



# **SUBJECT AREA(S)**

## **AMENDMENT TO BY-LAW 2019-051**

**AREA 1 -**  
FROM ARTERIAL COMMERCIAL ZONE (COM-3)  
TO MIXED USE THREE ZONE (MIX-3)  
WITH SITE SPECIFIC PROVISION (353)  
AND HOLDING PROVISION 38H

**AREA 2 -**  
FROM CAMPUS COMMERCIAL ZONE (COM-4)  
WITH SITE SPECIFIC PROVISION (37)  
TO MIXED USE THREE ZONE (MIX-3)  
WITH SITE SPECIFIC PROVISION (353)  
AND HOLDING PROVISION 38H

## **BY-LAW 85-1**

B-2 RESTRICTED BUSINESS PARK ZONE  
B-3 BUSINESS PARK SERVICE CENTRE ZONE  
C-6 ARTERIAL COMMERCIAL ZONE  
C-8 COMMERCIAL CAMPUS ZONE  
I-1 NEIGHBOURHOOD INSTITUTIONAL ZONE  
P-2 OPEN SPACE ZONE  
R-2 RESIDENTIAL TWO ZONE  
R-3 RESIDENTIAL THREE ZONE  
R-6 RESIDENTIAL SIX ZONE

## **BY-LAW 2019-051**

COM-3 ARTERIAL COMMERCIAL ZONE  
COM-4 COMMERCIAL CAMPUS ZONE  
MIU-1 MAJOR INFRASTRUCTURE AND UTILITY ZONE  
NHC-1 NATURAL HERITAGE CONSERVATION ZONE  
MIX-3 MIXED USE THREE ZONE

## **ZONE GRID REFERENCE**

SCHEDULE NO. 278, 279, 289, AND 290  
OF APPENDIX 'A'  
KITCHENER ZONING BY-LAW 85-1 AND 2019-051

— ZONE LIMITS

◆◆◆ SIGNIFICANT WILDLIFE HABITAT AND LANDFORMS

## **MAP NO. 1**

TRICAR PROPERTIES LIMITED AND 4220  
KING STREET (KITCHENER) LIMITED

4220 KING ST E & 25 SPORTSWORLD  
CROSSING RD

0 50 100 150  
METRES

SCALE 1:4,000

DATE: NOVEMBER 17, 2022

ZONING BY-LAW AMENDMENT ZBA22/OO5/K/CD

OFFICIAL PLAN AMENDMENT OPA22/003/K/CD

**City of Kitchener**

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:  
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