

660 BELMONT AVE WEST

660 BELMONT AVE WEST, KITCHENER, ON. N2M 1N6

RESIDENTIAL DEVELOPMENT

ISSUED ON 2021.10.18

ZBA/OPA SUBMISSION

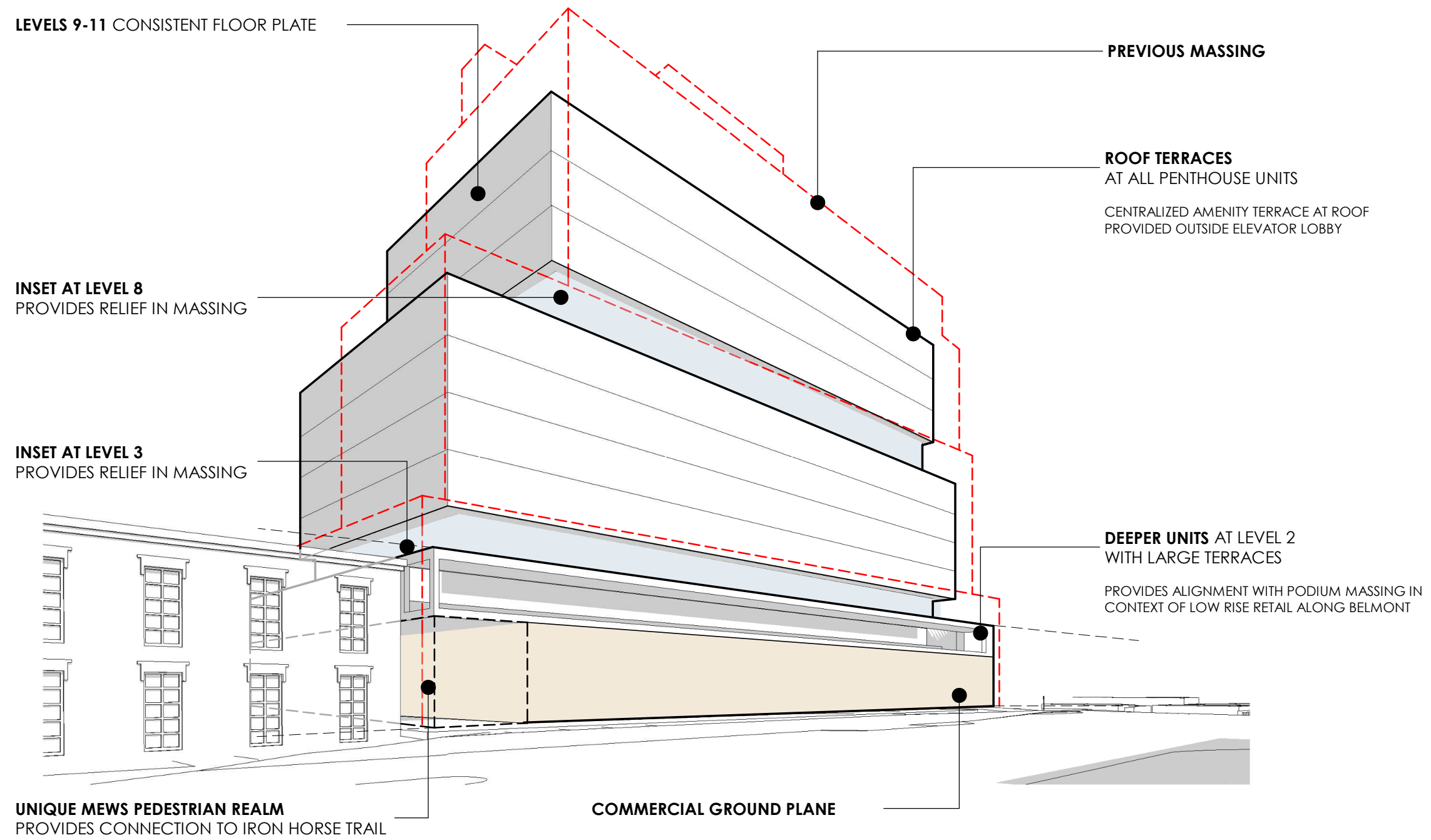
- 1.1 MASSING CONCEPT
- 1.2 AERIAL PLAN
- 1.3 SITE PLAN
- 1.4 SITE STATISTICS
- 1.5 TRUCK MOVEMENT PLAN

