

PROPOSED BY – LAW
_____ 2022
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
– The Knossos Housing Corporation of Waterloo Region –
206-210 Duke Street East and 46-50 Madison Avenue North)

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 120 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 Residential Seven Zone (R-7) with Special Regulation Provision 755R and Special Use Provision 480U to Residential Seven Zone (R-7) with Special Regulation Provision 755R and Holding Provision 95H.
2. Schedule Number 120 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 2 on Map No. 1, in the City of Kitchener, attached hereto, from Residential Seven Zone (R-7) to Residential Seven Zone (R-7) with Special Regulation Provision 755R and Holding Provision 95H.
3. Schedule Number 120 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.
4. Appendix “D” to By-law 85-1 is hereby amended by modifying Section 755R thereto as follows:
 - “755. i. Notwithstanding Sections 4 and 41.2 of this By-law, within the lands zoned Residential Seven Zone (R-7), shown as affected by this subsection, on

Schedule 120 of Appendix “A”, a *Multiple Dwelling* and mixed-use building shall be permitted in accordance with the following:

- a. The minimum lot width shall be 30.0 metres.
- b. The minimum front yard setback shall be 3.0 metres.
- c. The minimum side yard abutting a street shall be 3.0 metres.
- d. The minimum side yard shall be 4.5 metres.
- e. The minimum rear yard shall be 5.0 metres.
- f. The maximum floor space ratio shall be 3.6
- h. The maximum building height shall be 25.0 metres.
- i. The maximum number of storeys shall be 8.

- ii. Notwithstanding Sections 6.1.2a) of this By-law, within the lands zoned Residential Seven (R-7), shown as affected by this subsection, on Schedule 120 of Appendix “A”, the following off-street parking regulations shall apply:

Use	Minimum Off-Street Parking Spaces Required	Maximum Off-Street Parking Spaces Permitted
Multiple Dwelling	0.18 /unit	1/unit
Multiple Dwelling Visitor	0.02 /unit	

- iii. The following minimum bicycle parking requirements shall apply:

Use	Class A Bicycle Stall	Class B Bicycle Stall
Multiple Dwelling	0.5 per unit without a private garage	6

- iv. For the purpose of regulation iii. above, a *Class A Bicycle Stall* shall be a bicycle space which is either in a building or structure or within a secure area such as a supervised parking lot or enclosure with a secure entrance or within a bicycle locker.

- v. For the purpose of regulation iii. above, a *Class B Bicycle Stall* shall be a bicycle space which is located in accessible and highly visible locations near the entrance of a building and are accessible to the general public.”

5. Appendix “F” to By-law 85-1 is hereby amended by adding Section 95H thereto as follows:

“95. Notwithstanding Section 55 of this Bylaw, within the lands zoned R-7 and shown as being affected by this Subsection on Schedule Number 120 of Appendix “A”:

- i) No residential use shall be permitted until such time as a Road Traffic, and Stationary Noise Study is submitted and approved to the satisfaction of the Regional Commissioner of Planning, Housing and Community Services, if necessary. This Holding Provision shall not be removed until the City of Kitchener is in receipt of a letter from the Regional Commissioner of Planning, Housing and Community Services advising that such noise study or studies has been approved and an agreement, if necessary, has been entered into with the City and/or Region, as necessary, providing for the implementation of any recommended noise mitigation measures.”

5. This By-law shall become effective only if Official Plan Amendment No. __, (206-210 Duke Street East and 46-50 Madison Avenue North) 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 ,
2022.

Mayor

Clerk