

Proposed Site Specifics for Secondary Plans

Section 19 - Site Specific Provisions		
Site Specifics	Zoning	Description
(175)	EMP-6	Within the lands zoned EMP-6 and shown as affected by this provision on Zoning Grid Schedule X of Appendix A, the following shall apply: a) the maximum floor space ratio shall be 3; and b) the maximum building height shall be 6 storeys or 20 metres, whichever is the greater.
(174)	COM-1	Within the lands zoned COM-1 and shown as affected by this provision on Zoning Grid Schedule 86 of Appendix A, the following regulations shall apply to the existing building: a) required parking spaces, where ingress and egress of vehicles to and from the street is not provided in a forward motion, shall be permitted; b) the minimum width of each angle parking space shall be 2.54 metres; and, c) the subject lands and building thereon existing on September 18, 2000 being the day of passing of By-law Number 2000-152 shall be deemed to comply with all the applicable requirements of this By-law. (By-law 2000-152, S.4) (744-746 Queen St. S.) "
(173)	MIX-1	Within the lands zoned MIX-1 and shown as affected by this provision on Zoning Grid Schedule 85 of Appendix A, the following regulations shall apply to the existing building: a) parking spaces; loading spaces; drive-through stacking lanes; or aisles giving direct access to abutting parking spaces shall not be located within 3.0 metres of a street line; b) the owner of 400 Queen Street South shall enter into an agreement to be registered on title to the property known as 400 Queen Street South to provide for a required minimum of 8 parking spaces to be located off-site; and c) required off-street parking spaces shall also be permitted on lands zoned NHC-1 within 300 metres of the property.
(172)	EMP-6	Within the lands zoned EMP-6 and shown as affected by this provision on Zoning Grid Schedule 40, 41, 73, 74 of Appendix A, the following uses shall only be permitted as an accessory use in the manufacturing of industrial equipment and machinery Stamping, Blanking or Punch-Pressing of Metal Vulcanizing of Rubber or Rubber Products: a) Refining, Rolling, Forging or Extruding of Metal Use, Noxious
(171)	RES-5	Within the lands zoned RES-5 and shown as affected by this provision on Zoning Grid Schedules 143, 174 of Appendix A, the maximum Floor Space Ratio shall be 1.0 and the maximum building height shall be 4 storeys or 11.5 metres, whichever is greater, at the highest grade.
(170)	RES-6	Within the lands zoned RES-6 and shown as affected by this provision on Zoning Grid Schedules 121, 122 of Appendix A, the maximum Floor Space Ratio shall be 2.5.
(169)	RES-3	Within the lands zoned RES-3 and shown as affected by this provision on Zoning Grid Schedule 122 of Appendix A, a bed and breakfast within the existing building shall also be permitted.
(168)	MIX-1	(168) – Within the lands zoned MIX-1 and shown as affected by this provision on Zoning Grid Schedules 85, 86, 119, 120 of Appendix A, the maximum building height shall be 16 metres or the maximum number of storeys shall be 5 storeys, whichever is greater, at the highest grade.
(167)	MIX-3	Within the lands zoned MIX-3 and shown as affected by this provision on Zoning Grid Schedules 86 of Appendix A, the maximum building height will be 11 storeys or 37.5 metres, whichever is greater, at the highest grade.
(166)	OSR-1	Within the lands zoned OSR-1 and shown as affected by this provision on Zoning Grid Schedules 85 of Appendix A, office shall also be permitted.
(165)	COM-1	Within the lands zoned COM-1 and shown as affected by this provision on Zoning Grid Schedules 84, 85 of Appendix A, only the following uses shall be permitted: a) Artisan’s Establishment; b) Convenience Retail; c) Craftsperson Shop; d) Financial Establishment; e) Health Office; f) Office; g) Personal Services; and h) Restaurant.
(164)	RES-3	Within the lands zoned RES-3 and shown as affected by this provision on Zoning Grid Schedule 85, 86 of Appendix A, a Large Residential Care Facility, with accessory education facilities shall also be permitted.

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(163)	INS-1	Within the lands zoned INS-1 and shown as affected by this provision on Zoning Grid Schedule 75 of Appendix A, the following additional uses shall also be permitted within the existing building and in any additions/modifications to the existing building approved through the site plan approval process: a) commercial school; b) multiple dwelling; c) office; d) personal services; e) research and development establishment; and f) restaurant permitted accessory to a community facility or a cultural facility.
(162)	MIX-2	Within the lands zoned MIX-2 and shown as affected by this provision on Zoning Grid Schedules 74, 75, 121, 122 of Appendix A, the uses in Section 8.2 shall only be permitted in an existing building.
(161)	RES-3	Within the lands zoned RES-3, and shown as affected by this provision in Appendix A, the following additional uses shall also be permitted: a) Artisan’s establishment; b) Craftsperson shop; c) Day Care Facility; d) Health Office; e) Personal Services; f) Office; and g) Studio.
(160)	RES-3, RES-4, RES-5	Within the lands zoned RES-3, RES-4 and RES-5 and shown as affected by this provision in Appendix A, a new single detached dwelling, new semi-detached dwelling or new street townhouse dwelling shall include a porch on at least one street line façade and in accordance with Section 4.14.7.
(159)	RES-3, RES-4, RES-5	Within the lands zoned RES-3, RES-4 and RES-5 and shown as affected by this provision in Appendix A, an attached private garage or detached private garage shall be located 5.5 metres behind the front façade of the principal building.
(102)	MIX-1, MIX-2, MIX-3, MIX-4	Updated 2019-51: Within the lands zoned MIX-1, MIX-2, MIX-3 and MIX-4 and shown as affected by this provision in Appendix A the following uses shall not be permitted unless existing at the date of passing of this By-law or the City of Kitchener has received acknowledgement from the Ministry of the Environment advising that a Record of Site Condition has been completed in accordance with the relevant Ontario legislation: a) Day Care Facility; b) Large Residential Care Facility; and, c) Multiple Dwelling.

Proposed Holding Provisions for Secondary Plans

Section 20 - Holding Provisions		
Holding Provisions	Zoning	Description
(19H)	RES-6	Within the lands zoned RES-6 and shown as affected by this provision on Zoning Grid Schedule 118, 119 of Appendix A, the following shall apply: a) No uses shall be permitted until such time as the Region is in receipt of a Record of Site Condition prepared in accordance with the Guideline for the Decommissioning and Clean-up of sites in Ontario and acknowledged by the Ministry of the Environment, confirming that the subject property is suitable for sensitive land uses; and b) The holding provision affecting these lands has been removed by By-law.
(18H)	MIX-3	Within the lands zoned MIX-3 and shown as affected by this provision on Zoning Grid Schedule 86 of Appendix A, the following shall apply: a) No uses shall be permitted until such time as the Region is in receipt of a Record of Site Condition prepared in accordance with the Guideline for the Decommissioning and Clean-up of sites in Ontario and acknowledged by the Ministry of the Environment, confirming that the subject property is suitable for sensitive land uses; b) No uses shall be permitted until such time as the City’s Director of Planning is in receipt of a letter from the Region advising that the Region’s requirements have been satisfied with respect to the submission of a noise study addressing road and rail traffic noise, based on a proposed site plan, and including mechanisms to implement the noise study; and c) The holding provision affecting these lands has been removed by By-law.