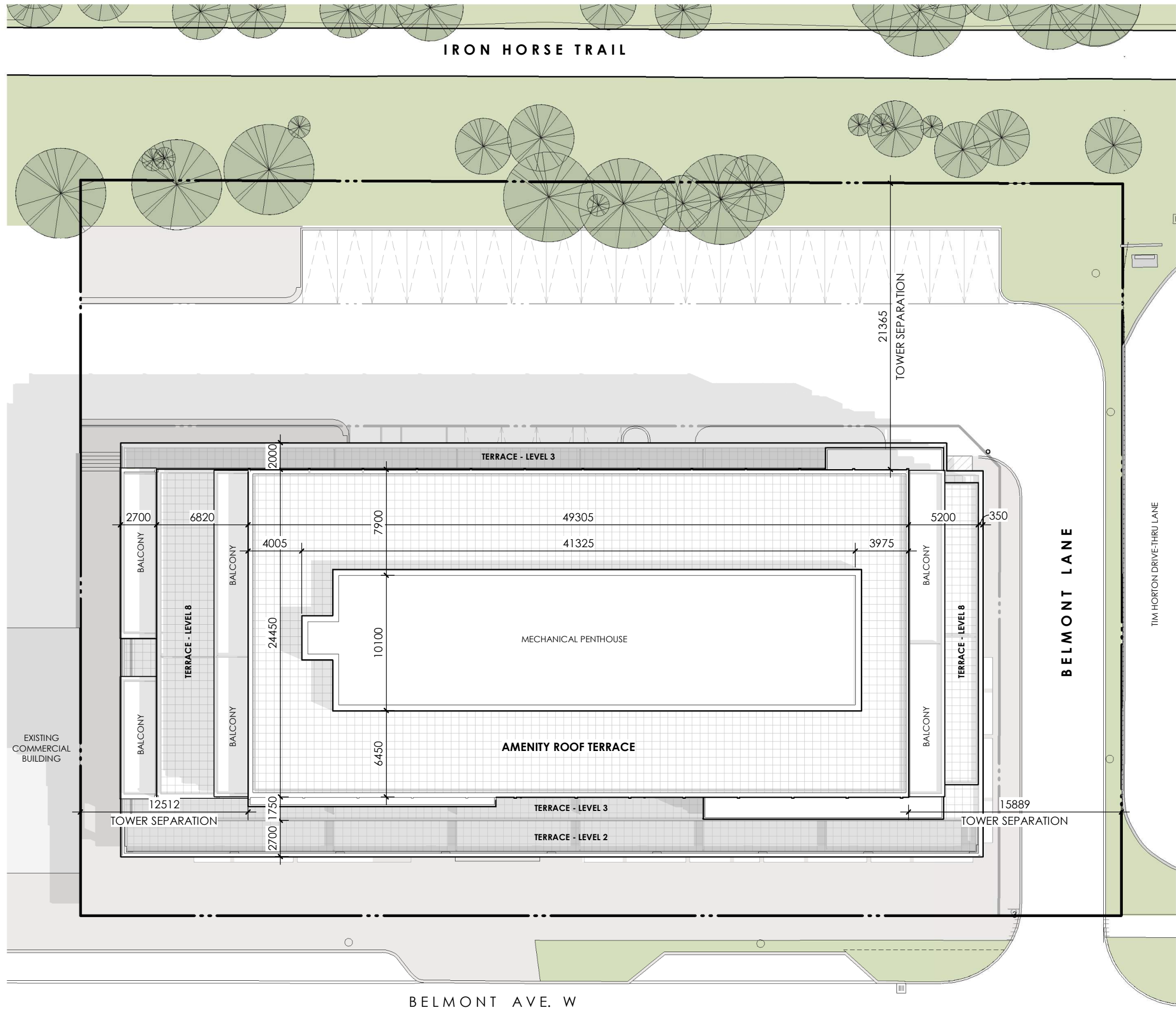
2.1-2.3 FLOOR PLANS

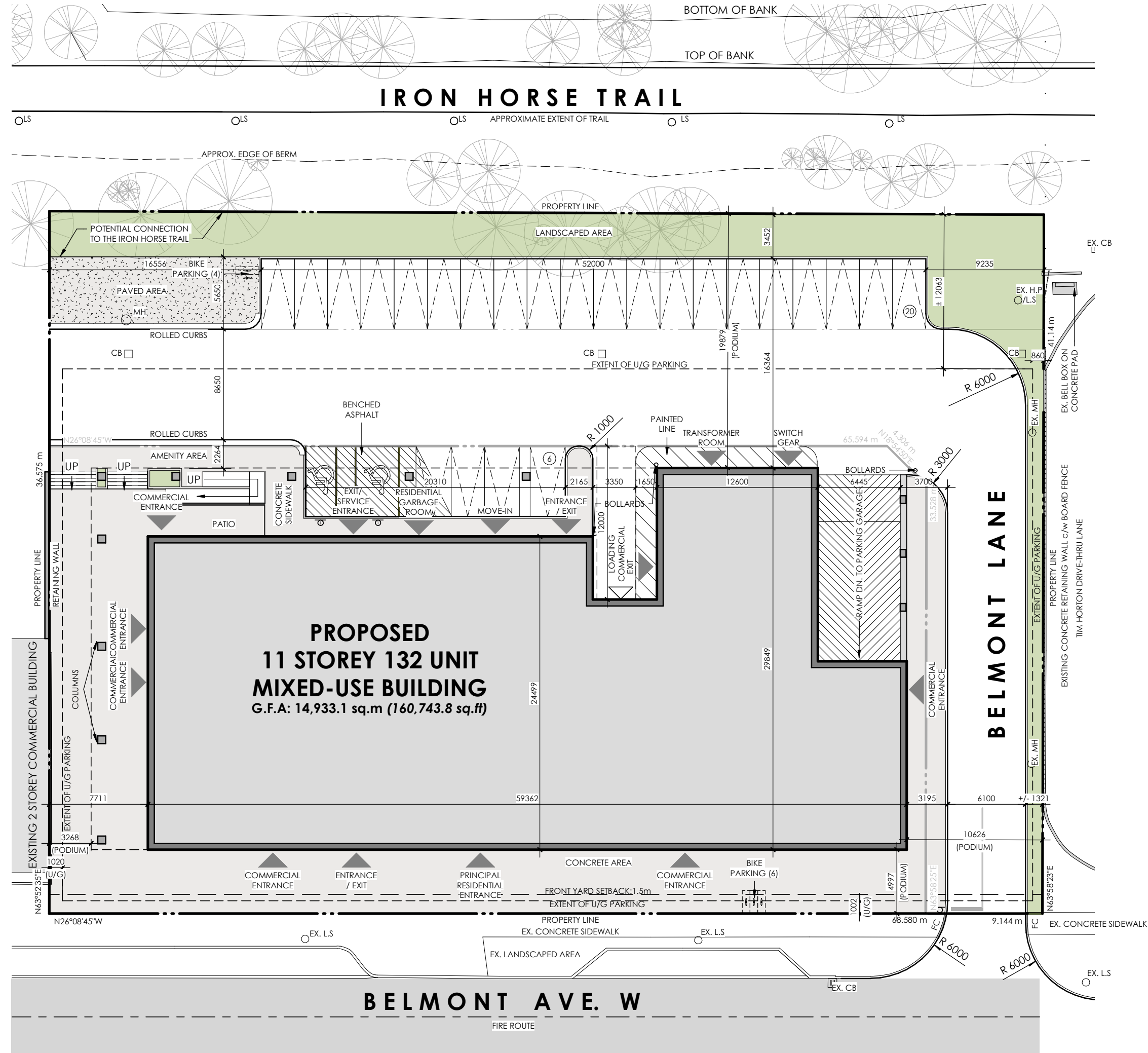
3.1-3.4 ELEVATIONS

4.1 ANGULAR PLANE DIAGRAM

5.1-5.4 PERSPECTIVE VIEWS







SITE DATA - 660 Belmont Ave. W, Kitchener				Zone: Mixed Use (MIX-2, 49,128, 142)			
DENSITY		Minimum		Maximum		Provided	
Units / hectare						310	
Total Floor Space Ratio (FSR)		2.0		4.0		3.5	
AREAS		Metric		Imperial		%	
Net Site Area		0.4 ha		1.1 acre		-	
		4,260.0 sq m		45,856.2 sq ft		100%	
660 Belmont		3,210.8 sq m		34,561.7 sq ft		0%	
Belmont Lane		1,049.3 sq m		11,294.6 sq ft		0%	
Building Footprint at grade		1,411.4 sq m		15,192.7 sq ft		33%	
Asphalt Area		1,451.6 sq m		15,625.4 sq ft		34%	
Concrete Area		164.1 sq m		1,766.5 sq ft		4%	
Concrete Sidewalk		892.7 sq m		1,766.5 sq ft		21%	
Total Impervious Area		3,919.8 sq m		34,351.0 sq ft		92%	
Landscaped/Sodded Area		340.2 sq m		3,662.0 sq ft		8%	
Total Permeable Area		340.2 sq m		3,662.0 sq ft		8%	
SETBACKS		U/G Parking		Podium(L1-L7)		Tower (L8 & Up)	
		Required	Provided	Required	Provided	TBG	Provided
Front Yard Setback (West) (Belmont Ave. W)		-	1.0 m	1.50 m	4.9 m	-	8.7 m
Rear Yard Setback (East) (Iron Horse Trail)		-	12.0 m	-	19.8 m	10.66	21.3 m
Internal Side Yard (North)		-	1.0 m	-	3.2 m	10.66	12.5 m
Internal Side Yard (South)		-	0.8 m	-	10.6 m	10.66	15.8 m
FRONTAGE		Min Required		Provided			
Lot Frontage		15.0 m		77.7 m			
LANDSCAPING		Min Required		Provided			
Landscaped Area (15% of Site Area)		639.0 sq m		1,232.94 sq m		29%	
Landscaped Buffer		3.0 m		< 3.0 m		0	
BUILT FORM		Min Required		Provided			
Street Line Façade Width (50% of Abutting Street Width)		38.9 sq m		59.3 sq m		76%	
Street Line Façade Openings (50% of Ground Floor Façade)		160.5 sq m		162.0 sq m		50%	
Min. Stepback		3.0 m		2.7 m			

