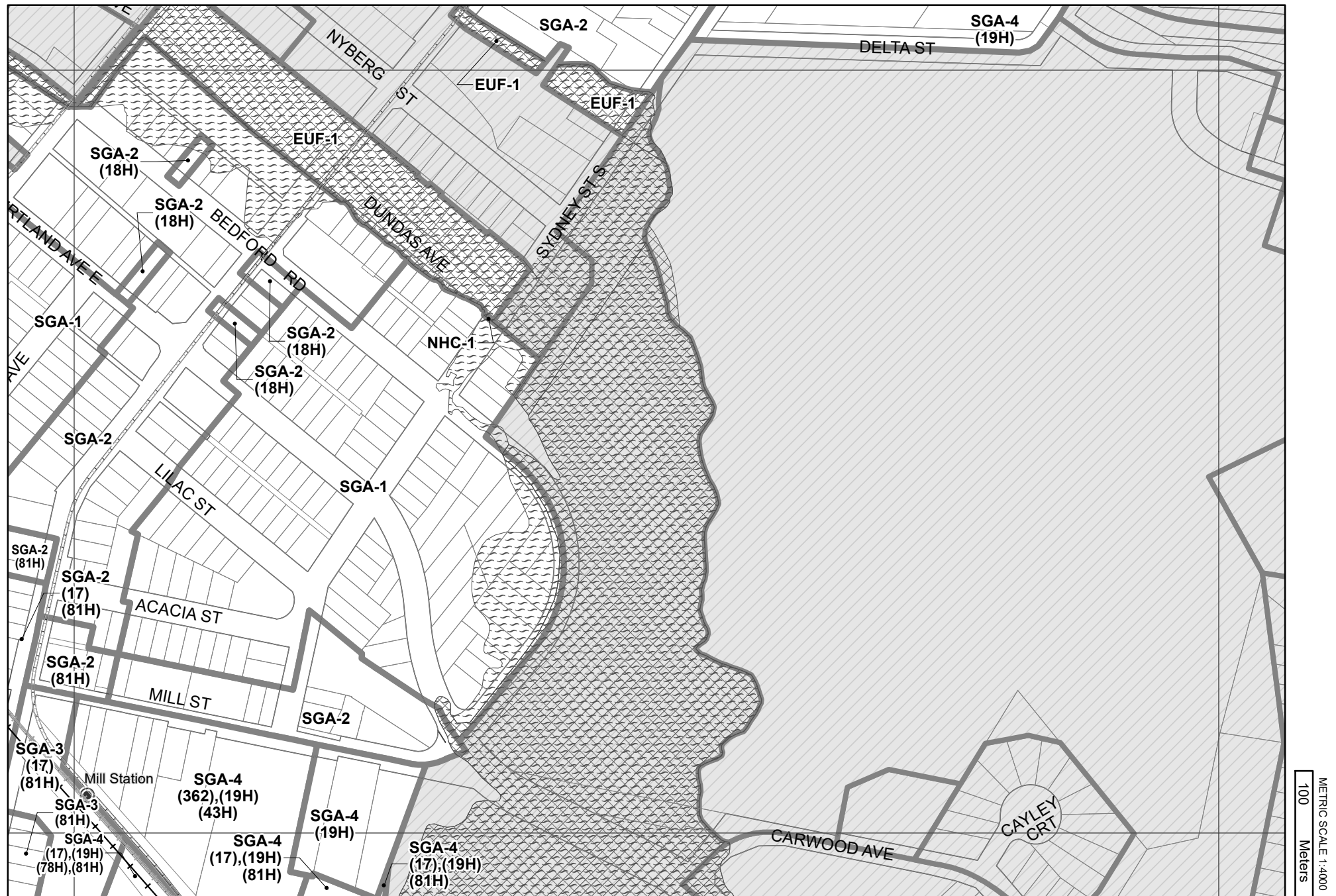
Overlays Applicable to By-Law 2019-051

-  Flooding Hazard
-  Slope Erosion Hazard
-  Ecological Restoration Areas
-  Significant Wildlife Habitat and Landforms

120	142	175
119	143	174
118	144	173

METRIC SCALE 1:4000
 100 Meters











[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
 [1] Property Detail Schedule Number

Date: November 24, 2023

By-Laws

-  Lands Subject to this Zoning By-law Amendment
-  Lands not Subject to this Zoning By-law Amendment

