

BY-LAW NUMBER \_\_\_\_\_

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to amend By-law No. 85-1, as amended,  
known as the Zoning By-law for the City of Kitchener  
– Cantiro King General Partner Ltd. – 890-900 King Street West)

WHEREAS it is deemed expedient to amend Zoning By-law 85-1;

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

1. Schedule Numbers 39 and 75 of Appendix “A” to By-law 85-1 are 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 High Intensity Mixed Use Corridor Zone (MU-3) to High Intensity Mixed Use Corridor Zone MU-3 with Special Regulation Provision 775R.
2. Appendix “D” to By-law 85-1 is hereby amended by adding Section 775R thereto as follows:

“775.a) Notwithstanding Sections 5.6.1 and 5.6.2 of this By-law, for the lands zoned MU-3 as shown on Schedules 39 and 75 of Appendix “A”, the following additional regulations shall apply:

- i) canopies and stairs shall be subject to a 0.0 metres minimum setback in relation to the King Street lot line.
- b) Notwithstanding Section 6 of this By-law, for the lands zoned MU-3 as shown on Schedules 39 and 75 of Appendix “A”, the following additional regulations shall apply:
  - i) required off-street parking (including visitor parking) may be shared among the permitted uses;
  - ii) required off-street parking for multiple dwellings greater than 51.0

- square metres in size shall be provided at a rate of 0.71 spaces per unit;
- iii) required off-street parking for multiple dwellings less than 51.0 square metres in size shall be provided at a rate of 0.165 spaces per unit;
  - iv) required off-street visitor parking shall be provided at a rate of 10 per cent of the required parking for multiple residential uses;
  - v) no minimum off-street parking shall be required for non-residential uses;
  - vi) 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;
  - vii) 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;
  - viii) for Multiple Residential uses, the minimum requirement for Class A bicycle parking stalls shall be 0.5 Class A Bicycle Stalls per unit;
  - ix) for Multiple Residential uses, a minimum of 6 Class B Bicycle Stalls shall be provided, and these may be shared with non-residential uses;
  - x) no Class A bicycle spaces shall be required for non-residential uses;  
and
  - xi) no shower and change facilities shall be required for non-residential uses.
- c) Notwithstanding Section 55 of this By-law, for the lands zoned MU-3, as shown on Schedules 39 and 75 of Appendix "A", the following additional regulations shall apply:
- i) the rear yard setback from the westerly lot line shall be 0.70 metres;
  - ii) the side yard setback along the northerly lot line (Dodds Lane) shall be 0.60 metres;
  - iii) the maximum Floor Space Ratio shall be 10.1;