TALL BUILDING GUIDELINES			
Tower Design per Tall Building Guidelines:			
A: Building Height	43.10 m	Calculation Used:	
B: Tower Length	49.46 m	A = Building Height incl. Mech Penthouse	
C: Tower Width	24.45 m	B = Tower's Longest Façade	
D: Tower Floor Area	1185.5 sq m	C = Tower Façade Width	
E: Tower Size Area	Large	D = Gross Floor Area of Typical Tower Floor Plate	
F: Tower Proportion	2.0	E = D < 850 sm = Compact, D > 850 sm = Large	
G: Tower Size Proportion	Slab	F = B/C	
H: Physical Separation	10.66 m	G = F < 1.6 = Point, F > 1.6 = Slab	
		H = (A x B) / 200	

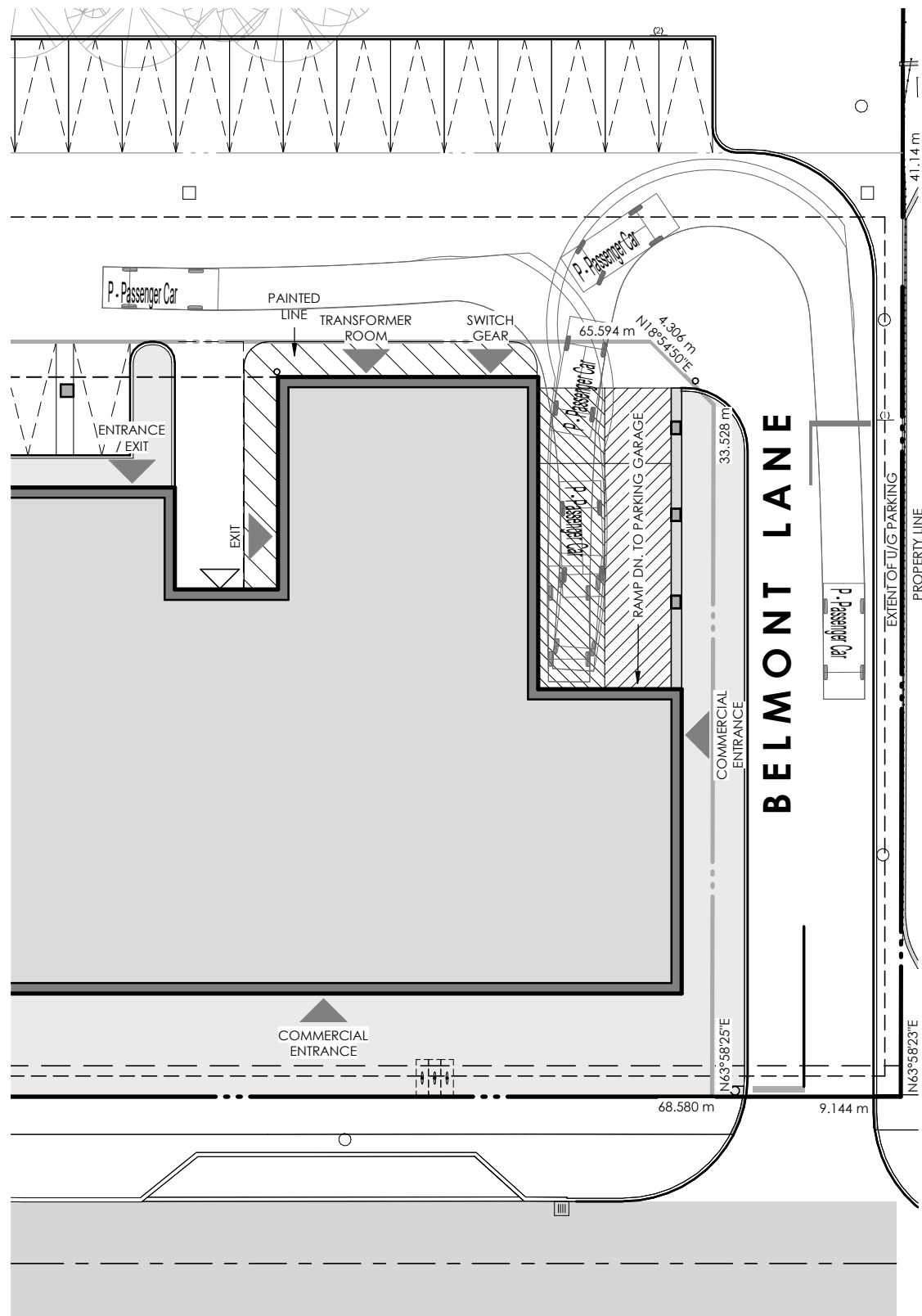
Parking Data						Spaces
VEHICLES						
REQUIRED						Min. Max.
Multi Unit Parking: (Min.:1space / 35sq.m.; max.: 1space/24 sq.m.)						26 38
Multiple Residential Building: (Min.: 0.9space / unit; Max.: 1.3Space/unit)						119 172
Total Parking Required						145 210
Barrier Free Parking Required (1+3% applies for 101-1000 spaces req'd)						5 6
Type A Required						3 3
Type B Required						3 3
Electric Vehicle Parking Rough-ins - Multiple Dwellings (20% of Required Parking)						23 34
Electric Vehicle Parking Rough-ins - Non-Residential (15% of Required Parking)						3 7
Electric Vehicle Parking - Non-Residential (5% of Required Parking)						1 1
PROVIDED		Compact	Type A	Type B	Standard	Total:
Surface Parking (Commercial, Visitor & Residential)*		-	1	1	24	26
P2 (Underground) (Residential Only)		4	1	1	66	72
P1 (Underground) (Residential Only)		4	1	1	66	72
Total Parking Provided		8	3	3	156	170

* The surface level parking spaces is to be shared between commercial customers, visitors and residents.			
BICYCLES			
REQUIRED		Class A	Class B Total
Multi Unit Parking: (Class A: 1space / 1,000 sq.m.; Class B: 1Spaces/333sq.m.)		1	3 4
Multiple Residential Building (Class A: 0.5 space / DU; Class B: 6 Spaces)		66	6 72
Total		67	9 76
PROVIDED		Class A	Class B Total
P2 (Underground)		0	0 0
P1 (Underground)		73	0 73
External Bicycle Parking		0	10 10
Bike Parking Total		73	10 83

