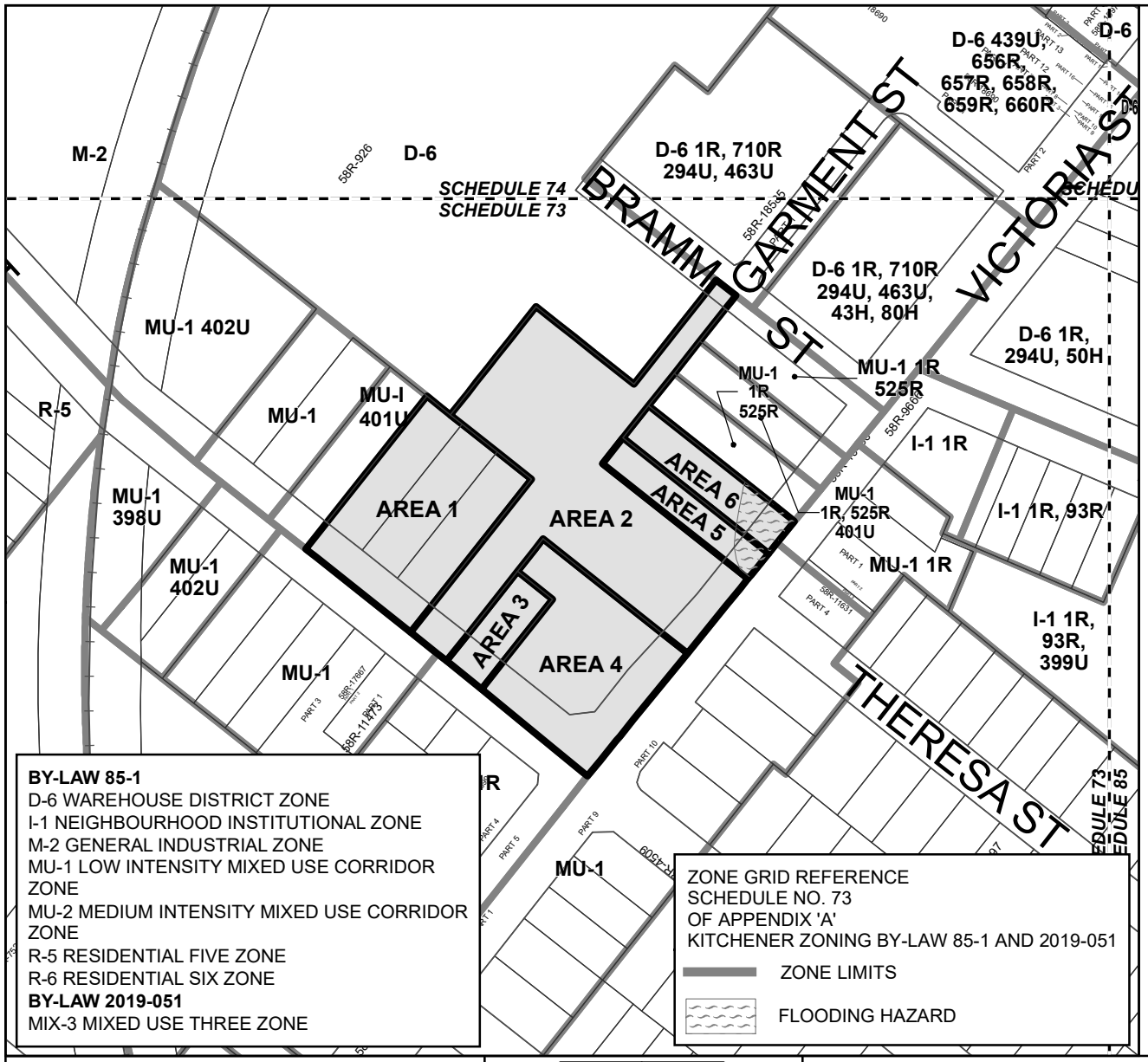

BY-LAW 85-1
D-6 WAREHOUSE DISTRICT ZONE
I-1 NEIGHBOURHOOD INSTITUTIONAL ZONE
M-2 GENERAL INDUSTRIAL ZONE
MU-1 LOW INTENSITY MIXED USE CORRIDOR ZONE
MU-2 MEDIUM INTENSITY MIXED USE CORRIDOR ZONE
R-5 RESIDENTIAL FIVE ZONE
R-6 RESIDENTIAL SIX ZONE
BY-LAW 2019-051
MIX-3 MIXED USE THREE ZONE

ZONE GRID REFERENCE
SCHEDULE NO. 73
OF APPENDIX 'A'
KITCHENER ZONING BY-LAW 85-1 AND 2019-051

ZONE LIMITS

FLOODING HAZARD

SUBJECT AREA(S)

N

AMENDMENT TO BY-LAW 85-1 AND 2019-051

AREA 1 -
FROM LOW INTENSITY MIXED USE CORRIDOR ZONE (MU-1) UNDER BY-LAW 85-1
WITH SPECIAL USE PROVISION 401U
TO MIXED USE THREE ZONE (MIX-3) UNDER BY-LAW 2019-051
WITH SITE SPECIFIC PROVISIONS (341), (36H)

AREA 2 -
FROM MEDIUM INTENSITY MIXED USE CORRIDOR ZONE (MU-2) UNDER BY-LAW 85-1
WITH SPECIAL REGULATION PROVISION 524R
TO MIXED USE THREE ZONE (MIX-3) UNDER BY-LAW 2019-051
WITH SITE SPECIFIC PROVISIONS (341), (36H)

AREA 3 -
FROM MEDIUM INTENSITY MIXED USE CORRIDOR ZONE (MU-2) UNDER BY-LAW 85-1
WITH SPECIAL REGULATION PROVISION 526R
TO MIXED USE THREE ZONE (MIX-3) UNDER BY-LAW 2019-051
