

PROPOSED BY – LAW

_____, 2024

BY-LAW NUMBER ____

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to amend By-law 85-1, as amended, known as
the Zoning By-law for the City of Kitchener
– King Pine Kitchener Inc. – 864-876 King Street West)

WHEREAS it is deemed expedient to amend By-law 85-1 for the lands specified above;

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

1. Schedule Number 75 of Appendix "A" to By-law Number 85-1 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 High Intensity Mixed Use Corridor Zone (MU-3) to High Intensity Mixed Use Corridor Zone (MU-3) with Special Regulation Provision 817R and Holding Provision (114H).
2. Schedule Number 75 of Appendix "A" to By-law Number 85-1 is hereby further amended by incorporating additional zone boundaries as shown on Map No. 1 attached hereto.
3. Appendix D of By-law 85-1 is hereby amended by adding Section 817R thereto as follows:

"817. Notwithstanding Section 55.2.1 and 55.2.2 of this By-law within the lands zoned High Intensity Mixed Use Corridor Zone (MU-3) and shown as affected by this subsection on Schedule Number 75 of Appendix 'A', the following special regulations shall apply:

- a) The maximum front yard (King Street) shall be 31.4 metres.
 - b) The maximum side yard abutting a street (Pine Street) Street) shall be 38.2 metres.
 - c) The minimum rear yard shall be 1 metre.
 - d) The maximum floor space ratio shall be 7.3."
4. Appendix F of By-law 85-1 is hereby amended by adding Section 114H thereto as follows:
"114. Notwithstanding Section 55 of this By-law within the lands zoned High Intensity Mixed Use Corridor Zone (MU-3) and shown as being affected by this subsection on Schedule Number 75 of Appendix "A", no residential uses shall be

permitted until such time as the following condition has been met and this holding provision has been removed by by-law:

A satisfactory Record of Site Condition is submitted and approved to the satisfaction of the Ministry of the Environment, Conservation and Parks or any successor Ministry ("MECP"). This Holding Provision shall not be removed until the Regional Municipality of Waterloo is in receipt of a letter from MECP advising that a Record of Site Condition has been completed to the satisfaction of the MECP."

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

Mayor

Clerk