

JACOB DETWEILLER DR

SITE STATISTICS

Zoning By-law 85-1: R-6 (685R, 687R, 689R) &
Zoning By-law 2019-051: RES-5 (306), (308), (310)

Lot Area- 4,572m²

Building Coverage- 1,297m² (28.4%)

Landscaped Area- 2,006m² (43.9%)

Asphalt / Hard Surface Area- 1,269m² (27.7%)

Parking (based on By-Law 2019-051):

Required- 16-23 spaces (1.0-1.4 spaces/unit)

Provided- 21 spaces

Parking Space Minimum Dimensions- 2.6m x 5.5m

Visitor Parking:

Required - 3 spaces (0.15 spaces/unit)

Provided - 4 spaces

Barrier Free

Required - 1 space (4% of total required)

Provided - 1 space (Type A)

Electric Vehicle:

Required - 4-5 spaces (20% of total required)

Provided - 16 spaces (garage spaces)

Bicycle Parking:

Required - 0 spaces (Class A); 2 spaces (Class B)

Provided - 6 spaces (Class B)

MULTIPLE RESIDENTIAL

Number of Units - 16

Floor Space Ratio - 0.75

Building Height - 10.0m

Setbacks:

	Required (min.)	Provided
Lot Width	15.0m	46.1m
Front Yard	3.0m	3.1m
Ext. Side Yard	3.0m	3.5m (Stauffer Woods/New Dundee)
Ext. Side Yard	2.0m	3.5m (All Other Streets)
Rear Yard	7.0m	8.2m

NOTES:

- ALL ASPHALT AREAS TO BE DEFINED WITH 0.2m HIGH POURED CONCRETE CURBING
- PEDESTRIAN CROSSINGS WILL USE ALTERNATE MATERIAL TO ASPHALT
- GARBAGE COLLECTION TO BE PROVIDED BY THE REGION OF WATERLOO (SUBJECT TO APPROVAL)
- SNOW REMOVAL SHALL BE STORED ON-SITE. SURPLUS SNOW SHALL BE REMOVED OFF-SITE AT OWNER'S EXPENSE BY PRIVATE SNOW REMOVAL SERVICE.
- THE LOCATION AND DESIGN OF THE SHADE STRUCTURE IS CONCEPTUAL. THE LOCATION AND DETAILED DESIGN ARE TO BE DETERMINED THROUGH LANDSCAPE DESIGN, AND SUBJECT TO CHANGE..

STAUFFER WOODS TRAIL

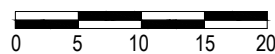
SHADED CREEK DR

NEW DUNDEE ROAD

SITE PLAN

ACTIVA HOLDINGS INC

57 JACOB DETWEILLER DRIVE



SCALE 1: 600

DATE: FEBRUARY 2, 2023

REVISED:

SITE PLAN APPLICATION No. SP22/118/J/ES

BLOCK 95, DRAFT PLAN OF SUBDIVISION 30T-08203

City of Kitchener

DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:
SP.DWG