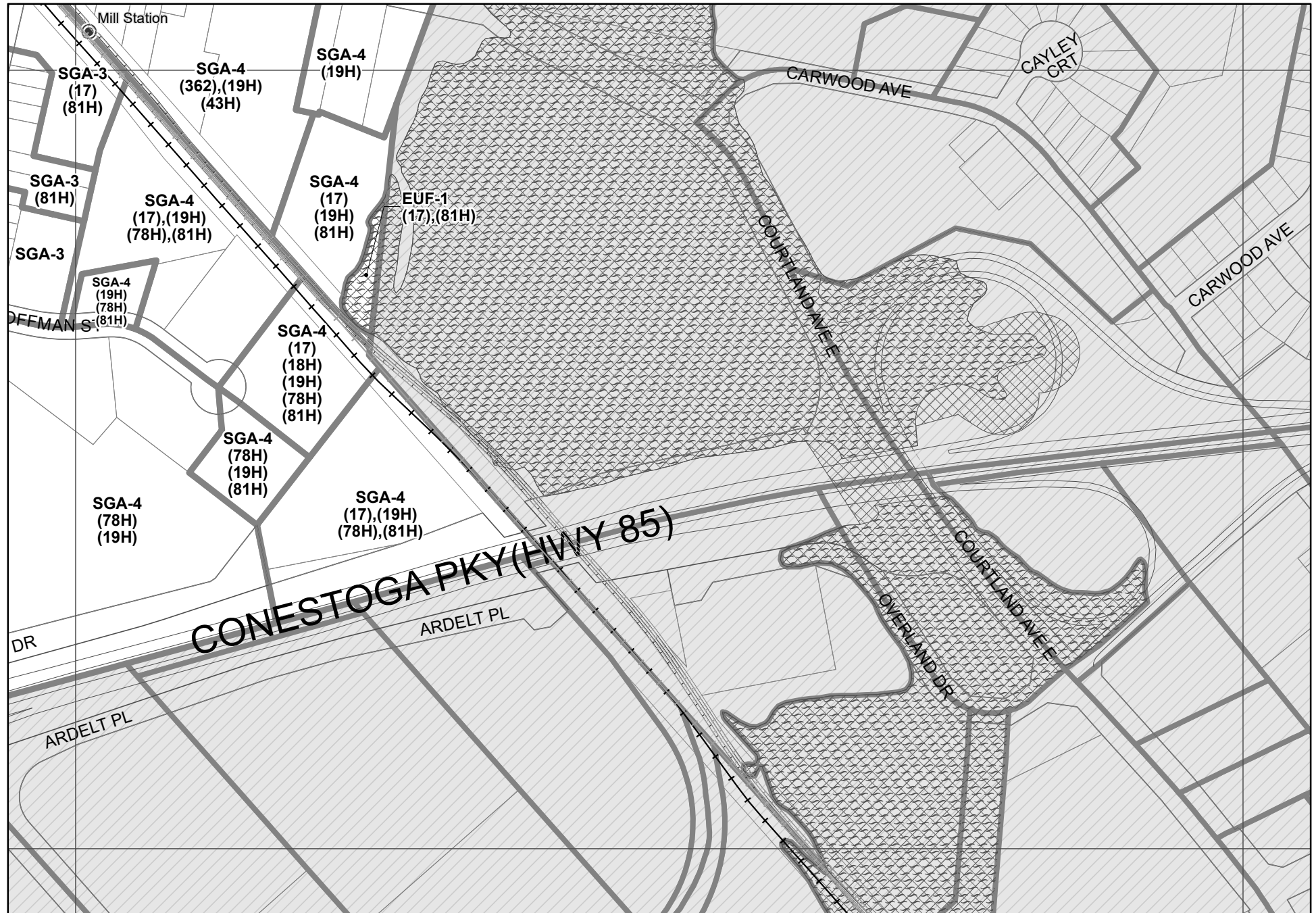
Overlays Applicable to By-Law 2019-051

-  Flooding Hazard
-  Slope Erosion Hazard
-  Ecological Restoration Areas
-  Significant Wildlife Habitat and Landforms

119	143	174
118	144	173
117	145	172

METRIC SCALE 1:4000
 100 Meters











[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
 1 Property Detail Schedule Number

Date: November 24, 2023

By-Laws

-  Lands Subject to this Zoning By-law Amendment
-  Lands not Subject to this Zoning By-law Amendment

Overlays Applicable to By-Law 2019-051

-  Flooding Hazard
-  Slope Erosion Hazard
-  Ecological Restoration Areas
-  Significant Wildlife Habitat and Landforms

118	144	173
117	145	172
116	146	171

METRIC SCALE 1:4000
 100 Meters





[5000] Zoning By-law Index Number
(88) Site Specific Provision Number
[1] Property Detail Schedule Number

Date: November 24, 2023

By-Laws

Lands Subject to this Zoning By-law Amendment

Lands not Subject to this Zoning By-law Amendment

Overlays Applicable to By-Law 2019-051

Flooding Hazard

Slope Erosion Hazard

Ecological Restoration Areas

Significant Wildlife Habitat and Landforms

141	176	191
142	175	192
143	174	193

100 Meters

N

ATTACHMENT 2

SECTION 6 – Strategic Growth Area Zones (SGA)

The Strategic Growth Area Zones apply to lands designated Strategic Growth Area A, Strategic Growth Area B, and Strategic Growth Area C in the City of Kitchener Official Plan.

6.1 APPLICABLE ZONES

SGA-1: Low Rise Growth Zone – the purpose of this zone is to create opportunities for missing middle housing and compatible non-residential *uses* in low-rise forms up to 11 metres in height. This *zone* applies to lands designated Strategic Growth Area A in the City of Kitchener Official Plan.

SGA-2: Mid Rise Growth Zone – the purpose of this *zone* is to create opportunities for moderate growth in mid-rise forms up to 8 *storeys* in height. The SGA-2 zone will permit a mix of residential and non-residential *uses*. This *zone* applies to lands designated Strategic Growth Area A or Strategic Growth Area B in the City of Kitchener Official Plan.

SGA-3: High Rise Growth Zone (Limited) – the purpose of this *zone* is to create opportunities for high-density growth in both mid and high-rise forms up to 25 *storeys* in height. The SGA-3 *zone* will permit a wide mix of residential and non-residential *uses*. This *zone* applies to lands designated Strategic Growth Area B or Strategic Growth Area C in the City of Kitchener Official Plan.

SGA-4: High Rise Growth Zone – the purpose of this *zone* is to create opportunities for high-density growth in both mid and high-rise forms. The SGA-4 zone will permit a wide mix of residential and non-residential *uses*. This zone applies to lands designated Strategic Growth Area C in the City of Kitchener Official Plan.

6.2 PERMITTED USES

No person shall, within any Strategic Growth Area Zone *use* or permit the *use* of any *lot* or erect, alter or *use* any *building* or *structure* for any purpose other than those permitted *uses* within Table 6-1 below.

Table 6-1: Permitted Uses within the Strategic Growth Area Zones

Use	SGA-1	SGA-2	SGA-3	SGA-4
Residential Uses				
<i>Dwelling unit</i>	✓	✓	✓	✓
<i>Hospice (1)</i>	✓	✓	✓	✓
<i>Large residential care facility (1)</i>		✓	✓	✓
<i>Lodging house (1)</i>	✓	✓	✓	✓
<i>Multiple dwelling</i>	✓	✓	✓	✓

Use	SGA-1	SGA-2	SGA-3	SGA-4
<i>Semi-detached dwelling (2)</i>	✓	✓(3)	(4)	
<i>Single detached dwelling (2)</i>	✓	✓(3)	(4)	
<i>Small residential care facility (1)</i>	✓	✓	✓	✓
<i>Street townhouse dwelling (2)</i>	✓	✓(3)		
Home Occupations				
<i>Home occupation</i>	(5)	(5)	(5)	(5)
Community Uses				
<i>Adult education school</i>		✓	✓	✓
<i>Community facility</i>	✓	✓	✓	✓
<i>Cultural facility</i>	✓	✓	✓	✓
<i>Day care facility</i>	✓	✓	✓	✓
<i>Elementary school</i>		✓	✓	✓
<i>Hospital</i>			✓	✓
<i>Place of worship</i>	✓	✓	✓	✓
<i>Post-secondary school</i>		✓	✓	✓
<i>Secondary school</i>		✓	✓	✓
<i>Social service establishment</i>	✓	✓	✓	✓
Commercial Uses				
<i>Artisan's establishment</i>	✓	✓	✓	✓
<i>Brewpub</i>	✓(6)	✓	✓	✓
<i>Catering services establishment</i>		✓	✓	✓
<i>Commercial entertainment</i>		✓	✓	✓
<i>Commercial parking facility</i>		✓	✓	✓
<i>Commercial school</i>	✓	✓	✓	✓
<i>Conference, convention, or exhibition Facility</i>			✓	✓

Use	SGA-1	SGA-2	SGA-3	SGA-4
<i>Craftsperson shop</i>	✓	✓	✓	✓
<i>Financial establishment</i>	✓ (6)	✓	✓	✓
<i>Fitness centre</i>	✓	✓	✓	✓
<i>Health clinic</i>	✓ (6)	✓	✓	✓
<i>Hotel</i>		✓	✓	✓
<i>Light repair operation</i>	✓	✓	✓	✓
<i>Office</i>	✓	✓	✓	✓
<i>Payday loan establishment</i>		✓	✓	✓
<i>Pawn establishment</i>		✓	✓	✓
<i>Personal services</i>	✓	✓	✓	✓
<i>Pet services establishment</i>	✓	✓	✓	✓
<i>Print shop</i>	✓	✓	✓	✓
<i>Restaurant</i>	✓ (6)	✓	✓	✓
<i>Retail</i>	✓	✓	✓	✓
<i>Veterinary services</i>	✓ (6)	✓	✓	✓
Creative Industry Uses				
<i>Biotechnological establishment</i>		✓	✓	✓
<i>Computer, electronic, data processing or server establishment</i>		✓	✓	✓
<i>Creative products manufacturing</i>		✓	✓	✓
<i>Research and development establishment</i>		✓	✓	✓

Additional Regulations for Permitted Uses Table 6-1

- (1) Shall be in accordance with the regulations of the SGA zone and dwelling type in which the *lodging house, hospice, or large or small residential care facility* is located.
- (2) Up to 3 *dwelling units* shall be permitted on a *lot* containing a *single detached dwelling, semi-detached dwelling unit, or street townhouse dwelling unit* in accordance with the regulations for *additional dwelling units (attached) and (detached)* in Section 4.12.1, 4.12.2, and 4.12.3.

Notwithstanding Section 4.12, no minimum *lot width* or *lot area* shall apply to *additional dwelling units (attached) or (detached)* in an SGA zone.

- (3) Shall only be permitted on a *lot* containing an *existing single detached dwelling, semi-detached dwelling, or street townhouse dwelling*.
- (4) *New single detached dwellings and semi-detached dwellings* shall not be permitted. Additions and alterations to *existing dwellings* shall be permitted in accordance with Section 6.3.1, including allowing up to 3 units on a *lot*.
- (5) Shall be permitted in accordance with Section 4.7 (Home Occupation).
- (6) Shall only be permitted on *corner lots* and shall only be permitted in the *front and exterior side yard* in accordance with Section 4.14.8.1.

6.3 **SGA-1 ZONE REGULATIONS**

6.3.1 **Single Detached, Semi-Detached, and Street Townhouse Dwelling Units**

- a) Table 6-2 applies to *single detached dwellings, semi-detached dwelling units, and street townhouse dwelling units*.
- b) The regulations within Table 6-2 shall not apply to *existing buildings or structures*.

