

PROPOSED BY-LAW  
September 10, 2021  
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 – Roy Street Investment Inc. and The Windermere Apartments Inc., 61 and 65 Roy Street, Kitchener)

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 Numbers 84 and 121 of Appendix "A" to By-law Number 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 Residential Five Zone (R-5) with Special Use Provision 164U to Residential Five Zone (R-5) with Special Use Provision 164U and Special Regulation Provision 772R.
2. Appendix "D" to By-law 85-1 is hereby amended by adding Section 772R thereto as follows:
  - "772. Notwithstanding Section 39.2.4 of this By-law, within the lands zoned Residential Five (R-5), shown as affected by this subsection, on Schedule Numbers 84 and 121 of Appendix "A", the following special regulation applies:
    - a) The Maximum Number of Dwelling Units in a Multiple Dwelling shall be 5 units within an existing building."
3. This By-law shall become effective only if Official Plan Amendment No. \_\_\_\_ (61 and 65

Roy Street) 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 \_\_\_\_\_,  
2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk