

## APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

793. Notwithstanding Sections 5.6A.1, 5.6A.3, 5.6A.4, 6.1.1.1 a)i), 6.1.2a), 6.1.2b)ii)A)b), 6.1.2b)vi), 6.1.2b)vii), 6.1.2d), 43.2.3 and 55.2.1 of this By-law, on the lands zoned Residential Nine Zone (R-9) and High Intensity Mixed Use Corridor Zone (MU-3), shown as affected by this subsection on Schedule Numbers 118 and 119 of Appendix "A", the following special regulations shall apply:
- a) Balconies may be ground supported with columns;
  - b) Balconies, raised patios, terraces and porches with and without railings shall be permitted with no minimum setbacks to lot lines;
  - c) Airshafts associated with underground parking structures and heat pumps located on balconies shall not be subject to minimum setbacks;
  - d) Minimum vehicle parking space requirements shall be as follows:
    - i. Multiple Dwelling:
      - a. 0.165 spaces per dwelling unit for dwelling units <51.0 square metres in area, provided however that this does not apply to more than 40% of all dwelling units on lots affected by this subsection on Schedule Numbers 118 and 119 of Appendix "A";
      - b. 0.8 spaces per dwelling unit for dwelling units >51.0 square metres in area;
    - ii. Visitor parking for Multiple Dwellings: 12.5% of parking spaces required by provision d) i);
    - iii. Non-Residential uses: 1 space per 50 square metres of gross floor area;
    - iv. All parking spaces required for visitor parking and non-residential uses shall be shared and be unassigned.
  - e) A minimum of 20 percent of the parking spaces required by provision d) i) for multiple dwellings shall be designed to permit the future installation of electric vehicle supply equipment.
  - f) Minimum bicycle parking requirements for Multiple Dwellings shall be:
    - i. 0.5 "Class A" Bicycle Parking Stalls per dwelling unit; and May be permitted to extend beyond a property line provided that all portions of the parking space are located on lots shown as affected by this subsection on Schedule Numbers 118 and 119 of Appendix "A".
    - ii. 6 "Class B" Bicycle Parking Stalls where more than 20 dwelling units are on a lot.
  - g) Off-street parking facilities required by provisions d), e) and f):
    - i. May be located on any lot shown as affected by this subsection on Schedule Numbers 118 and 119 of Appendix "A" and shall not require an off-site parking agreement; and
    - ii. May be permitted to extend beyond a property line provided that all portions of the parking space are located on lots shown as affected by this subsection on Schedule Numbers 118 and 119 of Appendix "A".
  - h) For the purposes of provision e), the definitions of "electric vehicle supply equipment" per Section 3 of City of Kitchener Zoning By-law 2019-051 shall apply.
  - i) For the purposes of provision f) the definitions of "'Class A' Bicycle Parking" and "'Class B' Bicycle Parking" per Section 3 of City of Kitchener Zoning By-law 2019-051 shall apply and such spaces shall have a minimum width of 0.4 metres, length of 1.8 metres and vertical clearance of 1.2 metres and may be stacked.

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j) Geothermal Energy Systems shall be prohibited.

(By-law 2023-097, S.12) (263 and 321-325 Courtland Avenue East, 230 and 240 Palmer Avenue, and 30 Vernon Avenue)