

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 - 1000100206 Ontario Inc.  
and 1000187534 Ontario Inc. – 924-944 King Street West)

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

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

1. Zoning Grid Schedule Number 39 of Appendix “A” to By-law Number 2019-051 is hereby amended by changing the zoning applicable to the parcels of land specified and illustrated as Area 1 on Map No. 1, in the City of Kitchener, attached hereto, from Mid Rise Growth Zone (SGA-2) to High Rise Growth Zone (Limited) (SGA-3) with Site Specific Provision (435) and Holding Provision (113H).
2. Section 19 of By-law 2019-051 is hereby amended by adding Section 435 hereto as follows:  
  
“435. Notwithstanding Table 6-5 of this By-law within the lands zoned High Rise Growth Zone (Limited) (SGA-3) and shown as affected by this subsection on Zoning Grid Schedule Number 39 of Appendix ‘A’, the following special regulations shall apply:
  - a) The maximum *building height* within 30 metres of a lot with an SGA-1 *zone* or a lot with a *low-rise residential zone* shall be 96 metres;
  - b) The minimum *yard setback* from the *lot line* of Dodds Lane for storeys 6 to 28 shall be 15 metres;

- c) The maximum *building height* for storeys 6 to 10 shall be 32.5 metres;
- d) The maximum *building length* for storeys 6 to 10 shall be 60 metres;
- e) The maximum *building height* for storeys 11 to 16 shall be 52.1 metres;
- f) The maximum *building length* for storeys 11 to 16 shall be 54 metres;
- g) The maximum *building height* for storeys 17 to 28 shall be 96 metres;
- h) The maximum *building length* for storeys 17 to 28 shall be 48 metres;
- i) No *dwelling units* are permitted within 15 metres of the *lot line* of Dodds Lane in a *building base*, being storeys 1 to 5.”

3. Section 20 of By-law 2019-051 is hereby amended by adding Holding Provision 113H hereto as follows:

“(113H). Notwithstanding Section 6 of this By-law within the lands zoned High Rise Growth Zone (Limited) (SGA-3) with Holding Provision 113H and shown as affected by this subsection on Zoning Grid Schedule Number 39 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 Detailed Transportation Noise, Stationary Noise Study, and Vibration Study has been completed, and implementation measures have been addressed, to the satisfaction of the *City* and/or *Region*, and this holding provision has been removed by by-law.”

PASSED at the Council Chambers in the City of Kitchener this \_\_\_\_\_day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk