

## SECTION 6 – Strategic Growth Area (SGA) Zones

The Strategic Growth Area Zones apply to lands designated Strategic Growth Area A, Strategic Growth Area B, and Strategic Growth Area C in the City of Kitchener Official Plan.

### 6.1 APPLICABLE ZONES

SGA-1: Strategic Growth Area One Zone – the purpose of this zone is to create opportunities for missing middle housing and compatible non-residential *uses* in low-rise forms up to 11 metres in height. This *zone* applies to lands designated Strategic Growth Area A in the City of Kitchener Official Plan.

SGA-2: Strategic Growth Area Two Zone – the purpose of this *zone* is to create opportunities for moderate growth in mid-rise forms up to 8 *storeys* in height. The SGA-2 zone will permit a mix of residential and non-residential *uses*. This *zone* applies to lands designated Strategic Growth Area A or Strategic Growth Area B in the City of Kitchener Official Plan.

SGA-3: Strategic Growth Area Three Zone – the purpose of this *zone* is to create opportunities for high-density growth in both mid and high-rise forms up to 28 *storeys* in height. The SGA-3 *zone* will permit a wide mix of residential and non-residential *uses*. This *zone* applies to lands designated Strategic Growth Area B or Strategic Growth Area C in the City of Kitchener Official Plan.

SGA-4: Strategic Growth Area Four Zone – the purpose of this *zone* is to create opportunities for high-density growth in both mid and high-rise forms. The SGA-4 zone will permit a wide mix of residential and non-residential *uses*. This zone applies to lands designated Strategic Growth Area C in the City of Kitchener Official Plan.

(Amended: By-law 2025-125, S.17 – October 27, 2025)

### 6.2 PERMITTED USES

No person shall, within any Strategic Growth Area Zone *use* or permit the *use* of any *lot* or erect, alter or *use* any *building* or *structure* for any purpose other than those permitted *uses* within Table 6-1 below.

**Table 6-1: Permitted Uses within the Strategic Growth Area Zones**

(Amended: By-law 2025-125, S.18 – October 27, 2025)

Use	SGA-1	SGA-2	SGA-3	SGA-4
<b>Residential Uses</b>				
<i>Additional Dwelling Unit (Attached) (2)</i>	✓	✓	✓(3)	
<i>Additional Dwelling Unit (Detached) (2)</i>	✓	✓	✓(3)	

<b>Use</b>	<b>SGA-1</b>	<b>SGA-2</b>	<b>SGA-3</b>	<b>SGA-4</b>
<i>Dwelling unit</i>	✓	✓	✓	✓
<i>Hospice (1)</i>	✓	✓	✓	✓
<i>Large residential care facility (1)</i>		✓	✓	✓
<i>Lodging house (1)</i>	✓	✓	✓	✓
<i>Multiple dwelling</i>	✓	✓	✓	✓
<i>Semi-detached dwelling (2)</i>	✓	✓(3)	(4)	
<i>Single detached dwelling (2)</i>	✓	✓(3)	(4)	
<i>Small residential care facility (1)</i>	✓	✓	✓	✓
<i>Street townhouse dwelling (2)</i>	✓	✓(3)	✓(7)	
<b>Home Occupations</b>				
<i>Home occupation</i>	(5)	(5)	(5)	(5)
<b>Community Uses</b>				
<i>Adult education school</i>		✓	✓	✓
<i>Community facility</i>	✓	✓	✓	✓
<i>Cultural facility</i>	✓	✓	✓	✓
<i>Day care facility</i>	✓	✓	✓	✓
<i>Elementary school</i>		✓	✓	✓
<i>Hospital</i>			✓	✓
<i>Place of worship</i>	✓	✓	✓	✓
<i>Post-secondary school</i>		✓	✓	✓
<i>Secondary school</i>		✓	✓	✓
<i>Social service establishment</i>	✓	✓	✓	✓
<b>Commercial Uses</b>				
<i>Artisan's establishment</i>	✓	✓	✓	✓