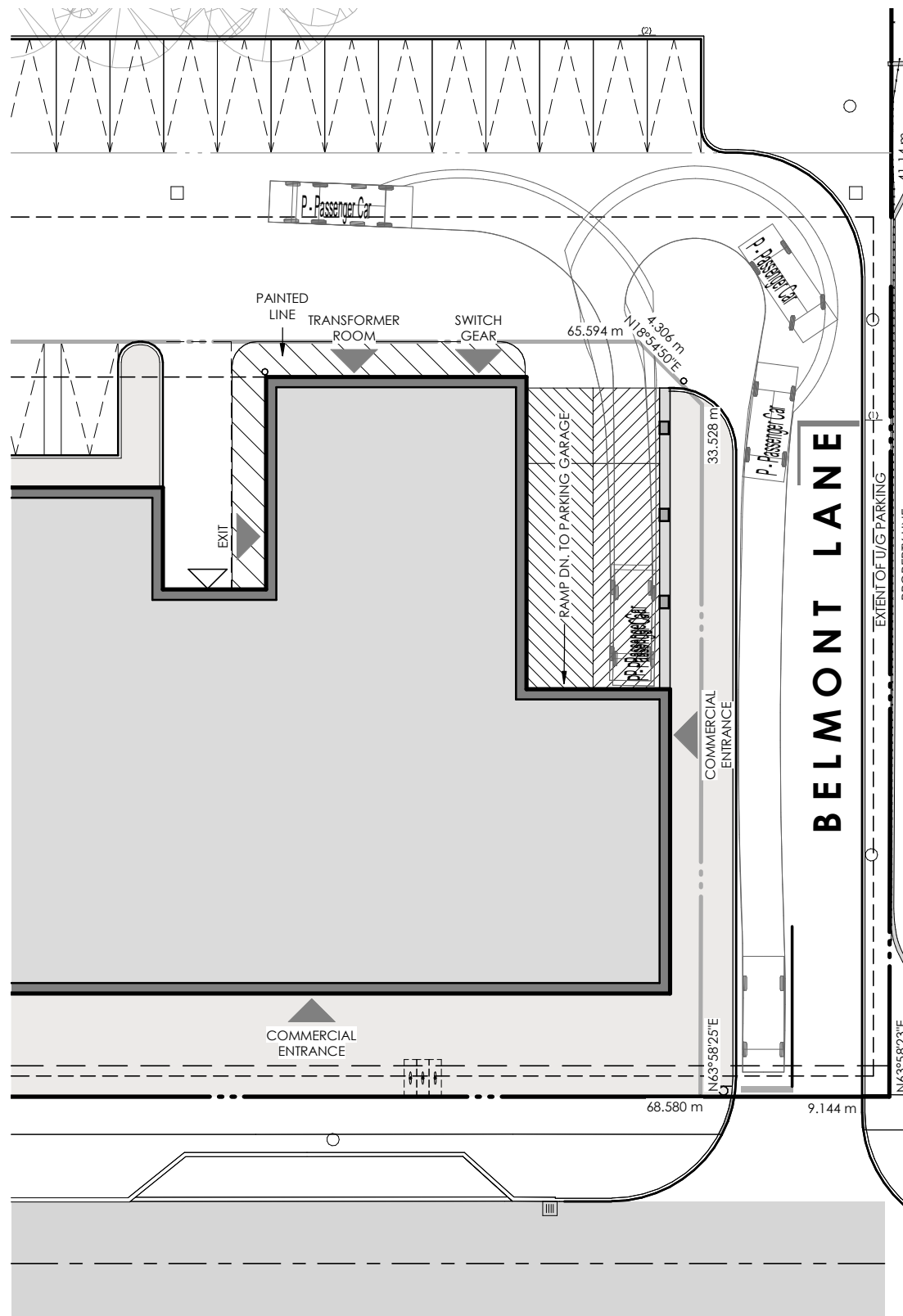
BUILDING DATA					
BUILDING AREAS					
Below Grade		Total Area (sq.m.)	# of Floors	Metric	Imperial
P2 (Underground)		3157.4	1	3,157.4 sq m	33,987.1 sq ft
P1 (Underground)		3157.4	1	3,157.4 sq m	33,987.1 sq ft
Gross Floor Area (Below Grade)				6,314.8 sq m	67,974.2 sq ft
Above Grade		Total Area (sq.m.)	# of Floors	Metric	Imperial
Level 1 (Ground Floor)		1411.4	1	1,411.4 sq m	15,192.7 sq ft
Level 2 (Lower Podium / Base)		1645.2	1	1,645.2 sq m	17,709.4 sq ft
Level 3 (Upper Podium)		1275.1	1	1,275.1 sq m	13,725.5 sq ft
Levels 4,6 (Upper Podium)		1378.4	2	2,756.8 sq m	29,674.9 sq ft
Levels 5,7 (Upper Podium)		1389.2	2	2,778.4 sq m	29,907.4 sq ft
Level 8 (Tower)		1062.5	1	1,062.5 sq m	11,437.0 sq ft
Levels 9-10 (Tower)		1169.8	2	2,339.6 sq m	25,184.1 sq ft
Level 11 (Penthouse)		1185.5	1	1,185.5 sq m	12,761.0 sq ft
Mechanical Penthouse		478.6		478.6 sq m	5,151.8 sq ft
Gross Floor Area (Above Grade)			11	14,933.1 sq m	160,743.8 sq ft
Total Gross Floor Area (Above + Below Grade)				21,247.9 sq m	228,718.0 sq ft
BUILDING HEIGHT (Min.:11.0m; Max.:25m, 8 Storeys)		Metric		Imperial	
		Height (m)	# of Floors		
Level 1 (Ground Floor)		5.40	1	5.40 m	17.7 ft
Level 2 (Lower Podium / Base)		3.45	1	3.45 m	11.3 ft
Levels 3-6 (Upper Podium)		3.20	4	12.80 m	42.0 ft
Level 7 (Upper Podium)		3.45	1	3.45 m	11.3 ft
Level 8 (Upper Podium)		3.45	1	3.45 m	11.3 ft
Level 9-10 (Tower)		3.45	2	6.90 m	22.6 ft
Level 11 (Tower)		3.65	1	3.65 m	12.0 ft
Total Building Height			11	39.1 m	128.3 ft
Mechanical Penthouse (Not Included in Building Height)				4.0 m	13.1 ft
Parapet (Not Included in Building Height)				0.6 m	2.0 ft