WITH SITE SPECIFIC PROVISIONS (341), (36H)

AREA 4 -
FROM MEDIUM INTENSITY MIXED USE CORRIDOR ZONE (MU-2) UNDER BY-LAW 85-1
WITH SPECIAL USE PROVISION 401U
AND SPECIAL REGULATION PROVISION 526R
TO MIXED USE THREE ZONE (MIX-3) UNDER BY-LAW 2019-051
WITH SITE SPECIFIC PROVISIONS (341), (36H)

AREA 5 -
FROM MEDIUM INTENSITY MIXED USE CORRIDOR ZONE (MU-2) UNDER BY-LAW 85-1
WITH SPECIAL REGULATION PROVISIONS 1R, 524R
TO MIXED USE THREE ZONE (MIX-3) UNDER BY-LAW 2019-051
WITH SITE SPECIFIC PROVISIONS (341), (36H)

AREA 6 -
FROM LOW INTENSITY MIXED USE CORRIDOR ZONE (MU-1) UNDER BY-LAW 85-1
WITH SPECIAL REGULATION PROVISIONS 1R, 524R
AND SPECIAL USE PROVISION 401U
TO MIXED USE THREE ZONE (MIX-3) UNDER BY-LAW 2019-051
WITH SITE SPECIFIC PROVISIONS (341), (36H)

MAP NO. 1

INNOVATION PARK KITCHENER LIMITED; INNOVATION DEVELOPMENTS KITCHENER LIMITED; 162 VICTORIA LIMITED; 1936026 ONTARIO INC.

146-162 VICTORIA ST S & 92-110 PARK

0 25 50
METRES

SCALE 1:2,000

DATE: MAY 12, 2022

ZONING BY-LAW AMENDMENT ZBA21/017/V/ES

OFFICIAL PLAN AMENDMENT OPA21/011/V/ES

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:
ZBA21017VES_MAP1
.mxd