<b>Use</b>	<b>SGA-1</b>	<b>SGA-2</b>	<b>SGA-3</b>	<b>SGA-4</b>
<i>Brewpub</i>	✓(6)	✓	✓	✓
<i>Catering services establishment</i>		✓	✓	✓
<i>Commercial entertainment</i>		✓	✓	✓
<i>Commercial parking facility</i>		✓	✓	✓
<i>Commercial school</i>	✓	✓	✓	✓
<i>Conference, convention, or exhibition Facility</i>			✓	✓
<i>Craftsperson shop</i>	✓	✓	✓	✓
<i>Financial establishment</i>		✓	✓	✓
<i>Fitness centre</i>	✓	✓	✓	✓
<i>Health clinic</i>	✓(6)	✓	✓	✓
<i>Hotel</i>		✓	✓	✓
<i>Light repair operation</i>	✓	✓	✓	✓
<i>Office</i>	✓	✓	✓	✓
<i>Payday loan establishment</i>		✓	✓	✓
<i>Pawn establishment</i>		✓	✓	✓
<i>Personal services</i>	✓	✓	✓	✓
<i>Pet services establishment</i>	✓	✓	✓	✓
<i>Print shop</i>	✓	✓	✓	✓
<i>Restaurant</i>	✓(6)	✓	✓	✓
<i>Retail</i>	✓	✓	✓	✓
<i>Veterinary services</i>	✓(6)	✓	✓	✓
<b>Creative Industry Uses</b>				
<i>Biotechnological establishment</i>		✓	✓	✓
<i>Computer, electronic, data processing or server establishment</i>		✓	✓	✓

Use	SGA-1	SGA-2	SGA-3	SGA-4
<i>Creative products manufacturing</i>		✓	✓	✓
<i>Research and development establishment</i>		✓	✓	✓

#### **Additional Regulations for Permitted Uses Table 6-1**

- (1) Shall be in accordance with the regulations of the SGA zone and dwelling type in which the *lodging house, hospice, or large or small residential care facility* is located.
- (2) Up to 4 *dwelling units* shall be permitted on a *lot* containing a *single detached dwelling, semi-detached dwelling unit, or street townhouse dwelling unit* in accordance with the regulations of Section 4.12.
- (3) Shall only be permitted on a *lot* containing an *existing single detached dwelling, semi-detached dwelling, or street townhouse dwelling*.
- (4) *New single detached dwellings and semi-detached dwellings* shall not be permitted. Additions and alterations to *existing dwellings* shall be permitted in accordance with Section 6.3.1, including allowing up to 4 units on a *lot*.
- (5) Shall be permitted in accordance with Section 4.7 (Home Occupation).
- (6) Shall only be permitted on *corner lots* and patios shall only be permitted in the *front and exterior side yard* in accordance with Section 4.14.8.1.
- (7) Shall only be permitted on a *lot* containing a *multiple dwelling*.

### **6.3 SGA-1 ZONE REGULATIONS**

#### **6.3.1 Single Detached, Semi-Detached, and Street Townhouse Dwelling Units**

- a) Table 6-2 applies to *single detached dwellings, semi-detached dwelling units, and street townhouse dwelling units*.
- b) The regulations within Table 6-2 shall not apply to *existing buildings or structures*.

**Table 6-2: Single Detached, Semi-Detached, and Street Townhouse Dwelling Units**

Regulation	Single Detached Dwelling	Semi-Detached Dwelling unit	Street Townhouse Dwelling unit
Minimum <i>lot area</i>	235m <sup>2</sup>	210m <sup>2</sup>	135m <sup>2</sup>
Minimum <i>lot width</i> (internal unit)	n/a	n/a	5.5m
Minimum <i>lot width</i> (external unit)	n/a	n/a	8.5m
Minimum <i>lot width</i>	9.0m	7.5m	n/a

