

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 – Jackman
Property Holdings and Windom KW Inc. – 32-42 Windom Road)

WHEREAS it is deemed expedient to amend By-law 2019-051 for the lands specified above;

NOW THEREFORE the Council of the Corporation of the City of Kitchener enacts as follows:

1. Zoning Grid Schedule Number 239 of Appendix "A" to By-law Number 2019-051 is hereby amended by changing the zoning applicable to the parcel of land specified and illustrated as Area 1 on Map No. 1, in the City of Kitchener, attached hereto, from Low Rise Residential Five Zone (RES-5) with Site Specific Provision (342) to Low Rise Residential Five Zone (RES-5) with Site Specific Provision (390).
2. Zoning Grid Schedule Number 239 of Appendix "A" to By-law Number 2019-051 is hereby amended by changing the zoning applicable to the parcel of land specified and illustrated as Area 2 on Map No. 1, in the City of Kitchener, attached hereto, from Low Rise Residential Four Zone (RES-4) to Low Rise Residential Five Zone (RES-5) with Site Specific Provision (390).
3. Zoning Grid Schedule Number 239 of Appendix "A" to By-law Number 2019-051 is hereby further amended by incorporating additional zone boundaries as shown on Map No. 1 attached hereto.
4. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (390) thereto as follows:

"390. Notwithstanding Tables 5-5 and 7-6 of this By-law within the lands zoned RES-5 and shown as affected by this subsection on Zoning Grid Schedule Number 239 of Appendix 'A', the following special regulations shall apply:

- a) The maximum *Floor Space Ratio* (FSR) shall be 1.4.
- b) The maximum *building height* shall be 15.1 metres.
- c) The minimum required *parking* shall be 0.81 space per *dwelling unit*.

- d) The minimum required visitor parking shall be 10% of required *parking*.
- e) The minimum *side yard setback* shall be 2.5 metres.
- f) The minimum required *Class A Bicycle parking* shall be 1 space per *dwelling unit*.
- g) Geothermal wells shall be prohibited."

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

Mayor

Clerk