Table 6-2: Single Detached, Semi-Detached, and Street Townhouse Dwelling Units

Regulation	Single Detached Dwelling	Semi-Detached Dwelling unit	Street Townhouse Dwelling unit
Minimum <i>lot area</i>	235m ²	210m ²	135m ²
Minimum <i>lot width</i> (internal unit)	n/a	n/a	5.5m
Minimum <i>lot width</i> (external unit)	n/a	n/a	8.5m
Minimum <i>lot width</i>	9.0m	7.5m	n/a
Minimum <i>corner lot width</i>	12.8m	12.0m	11.5m
Minimum <i>interior side yard setback</i>	1.2m	1.2m	2.5m
Minimum <i>front yard or exterior side yard setback</i>	4.5m(1)(2)	4.5m(1)(2)	4.5m(1)
Minimum <i>rear yard setback</i>	7.5m	7.5m	7.5m
Maximum <i>lot coverage</i>	55%(3)	55%(3)	55%(3)
Maximum <i>building height</i>	11.0m	11.0m	11.0m
Maximum number of <i>storeys</i>	3	3	3

Rear yard access	n/a	n/a	(4)
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Additional Regulations for Table 6-2

- (1) For an addition to an *existing dwelling* or demolition and replacement of an *existing dwelling*, the *existing front* and/or *exterior side yard setbacks* may be used as the minimum requirement.
- (2) No part of any *building* used to accommodate off street parking shall be located closer than 6 metres to the *street line*.
- (3) A combined total of 55 percent for all *buildings* and *structures* on the *lot*. *Accessory buildings* or *structures*, whether attached or detached, and *additional dwelling units (detached)* shall not exceed 15 percent.
- (4) Each *dwelling unit* shall have an unobstructed access at *grade* or ground floor level, having a minimum width of 0.9 metres, from the *front yard* to the *rear yard* of the *lot* either by:
 - a) direct access on the *lot* without passing through any portion of the *dwelling unit*; or,
 - b) direct access through the dwelling unit without passing through a living or family room, dining room, kitchen, bathroom, bedroom, or recreation room or any hallway that is not separated by a door to any such room; or
 - c) access over adjacent lands which, if the lands are not owned by the City or the Region, is secured by a registered easement.

6.3.2 Multiple Dwellings, Mixed Use Buildings, and Non-Residential Buildings

- a) Table 6-3 applies to:
 - i. *Multiple dwellings*;
 - ii. *Mixed use buildings*; and,
 - iii. *Non-residential buildings*.
- b) The regulations within Table 6-3 shall not apply to *existing buildings* and *structures*.
- c) *Existing buildings* may be converted to the following, subject only to the applicable minimum *lot width*, minimum *lot area*, *parking spaces* on a *driveway* in the *front* and *exterior side yard*, and maximum non-residential *gross floor area* of Table 6-3:
 - i. a *multiple dwelling* with 4 or more *dwelling units*;
 - ii. a *mixed use building* containing 1 or more *dwelling units*; and,
 - iii. a non-residential *building*.

Table 6-3: Multiple Dwellings, Mixed Use Buildings, and Non-Residential Buildings

Regulation	Number of dwelling units			Non-Residential Building
	4 (1)	5-10	11+	
Minimum <i>lot width</i>	12.0m	12.0m	18.0m	15.0m
Minimum <i>lot area</i>	350m ²	450m ²	700m ²	600m ²
Minimum <i>front yard setback</i>	4.5m	4.5m	4.5m	4.5m
<i>Parking spaces</i> on a <i>driveway</i> in the <i>front</i> and/or <i>exterior side yard</i>	(2)	(2)	(2)	n/a
Minimum <i>exterior side yard setback</i>	4.0m	4.0m	4.0m	4.0m
Minimum <i>rear yard setback</i>	7.5m	7.5m	7.5m	7.5m
Minimum <i>interior side yard setback A</i>	1.5m	1.5m	2.5m	2.5m
Minimum <i>interior side yard setback B</i>	2.5m	2.5m	2.5m	2.5m
Minimum <i>floor space ratio</i>	n/a	n/a	0.6	0.6
Maximum <i>building height</i>	11.0m	11.0m	11.0m	11.0m
Maximum <i>building length</i>	20.0m	24.0m	36.0m	36.0m
Minimum <i>street line façade openings</i>	20%	20%	20%	20%
Minimum <i>landscaped area</i>	30%	30%	30%	30%
Minimum <i>rear yard landscaped area</i>	40%	40%	40%	40%
Maximum non-residential <i>gross floor area</i> (3)	100m ²	150m ²	200m ²	200m ²

Additional Regulations for Table 6-3

- (1) Shall also apply to a *mixed use building* containing 1-3 *dwelling units*.
- (2) Despite Section 5.3.3 b) i), *parking spaces* may be provided in the *front* and *exterior side yard*, provided they are located on a *driveway* that conforms with regulations of Section 5.4 and Table 5-2 for *single detached dwelling*. No additional regulations shall apply for a *lot* identified on Appendix C – Central Neighbourhoods. *Parking spaces* may be located on a *driveway*.
- (3) Non-residential *gross floor area* shall not be permitted in a detached *accessory building* or *structure*.