Minimum <i>corner lot width</i>	12.8m	12.0m	11.5m
Minimum <i>interior side yard setback</i>	1.2m	1.2m	2.5m
Minimum <i>front yard or exterior side yard setback</i>	4.5m(1)(2)	4.5m(1)(2)	4.5m(1)
Minimum <i>rear yard setback</i>	7.5m	7.5m	7.5m
Maximum <i>lot coverage</i>	55%(3)	55%(3)	55%(3)
Maximum <i>building height</i>	11.0m	11.0m	11.0m
Maximum number of <i>storeys</i>	3	3	3
Rear yard access	n/a	n/a	(4)

**Additional Regulations for Table 6-2**

- (1) For an addition to an *existing dwelling* or demolition and replacement of an *existing dwelling*, the *existing front* and/or *exterior side yard setbacks* may be used as the minimum requirement.
- (2) No part of any *building* used to accommodate off street parking shall be located closer than 6 metres to the *street line*.
- (3) A combined total of 55 percent for all *buildings* and *structures* on the *lot*. *Accessory buildings* or *structures*, whether attached or detached, and *additional dwelling detached* shall not exceed 15 percent. (Amended: By-law 2025-125, S.20 – October 27, 2025)
- (4) Each *dwelling unit* shall have an unobstructed access at *grade* or ground floor level, having a minimum width of 0.9 metres, from the *front yard* to the *rear yard* of the *lot* either by:
- direct access on the *lot* without passing through any portion of the *dwelling unit*; or,
  - direct access through the dwelling unit without passing through a living or family room, dining room, kitchen, bathroom, bedroom, or recreation room or any hallway that is not separated by a door to any such room; or
  - access over adjacent lands which, if the lands are not owned by the City or the Region, is secured by a registered easement.

**6.3.2 Multiple Dwellings, Mixed Use Buildings, and Non-Residential Buildings**

- a) Table 6-3 applies to:
- i. *Multiple dwellings*;
  - ii. *Mixed use buildings*; and,
  - iii. *Non-residential buildings*.
- b) The regulations within Table 6-3 shall not apply to *existing buildings* and *structures*.
- c) *Existing buildings* may be converted to the following, subject only to the applicable minimum *lot width*, minimum *lot area*, *parking spaces* on a *driveway* in the *front* and *exterior side yard*, and maximum non-residential *gross floor area* of Table 6-3:
- i. a *multiple dwelling* with 5 or more *dwelling units*; (Amended: By-law 2025-125, S.21 – October 27, 2025)
  - ii. a *mixed use building* containing 1 or more *dwelling units*; and,
  - iii. a non-residential *building*.

**Table 6-3: Multiple Dwellings, Mixed Use Buildings, and Non-Residential Buildings**

(Amended: By-law 2025-125, S.24 – October 27, 2025)

Regulation	Number of dwelling units			Non-Residential Building
	(1)	5-10	11+	
Minimum <i>lot width</i>	12.0m	12.0m	18.0m	15.0m
Minimum <i>lot area</i>	350m <sup>2</sup>	450m <sup>2</sup>	700m <sup>2</sup>	600m <sup>2</sup>
Minimum <i>front yard setback</i>	4.5m	4.5m	4.5m	4.5m
<i>Parking spaces</i> on a <i>driveway</i> in the <i>front</i> and/or <i>exterior side yard</i>	(2)	(2)	(2)	n/a
Minimum <i>exterior side yard setback</i>	4.0m	4.0m	4.0m	4.0m
Minimum <i>rear yard setback</i>	7.5m	7.5m	7.5m	7.5m
Minimum <i>interior side yard setback A</i> (4)	1.5m	1.5m	2.5m	2.5m
Minimum <i>interior side yard setback B</i> (4)	2.5m	2.5m	2.5m	2.5m