COMMERCIAL						
Gross Floor Areas (Max. 7,500 sq.m)				Metric	Imperial	
Ground Floor Commercial (Unit A)				134.9 sq m	1,452.1 sq ft	
Ground Floor Commercial (Unit B)				118.8 sq m	1,278.8 sq ft	
Ground Floor Commercial (Unit C)				101.6 sq m	1,093.6 sq ft	
Ground Floor Commercial (Large)				555.4 sq m	5,978.5 sq ft	
Total Commercial Gross Floor Area				910.7 sq m	9,803.0 sq ft	
RESIDENTIAL						
UNITS		# of Floors	Studio	1 Bed	2 Bed	Units/Flr Beds/Flr
Level 1 (Ground Floor)		1	-	-	-	- -
Level 2 (Lower Podium)		1	-	10	4	14 18
Level 3 (Upper Podium)		1	-	10	4	14 18
Levels 4-7 (Upper Podium)		4	-	10	4	14 18
Level 8 (Upper Podium)		1	-	8	4	12 16
Level 9-10 (Penthouse)		2	-	8	4	12 16
Level 11 (Penthouse)		1	-	8	4	12 16
Total		11	-	92	40	132 172

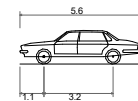




INBOUND CAR MOVEMENT



OUTBOUND CAR MOVEMENT



P - Passenger Car
 Overall Length 5.600m
 Overall Width 1.200m
 Overall Body Height 1.555m
 Min Body Ground Clearance 0.340m
 Track Width 2.000m
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 6.300m

