

PROPOSED BY – LAW

\_\_\_\_\_, 2025

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  
– 2597316 Ontario Corp. and Brandon Robert Corman  
– 44 and 50 Arlington Boulevard)

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 194 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 Two Zone (RES-2) to Low Rise Residential Five Zone (RES-5) with Site Specific Provision (429) and Holding Provision (112H).
2. Zoning Grid Schedule Number 194 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 (429) thereto as follows:

"429. Notwithstanding Tables 5-5 and 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 194 of Appendix 'A', the following site-specific regulations shall apply:

- a) The minimum number of parking spaces to be provided shall be 8 parking spaces for a total of 16 dwelling units with 1 parking space designated for Visitor Parking.
- b) The maximum *Floor Space Ratio* shall be 0.84.
- c) The minimum *Interior Side Yard Setback* shall be 2.2 metres.
- d) The minimum *Front Yard* setback to the stairs shall be 4.5 metres."

4. Section 20 of By-law 2019-051 is hereby amended by adding Holding Provision 112H thereto as follows:

"112H. 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 194 of Appendix "A";

- a) That a Holding Provision shall apply until a satisfactory preliminary and detailed stationary Noise Study has been completed, approved and implementation measures addressed to the satisfaction of the *City*."

5. This by-law shall become effective only if Official Plan Amendment No. \_\_\_\_ (44 and 50 Arlington Boulevard) 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 \_\_\_\_\_, 2025.

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Mayor

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Clerk