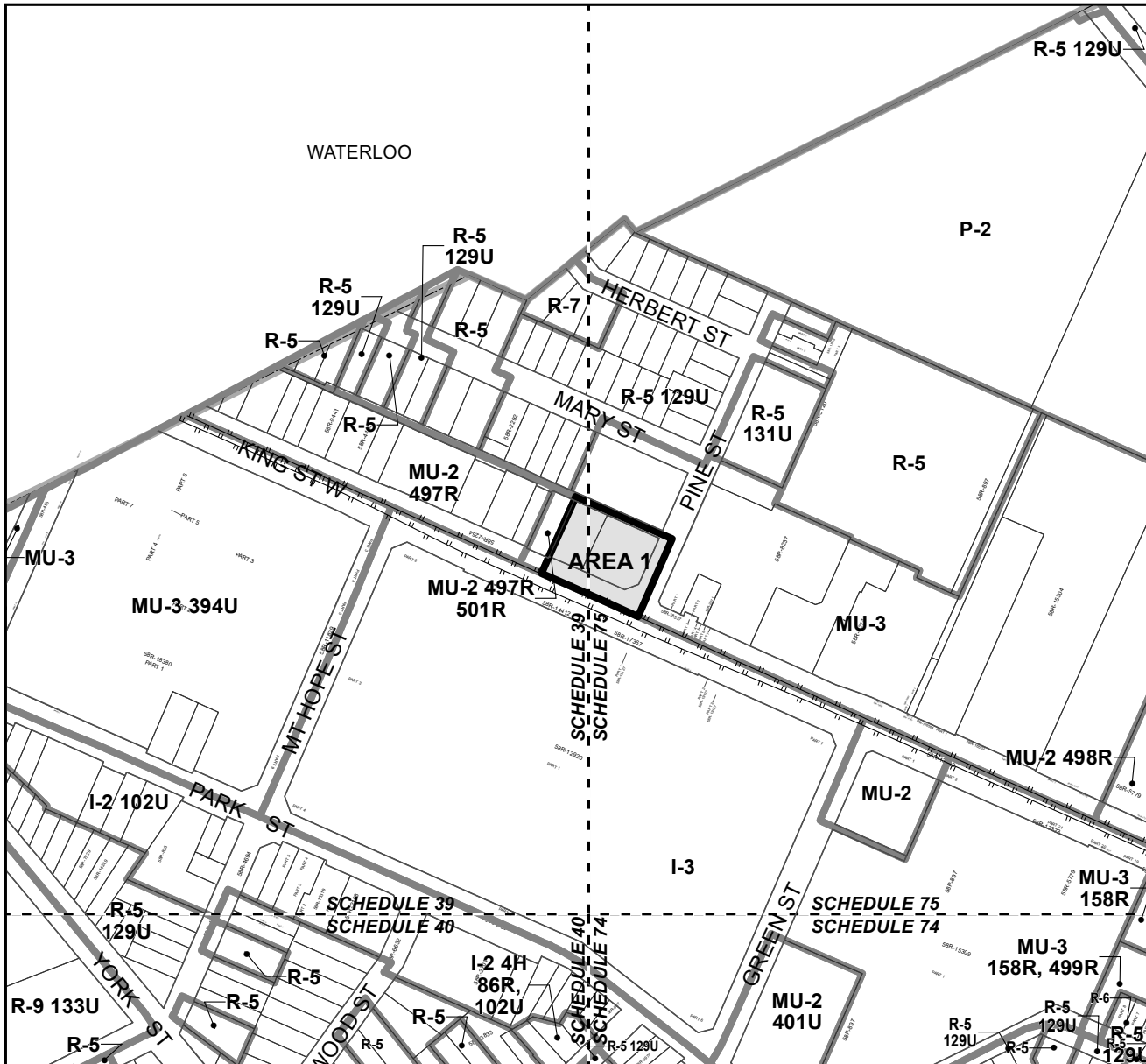
- iv) the minimum percentage of non-residential uses required shall be 0%;
- v) the minimum number of storeys in the *Base* of a *Tall Building* shall be 2 storeys or 7.0 metres;
- vi) the maximum number of storeys in the *Base* of a *Tall Building* shall be 6 storeys or 24 metres;
- vii) the minimum setback from Dodds Lane to the face 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.”

3. This By-law shall become effective at such time as Official Plan Amendment No. \_\_\_, 890-900 King Street West 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



**SUBJECT AREA(S)**



**AMENDMENT TO BY-LAW 85-1**

**AREA 1 -**  
 FROM HIGH INTENSITY MIXED USE  
 CORRIDOR ZONE (MU-3)  
 TO HIGH INTENSITY MIXED USE  
 CORRIDOR ZONE (MU-3)  
 WITH SPECIAL REGULATION PROVISION 775R

**BY-LAW 85-1**

- I-2 COMMUNITY INSTITUTIONAL ZONE
- I-3 MAJOR INSTITUTIONAL ZONE
- MU-2 MEDIUM INTENSITY MIXED USE CORRIDOR ZONE
- MU-3 HIGH INTENSITY MIXED USE CORRIDOR ZONE
- P-2 OPEN SPACE ZONE
- R-5 RESIDENTIAL FIVE ZONE
- R-6 RESIDENTIAL SIX ZONE
- R-7 RESIDENTIAL SEVEN ZONE
- R-9 RESIDENTIAL NINE ZONE

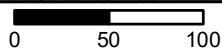
ZONE GRID REFERENCE  
 SCHEDULE NO. 39 AND 75  
 OF APPENDIX 'A'  
 KITCHENER ZONING BY-LAW 85-1 AND 2019-051

— ZONE LIMITS

**MAP NO. 1**

CANTIRO KING GENERAL PARTNER  
 LTD.

890-900 KING ST. W



SCALE 1:4,000

DATE: DECEMBER 17, 2021

ZONING BY-LAW AMENDMENT ZBA21/008/K/BB

OFFICIAL PLAN AMENDMENT OPA21/005/K/BB

**City of Kitchener**

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:  
 ZBA21008KBB\_MAP1  
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