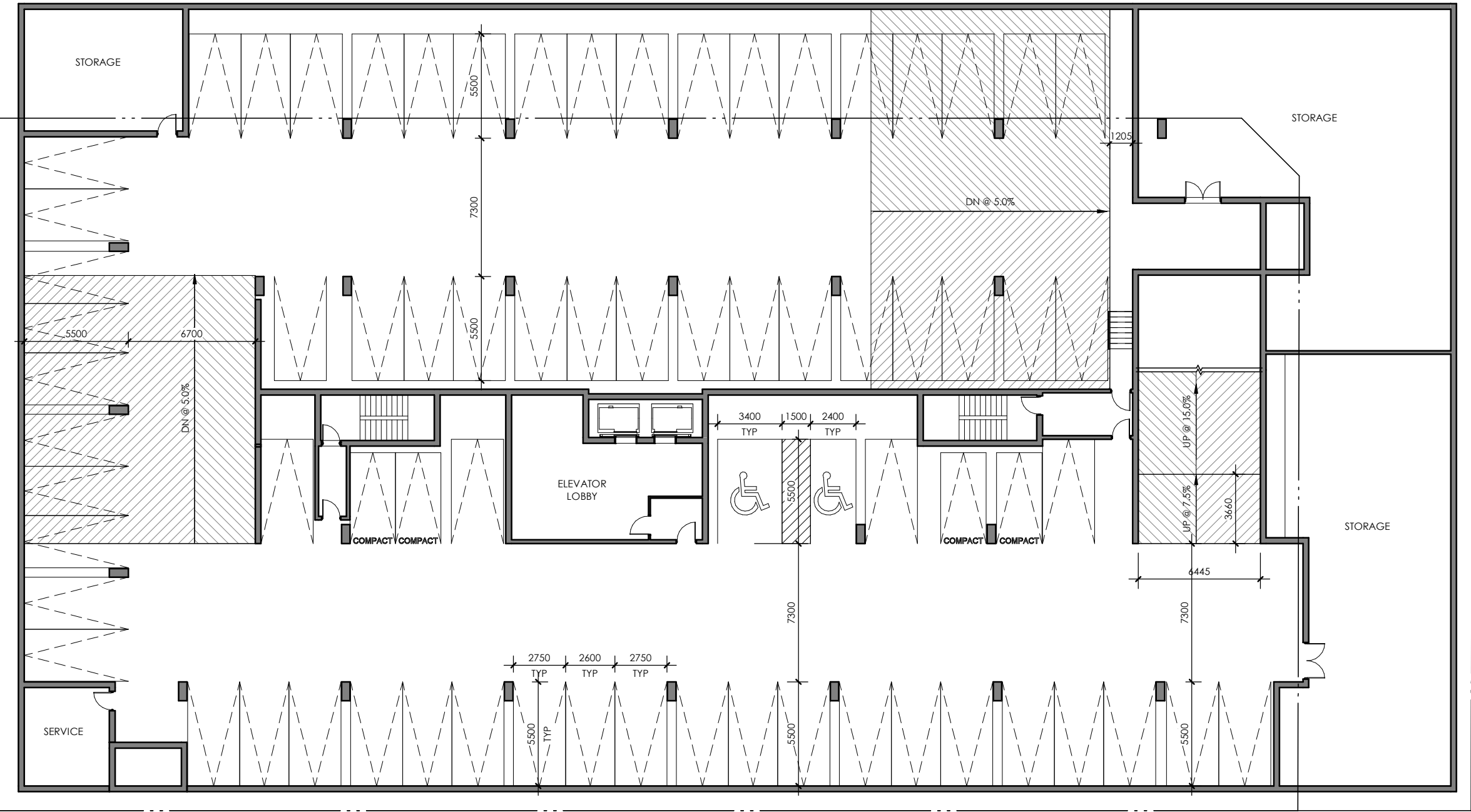


STOP SIGN RA- 1 (60x60) cm
 SUPPORT: STEEL



MIRROR



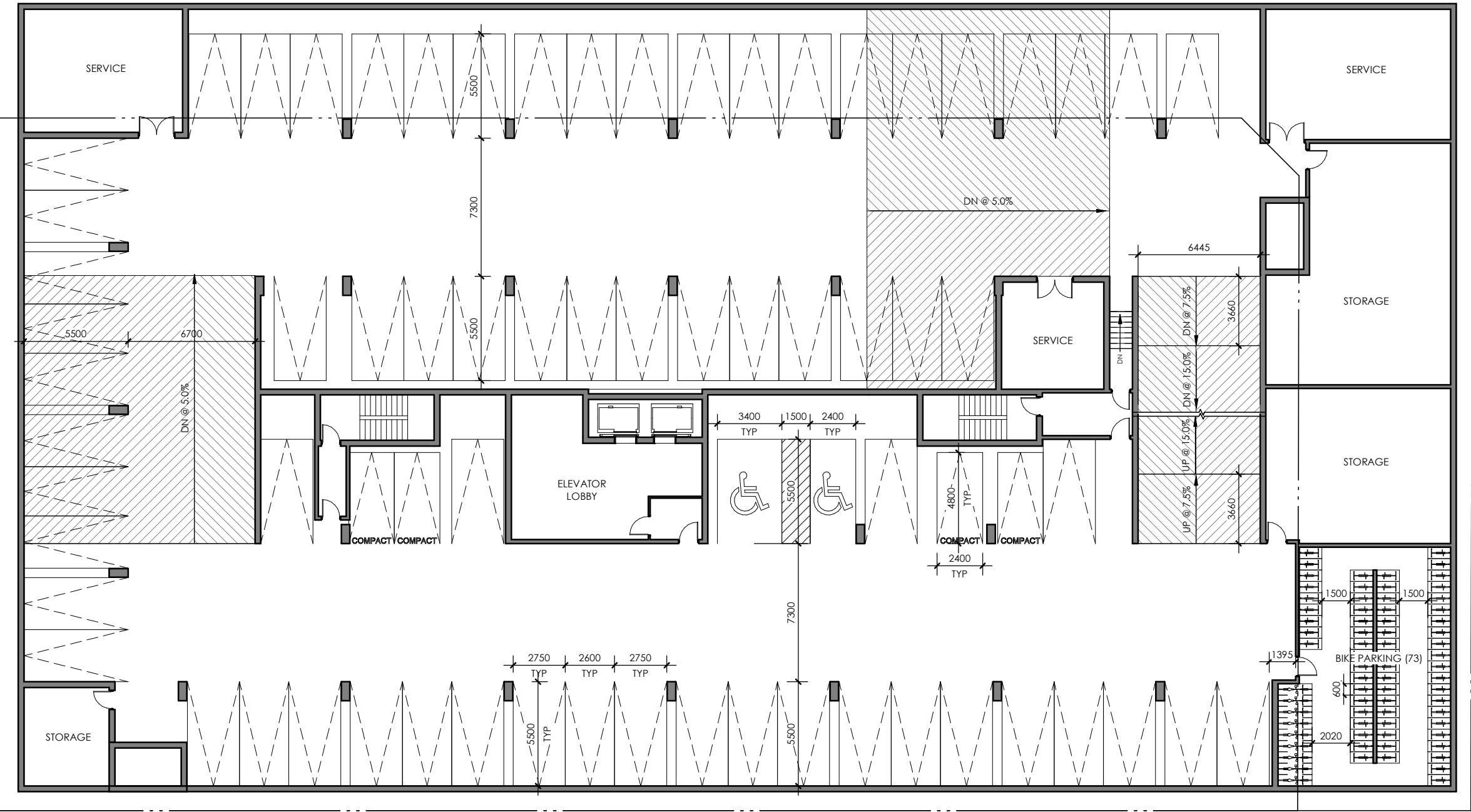


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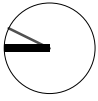
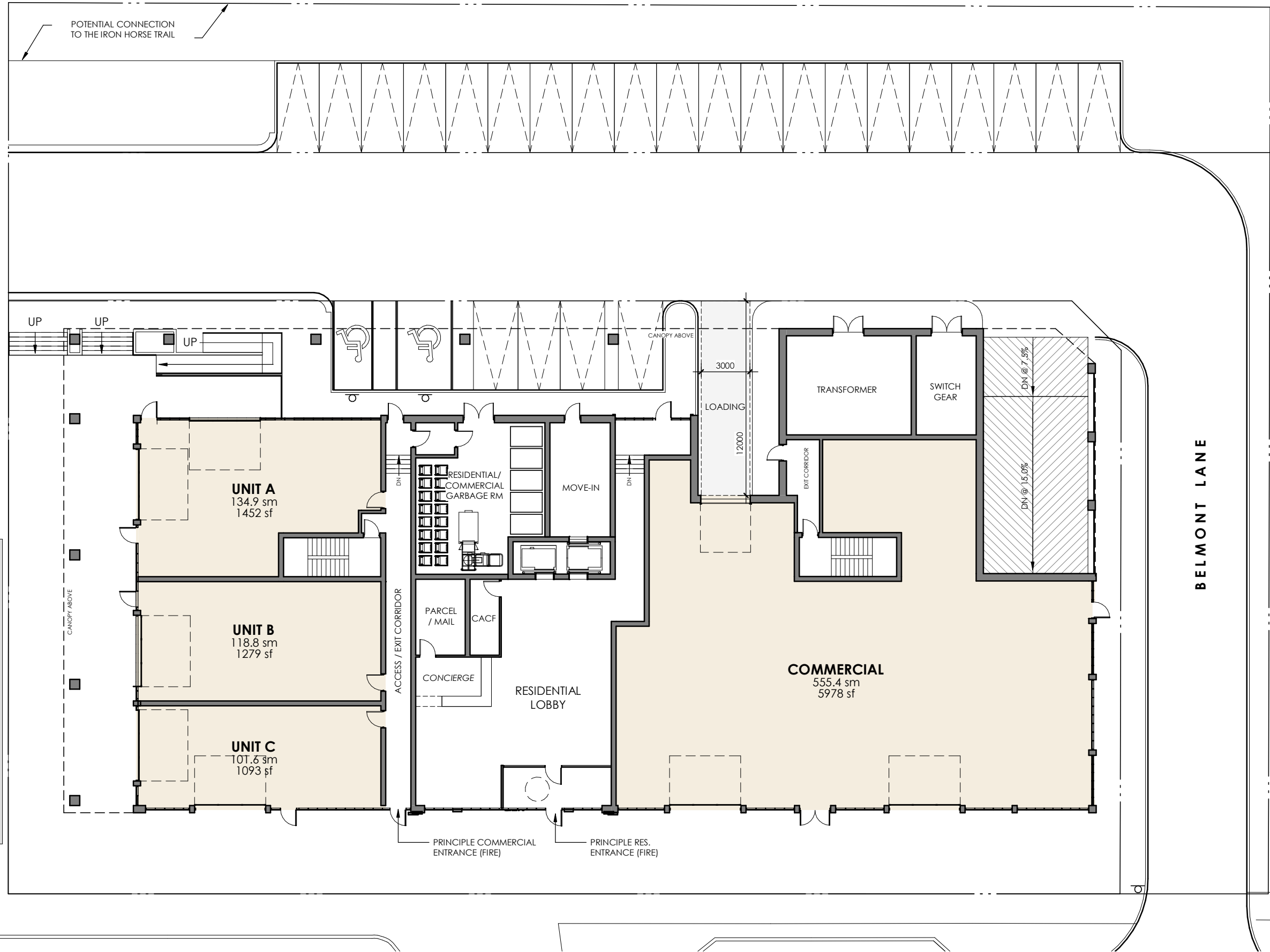
FLOOR PLANS
PARKING LEVEL 2
1:250
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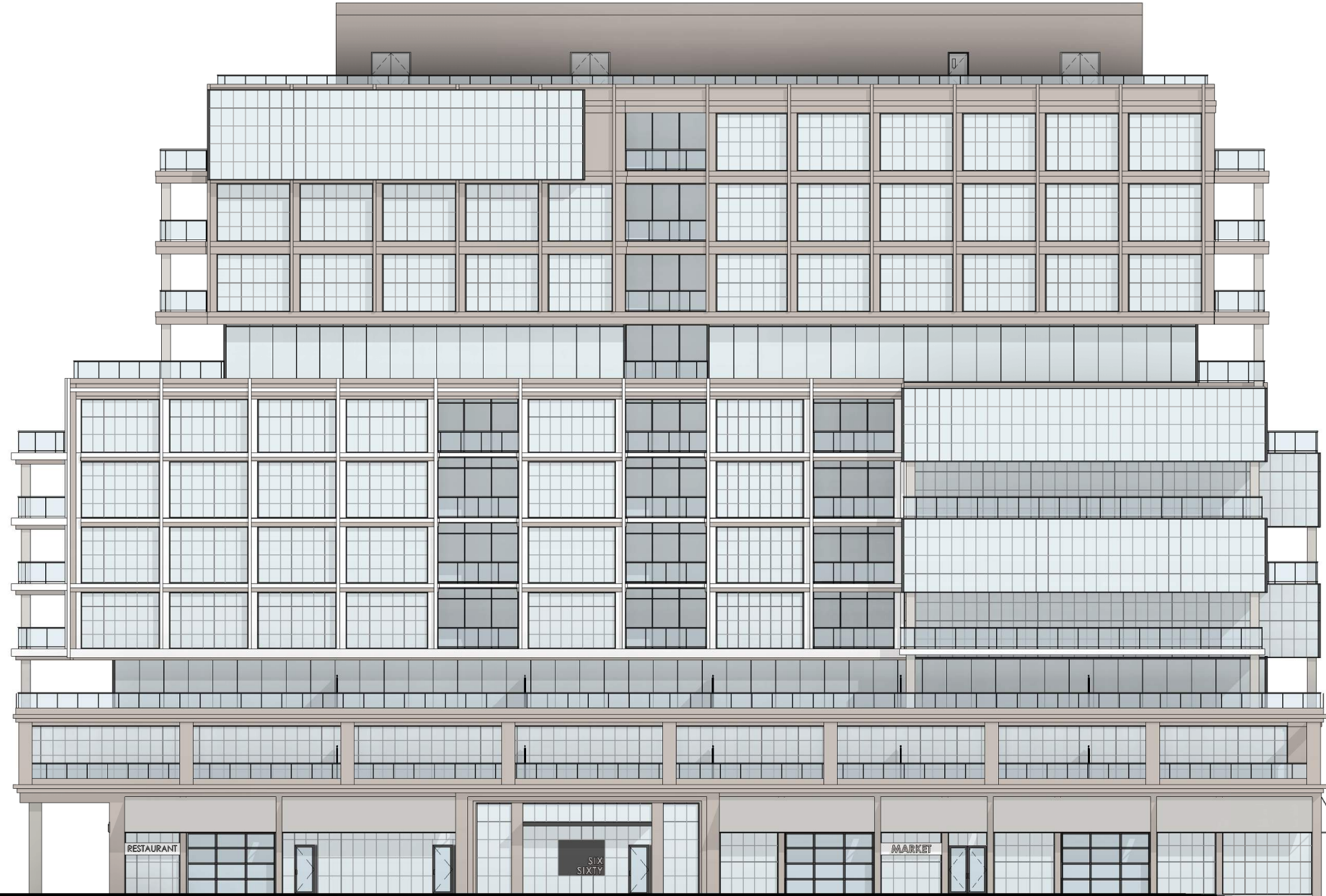
ZBA 2.1