Minimum <i>floor space ratio</i>	n/a	n/a	0.6	0.6
Maximum <i>building height</i>	11.0m	11.0m	11.0m	11.0m
Maximum <i>building length</i>	20.0m	24.0m	36.0m	36.0m
Minimum <i>street line façade openings</i>	20%	20%	20%	20%
Minimum <i>landscaped area</i>	30%	30%	30%	30%
Minimum <i>rear yard landscaped area</i>	40%	40%	40%	40%
Maximum non-residential <i>gross floor area</i> (3)	100m <sup>2</sup>	150m <sup>2</sup>	200m <sup>2</sup>	200m <sup>2</sup>

### **Additional Regulations for Table 6-3**

- (1) Shall apply to a *mixed use building* containing 1-4 *dwelling units*.
- (2) Despite Section 5.3.3 b) i), *parking spaces* may be provided in the *front* and *exterior side yard*, provided they are located on a *driveway* that conforms with regulations of Section 5.4 and Table 5-2 for *single detached dwelling*. No additional regulations shall apply for a *lot* identified on Appendix C – Central Neighbourhoods. *Parking spaces* may be located on a *driveway*.
- (3) Non-residential *gross floor area* shall not be permitted in a detached *accessory building* or *structure*.
- (4) For properties that have 2 or more *interior side lot lines* intersecting with a *street line*, at least 1 *interior side lot line* intersecting with a *street line* shall meet the minimum *interior side yard setback B*. For properties with only one *interior side lot line* intersecting with a *street line*, *minimum interior side yard setback A* shall apply.

## **6.4 SGA-2 ZONE REGULATIONS**

### **6.4.1 Single Detached, Semi-Detached, and Street Townhouse Dwellings**

- a) For *single detached dwellings*, *semi-detached dwelling units*, and *street townhouse dwelling units*, refer to Section 6.3.1 for regulations.

### **6.4.2 Multiple Dwellings, Mixed Use Buildings, and Non-Residential Buildings up to 4 Storeys in Height**

- a) For *multiple dwellings* up to 4 *storeys* in height, *mixed use buildings* up to 4 *storeys* in height, and non-residential *buildings* up to 4 *storeys* in height, refer to Section 6.3.2 for regulations.
- b) Further to subsection a), these *buildings* may exceed the maximum *building height*, maximum number of *storeys*, and maximum non-residential *gross floor area* within Table 6-3.

### 6.4.3 **MULTIPLE DWELLINGS, MIXED USE BUILDINGS, AND NON-RESIDENTIAL BUILDINGS**

- a) Table 6-4 applies to:
- i. *Multiple dwellings 5 storeys and greater;*
  - ii. *Mixed use buildings 5 storeys and greater; and,*
  - iii. *Non-residential buildings 5 storeys and greater.*
- b) The regulations within Table 6-4 shall not apply to existing *buildings* or *structures*.

**Table 6-4: Multiple Dwellings, Mixed Use Buildings, and Non-Residential Buildings**

Regulation	SGA-2
<b>For Entire Building</b>	
Minimum <i>lot width</i>	30.0m(1)
Minimum <i>lot area</i>	1,500m <sup>2</sup>
Minimum <i>yard setback</i>	3.0m
Minimum <i>floor space ratio</i>	1.0
Maximum <i>building height</i>	8 storeys
Minimum <i>façade openings</i>	10%
Minimum <i>street line façade openings</i>	20%
Minimum landscape area	20%(2)
<b>For Storeys 7 and Above</b>	
Minimum <i>yard setback</i>	6.0m
Maximum <i>building length</i>	60.0m
Maximum <i>floor plate area</i>	2,000m <sup>2</sup>
<b>Transition to Low Rise Zones</b>	
Maximum <i>building height</i> within 15m of a <i>lot</i> with an SGA-1 zone or a <i>lot</i> with a <i>low-rise residential zone</i>	20.0m(3)
Minimum <i>yard setback</i> where the <i>lot</i> abuts a <i>lot</i> with an SGA-1 zone or a <i>low-rise residential zone</i>	7.5m
<b>For Lot Lines Abutting a Priority Street Identified on Appendix G</b>	

