

PROPOSED BY – LAW

\_\_\_\_\_, 2023

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 – HIP New Dundee  
GP Inc.  
– 525 New Dundee Road)

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 Schedules Number 252 and 253 of Appendix "A" to By-law Number 2019-051 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 Arterial Commercial Zone (COM-3) with Site Specific Provision (84) to Arterial Commercial Zone (COM-3) with Site Site Specific Provision (356).
2. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (356) thereto as follows:

"356. Within the lands zoned COM-3 and shown as affected by this subsection on Zoning Grid Schedule Numbers 252 and 253 of Appendix 'A', the following shall apply:

- a) The following uses shall be permitted:
  - i) *Place of Worship*;
  - ii) *Small Residential Care Facility* in accordance with the regulations for the INS-1 zone within Section 11.3;
  - iii) *Large Residential Care Facility* in accordance with the regulations for the INS-1 zone within Section 11.3; and
  - iv) A maximum of six (6) *Dwelling Units* located on the *ground floor* within a *mixed-use building* containing at least one other permitted use listed in Table 9-1. The maximum *Floor Space Ratio* for *dwelling units* shall be 2.

- b) In addition to regulation (7) within Table 9-1, and *office use* shall also not exceed a *Floor Space Ratio* on 0.5.
- c) A minimum commercial *gross floor area* of 493 square metres shall be provided.

PASSED at the Council Chambers in the City of Kitchener this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