EXISTING BUILDING



PROPERTY LINE



EXTENT OF PARKING

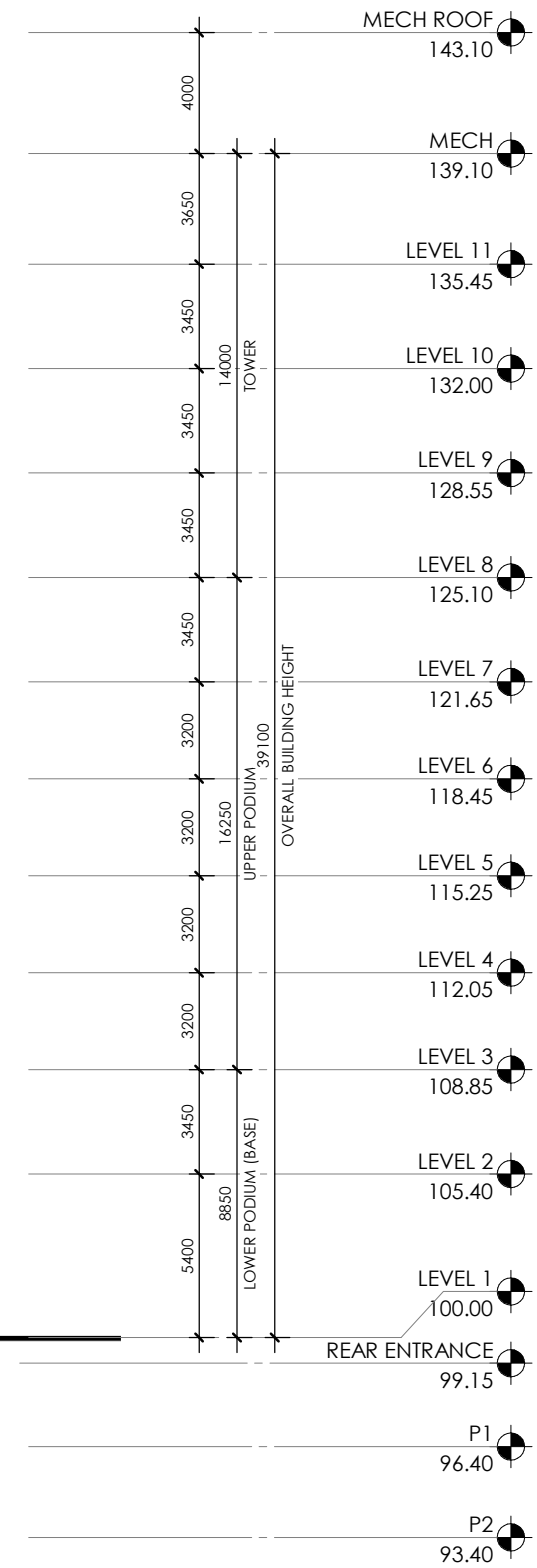
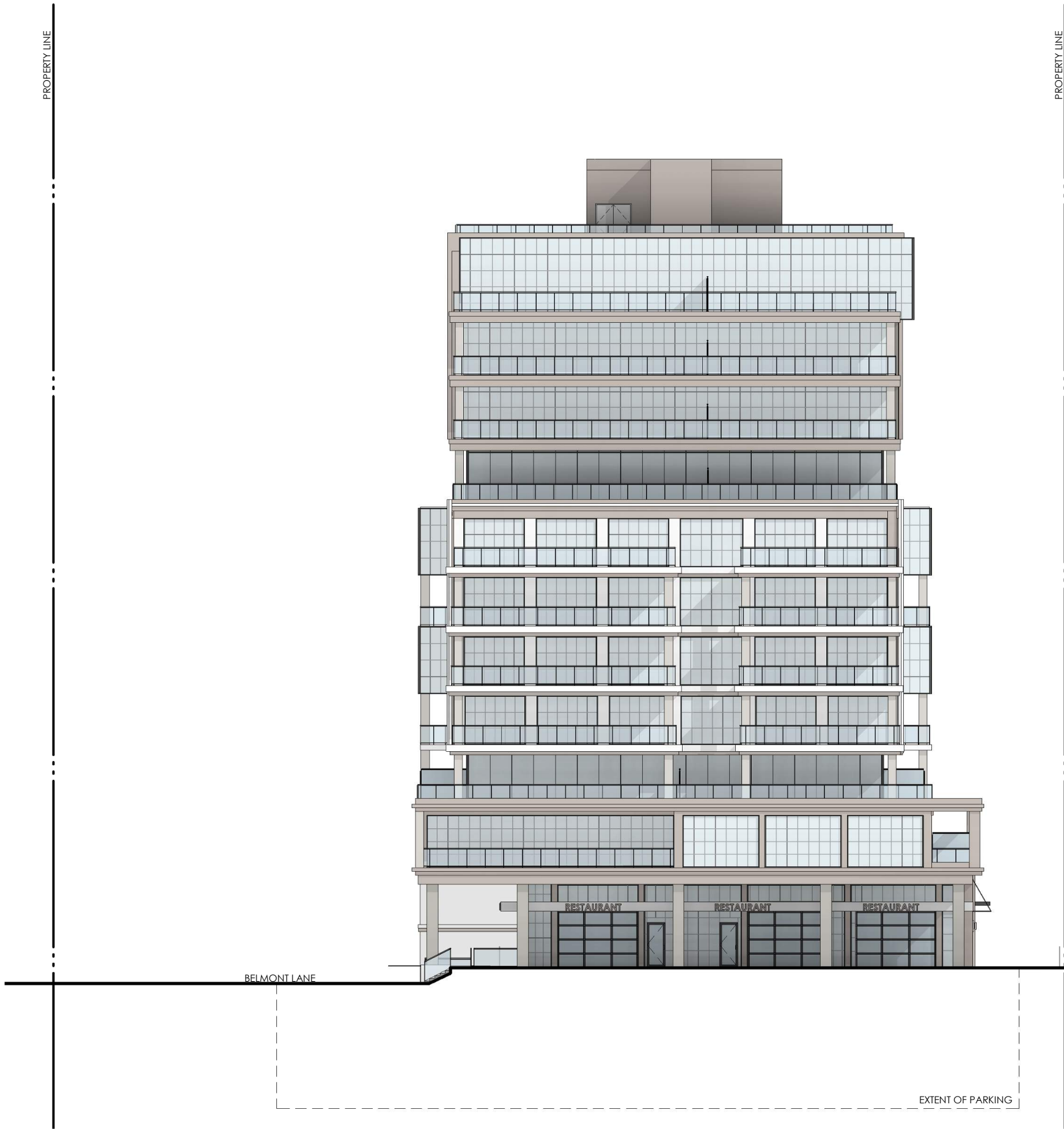
PROPERTY LINE

