

SUBJECT AREA(S)



AMENDMENT TO BY-LAW 2019-051

AREA 1 -

FROM COMMERCIAL CAMPUS ZONE (COM-4)
TO MIXED USE THREE ZONE (MIX-3)
WITH SITE SPECIFIC PROVISION (358)
AND HOLDING PROVISIONS (40H) AND (41H)

BY-LAW 85-1

C-8 COMMERCIAL CAMPUS ZONE
I-1 NEIGHBOURHOOD INSTITUTIONAL ZONE
R-2 RESIDENTIAL TWO ZONE

BY-LAW 2019-051

COM-3 ARTERIAL COMMERCIAL ZONE
COM-4 COMMERCIAL CAMPUS ZONE
NHC-1 NATURAL HERITAGE CONSERVATION
ZONE
OSR-2 OPEN SPACE: GREENWAYS ZONE
RES-1 LOW RISE RESIDENTIAL ONE ZONE
MIX-3 MIXED USE THREE ZONE

ZONE GRID REFERENCE
SCHEDULE NO. 289
OF APPENDIX 'A'

KITCHENER ZONING BY-LAW 85-1 AND 2019-051

— ZONE LIMITS



FLOODING HAZARD

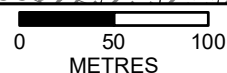


SLOPE EROSION HAZARD

MAP NO. 1

TAYLORWOOD PARK HOMES INC. &
SPORTSWORLD SHOPPING CENTRE INC.

4396 KING ST E & 25 SPORTSWORLD DR



SCALE 1:4,000

DATE: JANUARY 11, 2023

ZONING BY-LAW AMENDMENT ZBA21/014/K/AP

OFFICIAL PLAN AMENDMENT OPA21/009/K/AP

City of Kitchener

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:
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