Refer to <a href="#">Section 6.6 for additional regulations.</a>
<b>Private Amenity Space Requirements</b>
Refer to <a href="#">Section 6.7 – Private Amenity Space.</a>

**Additional Regulations for Table 6-4**

- (1) Despite Section 3, for a *lot* with more than one *street line*, minimum *lot width* may be measured from the longest *lot line* abutting a *street*.
- (2) The requirement for a *lot* abutting a Priority Street segment identified on Appendix G shall be 0%.
- (3) Despite Section 4.19, this regulation shall apply (Transition to Low-Rise Zones).

**6.5 SGA-3 AND SGA-4 ZONE REGULATIONS**

**Street Townhouse Dwellings**

- a) For *street townhouse dwelling units*, refer to Section 6.3.1 for regulations.

**6.5.1 Multiple Dwellings, Mixed Use Buildings, and Non-Residential Buildings up to 4 Storeys in Height**

- a) For *multiple dwellings* up to 4 storeys in height, *mixed use buildings* up to 4 storeys in height, and non-residential *buildings* up to 4 storeys in height, refer to Section 6.3.2 for regulations.
- b) Further to subsection a), these *buildings* may exceed the maximum *building height*, maximum number of *storeys*, and maximum non-residential *gross floor area* within Table 6-3.

**6.5.2 Multiple Dwellings, Mixed Use Buildings, and Non-Residential Buildings**

- a) Table 6-5 applies to:
  - i. *Multiple dwellings* 5 storeys and greater;
  - ii. *Mixed use buildings* 5 storeys and greater; and,
  - iii. Non-residential *buildings* 5 storeys and greater.
- b) The regulations within Table 6-5 shall not apply to *existing buildings* or *structures*.

**Table 6-5: Multiple Dwellings, Mixed Use Buildings, and Non-Residential Buildings**

<b>Regulation</b>	<b>SGA-3 &amp; SGA-4</b>
<b>For Entire Building</b>	
Minimum <i>lot width</i>	30.0m(1)
Minimum <i>lot area</i>	1,500m <sup>2</sup>
Minimum <i>yard setback</i>	3.0m
Minimum <i>building base height</i>	3 storeys
Maximum <i>building base height</i>	6 storeys
Minimum <i>floor space ratio</i> (5)	2.0
Maximum <i>building height</i> in the SGA-3 zone	28 storeys
Minimum <i>street line ground floor building height</i>	4.5m
Minimum <i>façade openings</i>	10%
Minimum <i>street line façade openings</i>	20%
<b>For Storeys 7-12</b>	
Minimum <i>lot width</i>	30.0m
Minimum <i>lot area</i>	1,500m <sup>2</sup>
Minimum <i>front and exterior side yard setback</i>	6.0m
Maximum <i>building length</i>	60.0m(3)
Maximum <i>floor plate area</i>	2,000m <sup>2</sup> (4)
<i>Physical separation</i>	6.0m
<b>For Storeys 13-18</b>	
Minimum <i>lot width</i>	36.0m
Minimum <i>lot area</i>	1,800m <sup>2</sup>
Minimum <i>front and exterior side yard setback</i>	6.0m
Maximum <i>building length</i>	54.0m
Maximum <i>floor plate area</i>	1,200m <sup>2</sup>
<i>Physical separation</i>	9.0m
<b>For Storeys 19-36</b>	