6.4 SGA-2 ZONE REGULATIONS

6.4.1 Single Detached, Semi-Detached, and Street Townhouse Dwellings

- a) For *single detached dwellings*, *semi-detached dwelling units*, and *street townhouse dwelling units*, refer to Section 6.3.1 for regulations.

6.4.2 Multiple Dwellings, Mixed Use Buildings, and Non-Residential Buildings up to 4 Storeys in Height

- a) For *multiple dwellings* up to 4 storeys in height, *mixed use buildings* up to 4 storeys in height, and non-residential *buildings* up to 4 storeys in height, refer to Section 6.3.2 for regulations.
- b) Further to subsection a), these *buildings* may exceed the maximum *building height*, maximum number of *storeys*, and maximum non-residential *gross floor area* within Table 6-3.

6.4.3 Multiple Dwellings, Mixed Use Buildings, and Non-Residential Buildings

- a) Table 6-4 applies to:
- i. *Multiple dwellings* 5 storeys and greater;
 - ii. *Mixed use buildings* 5 storeys and greater; and,
 - iii. Non-residential *buildings* 5 storeys and greater.
- b) The regulations within Table 6-4 shall not apply to existing *buildings* or *structures*.

Table 6-4: Multiple Dwellings, Mixed Use Buildings, and Non-Residential Buildings

Regulation	SGA-2
For Entire Building	
Minimum <i>lot width</i>	30.0m(1)
Minimum <i>lot area</i>	1,500m ²
Minimum <i>yard setback</i>	3.0m
Minimum <i>floor space ratio</i>	1.0
Maximum <i>building height</i>	8 storeys
Minimum <i>façade openings</i>	10%
Minimum <i>street line façade openings</i>	20%
Minimum <i>landscape area</i>	20%(2)
For Storeys 7 and Above	

Minimum <i>yard setback</i>	6.0m
Maximum <i>building length</i>	60.0m
Maximum <i>floor plate area</i>	2,000m ²
Transition to Low Rise Zones	
Maximum <i>building height</i> within 15m of a <i>lot</i> with an SGA-1 zone or a <i>lot</i> with a <i>low-rise residential zone</i>	20.0m(3)
Minimum <i>yard setback</i> where the <i>lot</i> abuts a <i>lot</i> with an SGA-1 zone or a <i>low-rise residential zone</i>	7.5m
For Lot Lines Abutting a Priority Street Identified on Appendix G	
Refer to Section 6.6 for additional regulations .	
Private Amenity Space Requirements	
Refer to Section 6.7 – Private Amenity Space .	

Additional Regulations for Table 6-4

- (1) Despite Section 3, for a *lot* with more than one *street line*, minimum *lot width* may be measured from the longest *lot line* abutting a *street*.
- (2) The requirement for a *lot* abutting a Priority Street segment identified on Appendix G shall be 0%.
- (3) Despite Section 4.19, this regulation shall apply (Transition to Low-Rise Zones).

6.5 SGA-3 AND SGA-4 ZONE REGULATIONS

6.5.1 Multiple Dwellings, Mixed Use Buildings, and Non-Residential Buildings up to 4 Storeys in Height

- a) For *multiple dwellings* up to 4 storeys in height, *mixed use buildings* up to 4 storeys in height, and non-residential *buildings* up to 4 storeys in height, refer to Section 6.3.2 for regulations.
- b) Further to subsection a), these *buildings* may exceed the maximum *building height*, maximum number of *storeys*, and maximum non-residential *gross floor area* within Table 6-3.

6.5.2 Multiple Dwellings, Mixed Use Buildings, and Non-Residential Buildings

- a) Table 6-5 applies to:
 - i. *Multiple dwellings* 5 storeys and greater;
 - ii. *Mixed use buildings* 5 storeys and greater; and,

- iii. Non-residential *buildings* 5 storeys and greater.
- b) The regulations within Table 6-5 shall not apply to *existing buildings* or *structures*.

Table 6-5: Multiple Dwellings, Mixed Use Buildings, and Non-Residential Buildings

Regulation	SGA-3 & SGA-4
For Entire Building	
Minimum <i>lot width</i>	30.0m(1)
Minimum <i>lot area</i>	1,500m ²
Minimum <i>yard setback</i>	3.0m
Minimum <i>building base height</i>	3 storeys
Maximum <i>building base height</i>	6 storeys
Minimum <i>floor space ratio</i>	2.0
Maximum <i>building height</i> in the SGA-3 zone	25 storeys
Minimum <i>street line ground floor building height</i>	4.5m
Minimum <i>façade openings</i>	10%
Minimum <i>street line façade openings</i>	20%
For Storeys 7-12	
Minimum <i>lot width</i>	30.0m
Minimum <i>lot area</i>	1,500m ²
Minimum <i>front and exterior side yard setback</i>	6.0m
Maximum <i>building length</i>	60.0m
Maximum <i>floor plate area</i>	2,000m ²
<i>Physical separation</i>	6.0m
For Storeys 13-18	
Minimum <i>lot width</i>	36.0m
Minimum <i>lot area</i>	1,800m ²
Minimum <i>front and exterior side yard setback</i>	6.0m
Maximum <i>building length</i>	54.0m

