

PROPOSED BY – LAW

_____, 2022

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 – Ihor Dotsenko
and Yuliya Dotsenko and 9474765 Canada Inc.
– 1257 & 1265 Ottawa Street South)

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 68 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 (354).
2. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (354) thereto as follows:

"354. Notwithstanding Table 7-6 of this By-law within the lands zoned RES-5 and shown as affected by this subsection on Zoning Grid Schedule Number 68 of Appendix 'A', the following special regulations shall apply:

 - a) The maximum Floor Space Ratio (FSR) shall be 0.63."
3. This amending By-law shall come into force on the day that By-law 2022-040 (Comprehensive Review of the Zoning By-law (CRoZBy) Stage 2b – Applying New Residential Zones on Properties) as it applies to the subject lands comes into effect.

PASSED at the Council Chambers in the City of Kitchener this _____ day of _____,
2022.

Mayor

Clerk