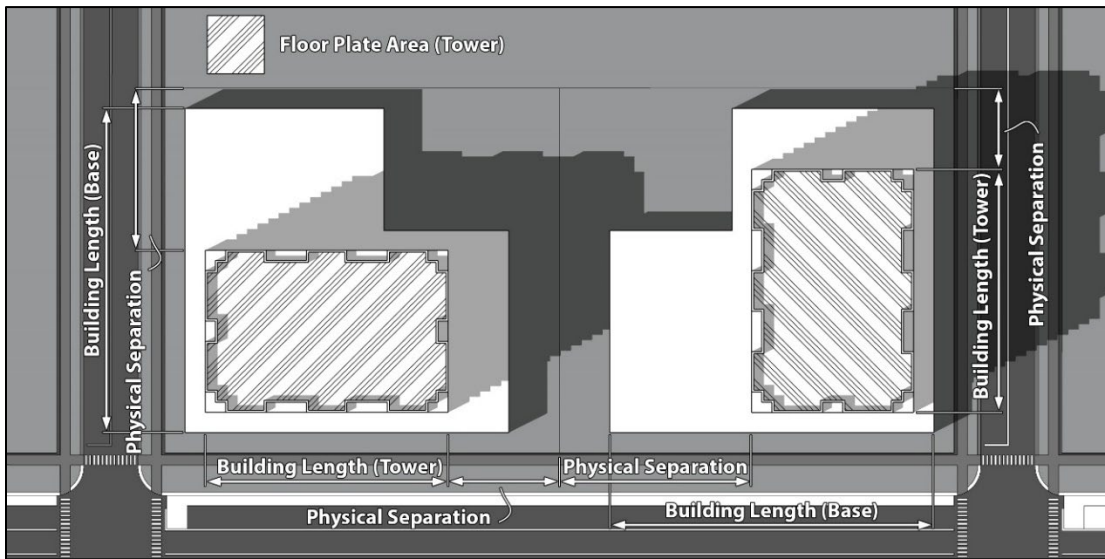
Minimum <i>lot width</i>	42.0m
Minimum <i>lot area</i>	2,000m <sup>2</sup> ,
Minimum <i>front and exterior side yard setback</i>	6.0m
Maximum <i>building length</i>	48.0m
Maximum <i>floor plate area</i>	1,000m <sup>2</sup>
<i>Physical separation</i>	12.0m
<b>For Storeys 37 and Above</b>	
Minimum <i>lot width</i>	48.0m
Minimum <i>lot area</i>	2,400m <sup>2</sup>
Minimum <i>front and exterior side yard setback</i>	6.0m
Maximum <i>building length</i>	42.0m
Maximum floor plate area	900m <sup>2</sup>
<i>Physical separation</i>	15.0m
<b>Transition to Low Rise Zones</b>	
Maximum <i>building height</i> within 15m of a <i>lot</i> with an SGA-1 zone or a <i>lot</i> with a <i>low-rise residential zone</i>	20.0m(2)
Maximum <i>building height</i> within 30m of a <i>lot</i> with an SGA-1 zone or a <i>lot</i> with a <i>low-rise residential zone</i>	30.0m(2)
Minimum <i>yard setback</i> where the <i>lot</i> abuts a <i>lot</i> with an SGA-1 zone or a <i>low-rise residential zone</i>	7.5m
<b>For Lot Lines Abutting a Priority Street Identified on Appendix G</b>	
Refer to <a href="#">Section 6.6 – Priority Streets</a> .	
<b>Private Amenity Space Requirements</b>	
Refer to <a href="#">Section 6.7 – Private Amenity Space</a> .	