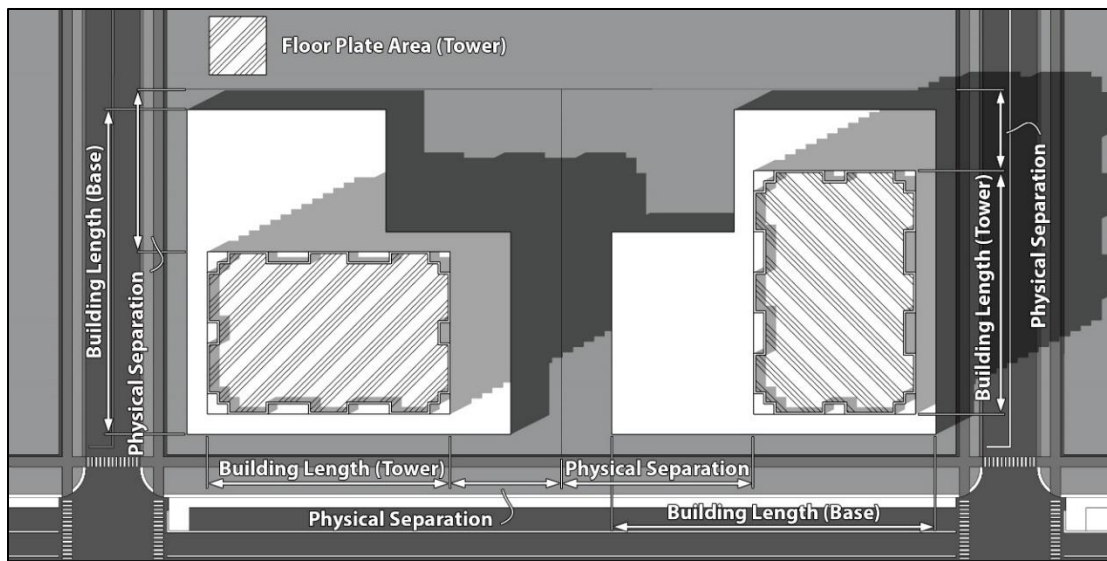
Maximum <i>floor plate area</i>	1,200m ²
<i>Physical separation</i>	9.0m
For Storeys 19-36	
Minimum <i>lot width</i>	42.0m
Minimum <i>lot area</i>	2,000m ² ,
Minimum <i>front and exterior side yard setback</i>	6.0m
Maximum <i>building length</i>	48.0m
Maximum <i>floor plate area</i>	1,000m ²
<i>Physical separation</i>	12.0m
For Storeys 37 and Above	
Minimum <i>lot width</i>	48.0m
Minimum <i>lot area</i>	2,400m ²
Minimum <i>front and exterior side yard setback</i>	6.0m
Maximum <i>building length</i>	42.0m
Maximum <i>floor plate area</i>	900m ²
<i>Physical separation</i>	15.0m
Transition to Low Rise Zones	
Maximum <i>building height</i> within 15m of a <i>lot</i> with an SGA-1 zone or a <i>lot</i> with a <i>low-rise residential zone</i>	20.0m(2)
Maximum <i>building height</i> within 30m of a <i>lot</i> with an SGA-1 zone or a <i>lot</i> with a <i>low-rise residential zone</i>	30.0m(2)
Minimum <i>yard setback</i> where the <i>lot</i> abuts a <i>lot</i> with an SGA-1 zone or a <i>low-rise residential zone</i>	7.5m
For Lot Lines Abutting a Priority Street Identified on Appendix G	
Refer to Section 6.6 – Priority Streets .	
Private Amenity Space Requirements	
Refer to Section 6.7 – Private Amenity Space .	

Additional Regulations for Table 6-5

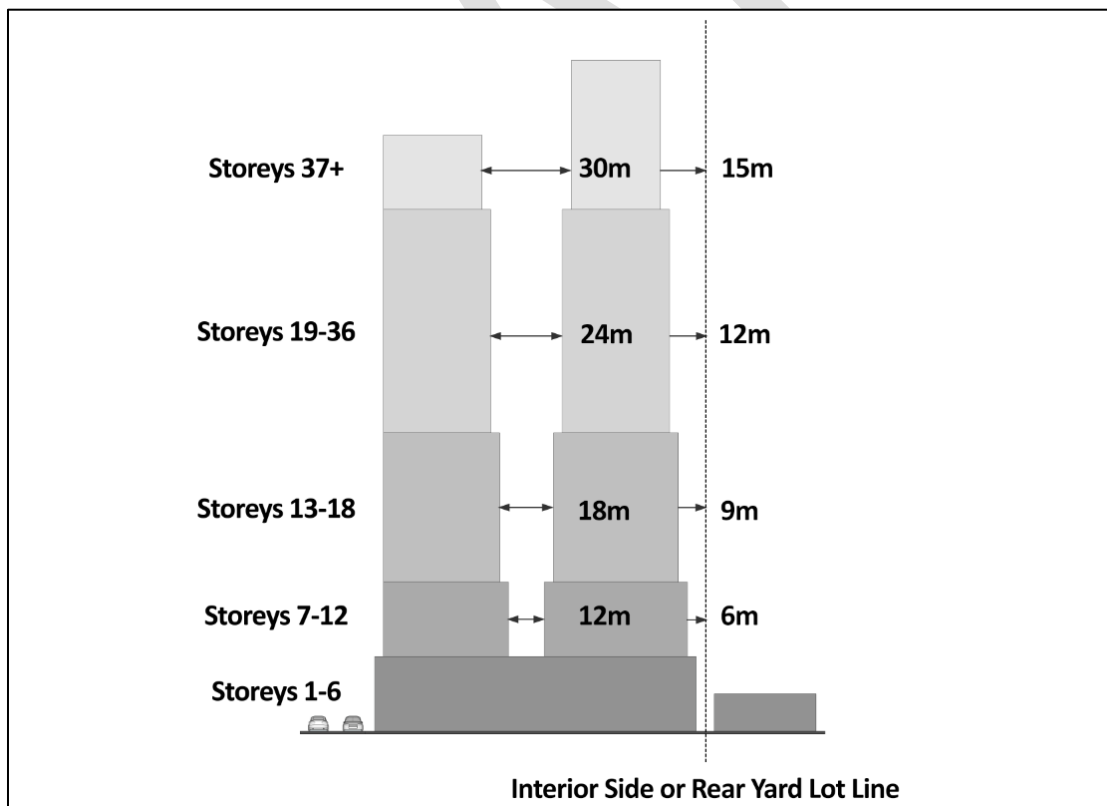
- (1) For a *lot* with more than one *street line*, minimum *lot width* may be measured from the longest *lot line* abutting a *street*.

