

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
– 1000918377 Ontario Inc. – 9-27 Turner Avenue)

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 178 of Appendix "A" to By-law Number 2019-051 is hereby amended by changing the zoning applicable to the parcel of land specified and illustrated as Area 1 on Map No. 1, in the City of Kitchener, attached hereto, from Low Rise Residential Four Zone (RES-4) to Low Rise Residential Five Zone (RES-5) with Site Specific Provision (410) and Holding Provision (92H).
2. Zoning Grid Schedule Number 178 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.
3. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (410) thereto as follows:

“410. Notwithstanding Table 7-6 of this By-law within the lands zoned Low Rise Residential Five Zone (RES-5) and shown as affected by this subsection on Zoning Grid Schedule Number 178 of Appendix 'A', the following special regulations shall apply:

 - a) The maximum *Floor Space Ratio* shall be 0.75.
 - b) The minimum *Rear Yard Setback* shall be 3.6 metres.”
4. Section 20 of By-law 2019-051 is hereby amended by adding Holding Provision (92H) thereto as follows:

"92. Notwithstanding Section 7 of this By-law within the lands zoned Low Rise Residential Five Zone (RES-5) and shown as being affected by this subsection on Zoning Grid Schedule Number 178 of Appendix "A";

- a) A satisfactory preliminary and detailed stationary noise studies have been completed and implementation measures addressed to the satisfaction of the *Region*. The detailed stationary noise study shall review the potential impacts of noise (e.g. HVAC systems) on the on-site sensitive points of reception and the impacts of the development on adjacent noise sensitive uses."

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

Mayor

Clerk