#### **Additional Regulations for Table 6-5**

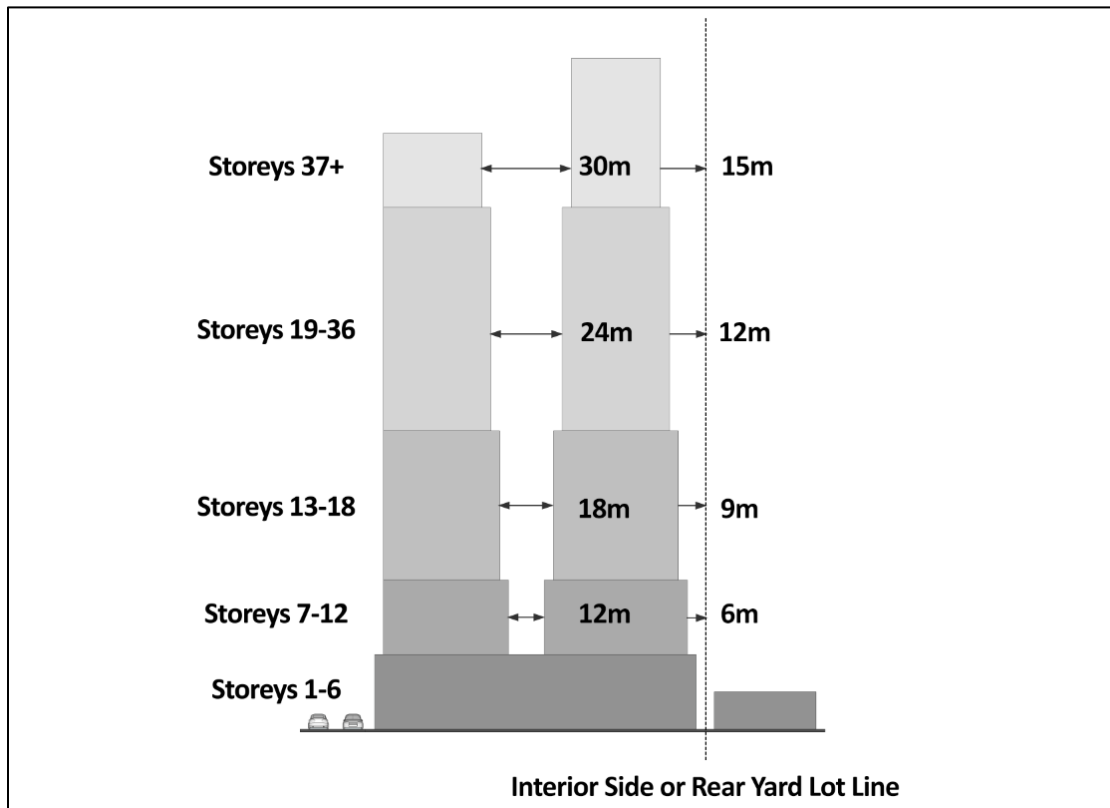
- (1) For a *lot* with more than one *street line*, minimum *lot width* may be measured from the longest *lot line* abutting a *street*.
- (2) Despite *Section 4.19*, this regulation shall apply (Transition to Low-Rise Zones).
- (3) Where a *building* does not exceed 12 storeys in height, the maximum *building length* shall be 70m.

- (4) Where a *building* does not exceed 12 storeys in height, the maximum *floor plate area* shall be 2,800m<sup>2</sup>.
- (5) Where the *lot area* is 2.0 hectares or greater, this regulation shall not apply within the Fairway and Sportsworld Protected Major Transit Station Areas as shown in Appendix F of this By-law. (Amended: By-law 2025-049, S.3 – May 5, 2025)

**Illustration 6-1: Physical Separation, Building Length, and Floor Plate Area**



*This diagram demonstrates in plan how the built form regulations are generally applied. For illustrative purposes only.*