(2) Despite *Section 4.19*, this regulation shall apply (Transition to Low-Rise Zones).

DRAFT

Illustration 6-1: Physical Separation, Building Length, and Floor Plate Area

This diagram demonstrates in plan how the built form regulations are generally applied. For illustrative purposes only.

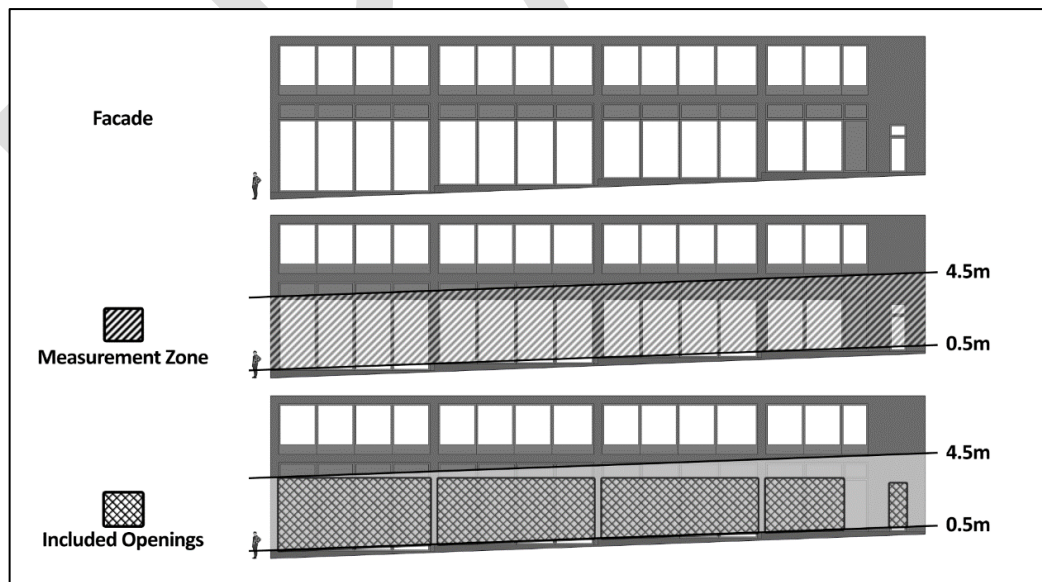
Illustration 6-2: Physical Separation

This diagram demonstrates in elevation how the physical separation regulation is generally applied. For illustrative purposes only.

6.6 PRIORITY STREETS

- a) For *lot lines* abutting *street line* segments identified on Appendix G – Priority Streets, the following shall apply:
 - i. a Community Use or Commercial Use listed in Table 6-1 shall occupy a minimum of 50% of the *street line ground floor*, excluding *office* and *commercial parking facility*;
 - ii. above *grade* structured *parking spaces* shall not be permitted along the *street line ground floor* or *street line* second floor, except for access;
 - iii. above *grade* structured *parking spaces* shall not occupy more than 50% of the area of the *street line façade* within the *base* of a *building*;
 - iv. surface *parking spaces* shall not be permitted within 6 metres of the *street line*;
 - v. on *lots* zoned SGA-2, the minimum *street line ground floor building height* shall be 4.5 metres. The requirement for *lots* zoned SGA-3 and SGA-4 shall be in accordance with Table 6-5;
 - vi. the minimum *street line ground floor façade openings* shall be 40%, measured between 0.5m and 4.5m above exterior finished *grade* along the entire width of the *street line façade*;

Illustration 6-3: Street Line Façade Openings Measurement



This diagram demonstrates in elevation how façade openings are measured. For illustrative purposes only.

- vii. for storeys 1-6, the minimum *interior side yard setback* shall be 0m; and,

viii. for storeys 2-6, the minimum *front* and *exterior side yard* shall be 0m;

6.7 PRIVATE AMENITY SPACE

a) *Private amenity space* shall be required as follows:

- I. In an SGA-2 zone, 4m² of *private amenity space* is required per *dwelling unit*; and,
- II. In an SGA-3 and SGA-4 zone, 8m² of *private amenity space* is required per *dwelling unit*.

b) Further to subsection a), balconies, where provided, may count towards *private amenity space* requirements where they achieve:

- I. A minimum depth of 1.2m; and,
- II. A minimum area of 4m², excluding area occupied by mechanical equipment such as air conditioning units.