**Illustration 6-2: Physical Separation**

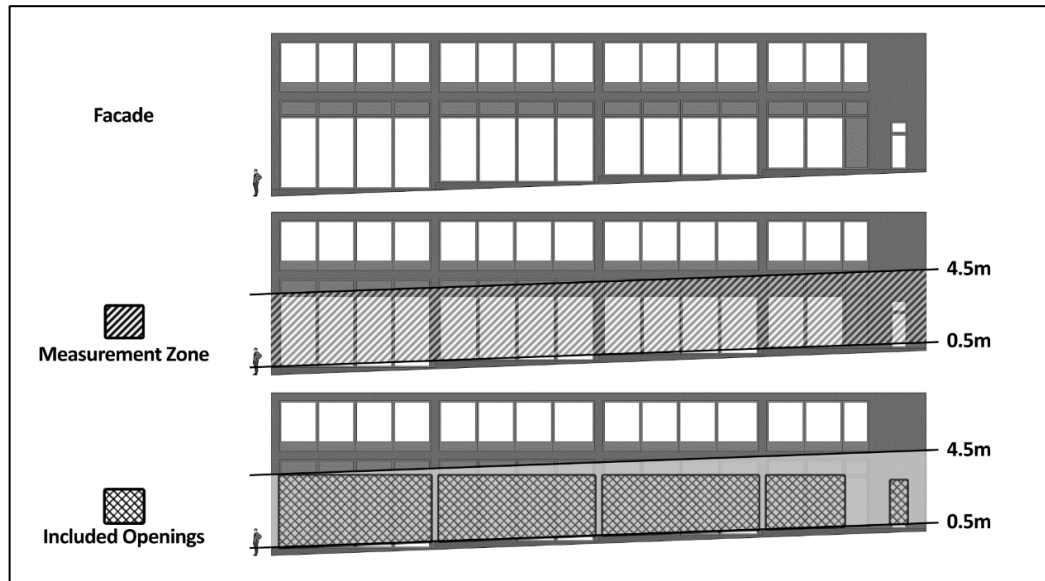
*This diagram demonstrates in elevation how the physical separation regulation is generally applied. For illustrative purposes only.*

## 6.6 **PRIORITY STREETS**

- a) For *lot lines* abutting *street line* segments identified on Appendix G – Priority Streets, the following shall apply:
  - i. A Community Use or Commercial Use listed in Table 6-1 shall occupy a minimum of 50% of the *street line ground floor*, excluding *office* and *commercial parking facility*;
  - ii. Above *grade* structured parking facilities shall not be permitted along the *street line ground floor* or *street line* second floor, except for access; (Amended: By-law 2026-024, S.36 – March 2, 2026)
  - iii. Above *grade* structured parking facilities shall not occupy more than 50% of the area of the *street line façade* within the *base* of a *building*; (Amended: By-law 2026-024, S.37 – March 2, 2026)
  - iv. Surface parking facilities shall not be permitted within 6 metres of the *street line* except for access and *parking spaces* located on a *driveway*; (Amended: By-law 2026-024, S.38 & 39 – March 2, 2026)

- v. On lots zoned SGA-2, the minimum *street line ground floor building height* shall be 4.5 metres. The requirement for lots zoned SGA-3 and SGA-4 shall be in accordance with Table 6-5;
- vi. The minimum *street line ground floor façade openings* shall be 40%, measured between 0.5m and 4.5m above exterior finished *grade* along the entire width of the *street line façade*;

**Illustration 6-3: Street Line Façade Openings Measurement**



*This diagram demonstrates in elevation how façade openings are measured. For illustrative purposes only.*

- vii. For storeys 1-6, the minimum *interior side yard setback* shall be 0m; and,
- viii. For storeys 2-6, the minimum *front and exterior side yard* shall be 0m;

**6.7 PRIVATE AMENITY SPACE**

- a) *Amenity space* shall be required as follows:
  - i. In an SGA-2 zone, 4m<sup>2</sup> of *amenity space* is required per *dwelling unit*; and,
  - ii. In an SGA-3 and SGA-4 zone, 8m<sup>2</sup> of *amenity space* is required per *dwelling unit*.
- b) Further to subsection a), private amenity, where provided, may count towards *amenity space* requirements where they achieve:
  - i. A minimum depth of 1.2m; and,

- ii. A minimum area of 4m<sup>2</sup> each, excluding area occupied by mechanical equipment such as air conditioning units.
- c) Further to subsection a) ii., where private amenity space totals less than 3m<sup>2</sup> per unit, 5m<sup>2</sup> of common amenity space is required per *dwelling unit*.

#### **6.8 OUTDOOR STORAGE**

- a) No *outdoor storage* shall be permitted. This shall not however prevent the display of goods for *retail* purposes.