6.9 OUTDOOR STORAGE

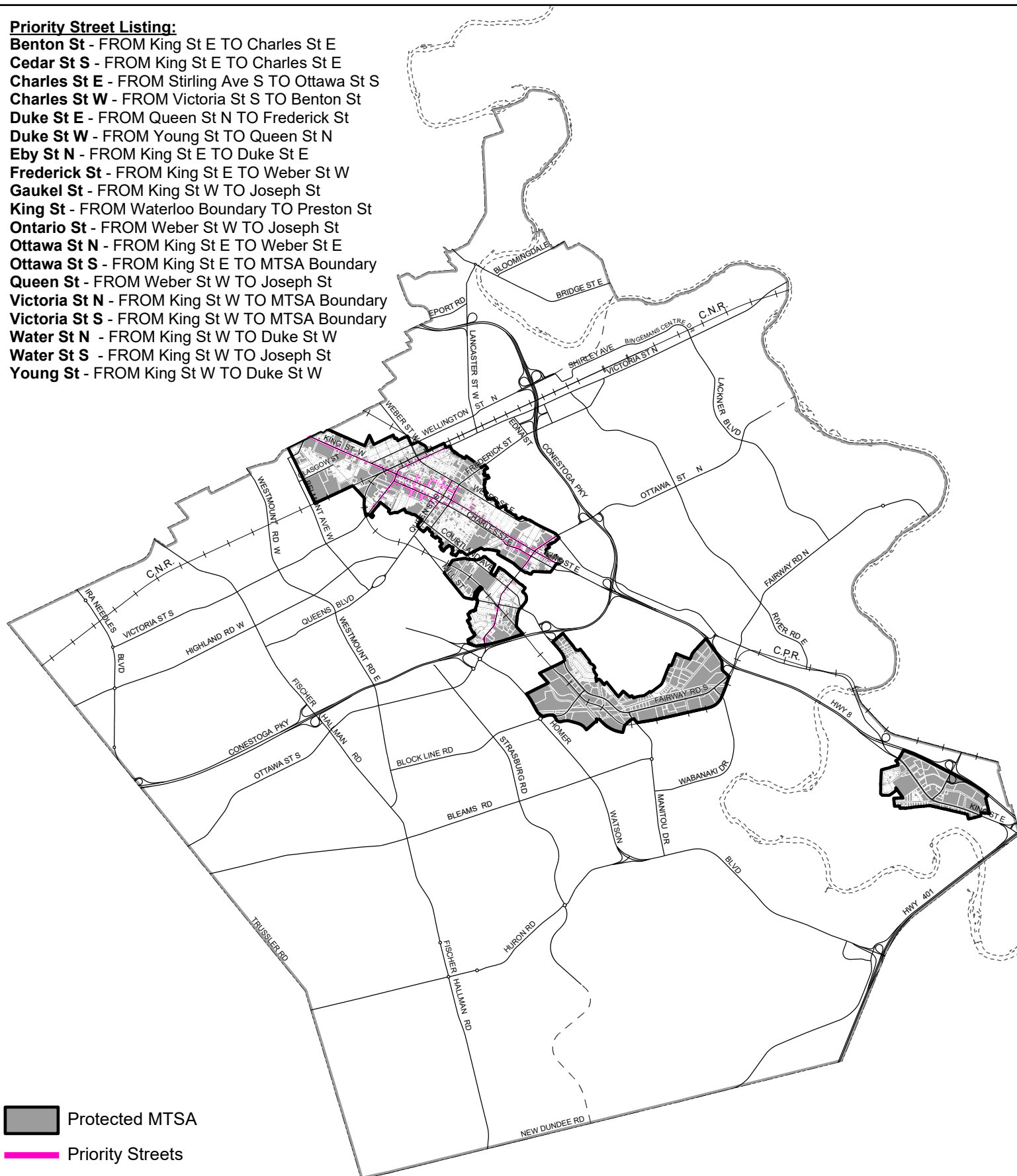
a) No *outdoor storage* shall be permitted. This shall not however prevent the display of goods for *retail* purposes.

ATTACHMENT 3

Appendix G: Priority Streets

Priority Street Listing:

Benton St - FROM King St E TO Charles St E
Cedar St S - FROM King St E TO Charles St E
Charles St E - FROM Stirling Ave S TO Ottawa St S
Charles St W - FROM Victoria St S TO Benton St
Duke St E - FROM Queen St N TO Frederick St
Duke St W - FROM Young St TO Queen St N
Eby St N - FROM King St E TO Duke St E
Frederick St - FROM King St E TO Weber St W
Gaukel St - FROM King St W TO Joseph St
King St - FROM Waterloo Boundary TO Preston St
Ontario St - FROM Weber St W TO Joseph St
Ottawa St N - FROM King St E TO Weber St E
Ottawa St S - FROM King St E TO MTSA Boundary
Queen St - FROM Weber St W TO Joseph St
Victoria St N - FROM King St W TO MTSA Boundary
Victoria St S - FROM King St W TO MTSA Boundary
Water St N - FROM King St W TO Duke St W
Water St S - FROM King St W TO Joseph St
Young St - FROM King St W TO Duke St W



Lot lines abutting street line segments shown on this appendix are subject to additional zoning requirements in accordance with Section 6 – Strategic Growth Area Zones (SGA).

METRIC SCALE 1:78,000
 0 500 1,000 2,000
 Meters