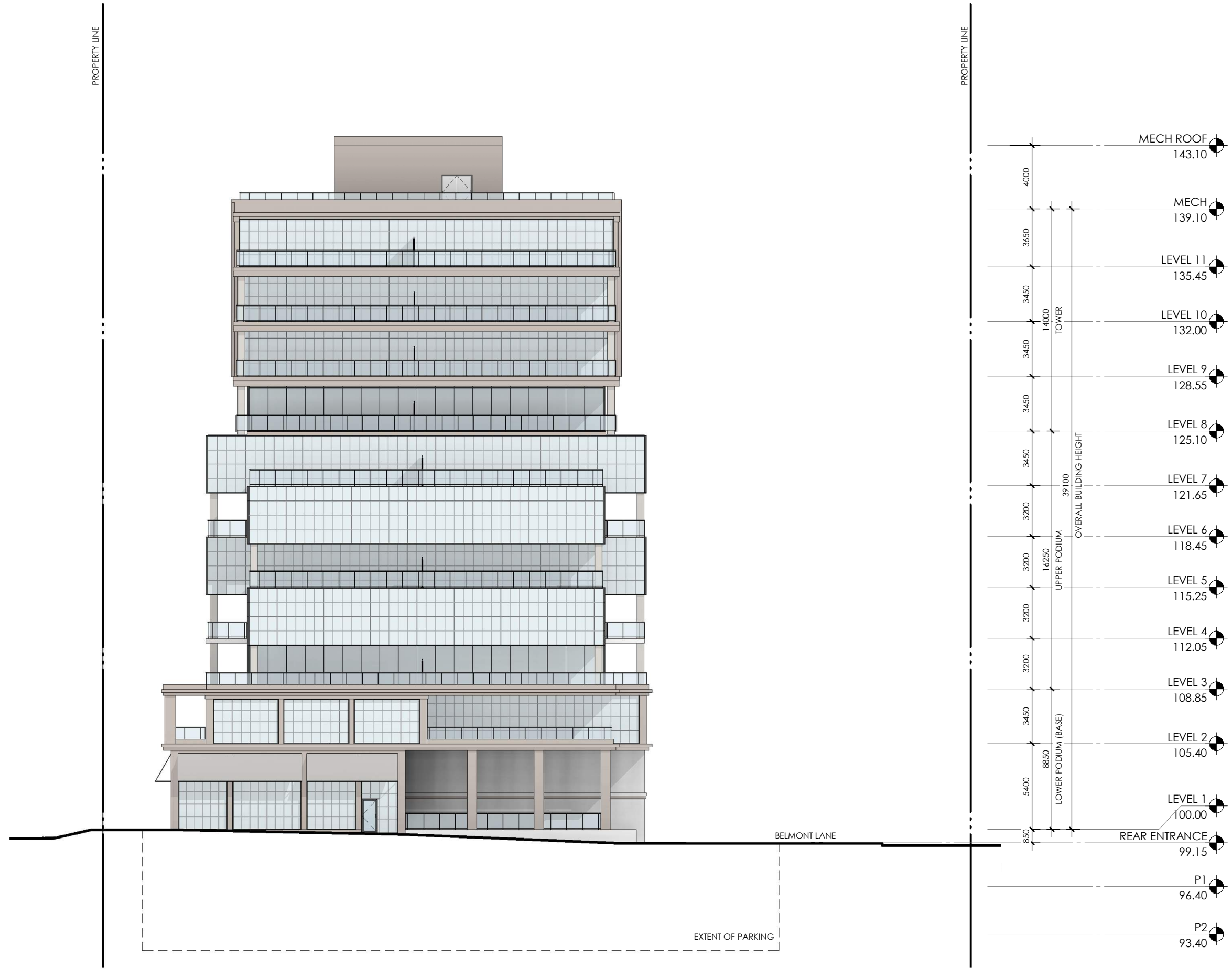
BELMONT LANE

MECH ROOF	143.10
MECH	139.10
LEVEL 11	135.45
LEVEL 10	132.00
LEVEL 9	128.55
LEVEL 8	125.10
LEVEL 7	121.65
LEVEL 6	118.45
LEVEL 5	115.25
LEVEL 4	112.05
LEVEL 3	108.85
LEVEL 2	105.40
LEVEL 1	100.00
REAR ENTRANCE	99.15
P1	96.40
P2	93.40

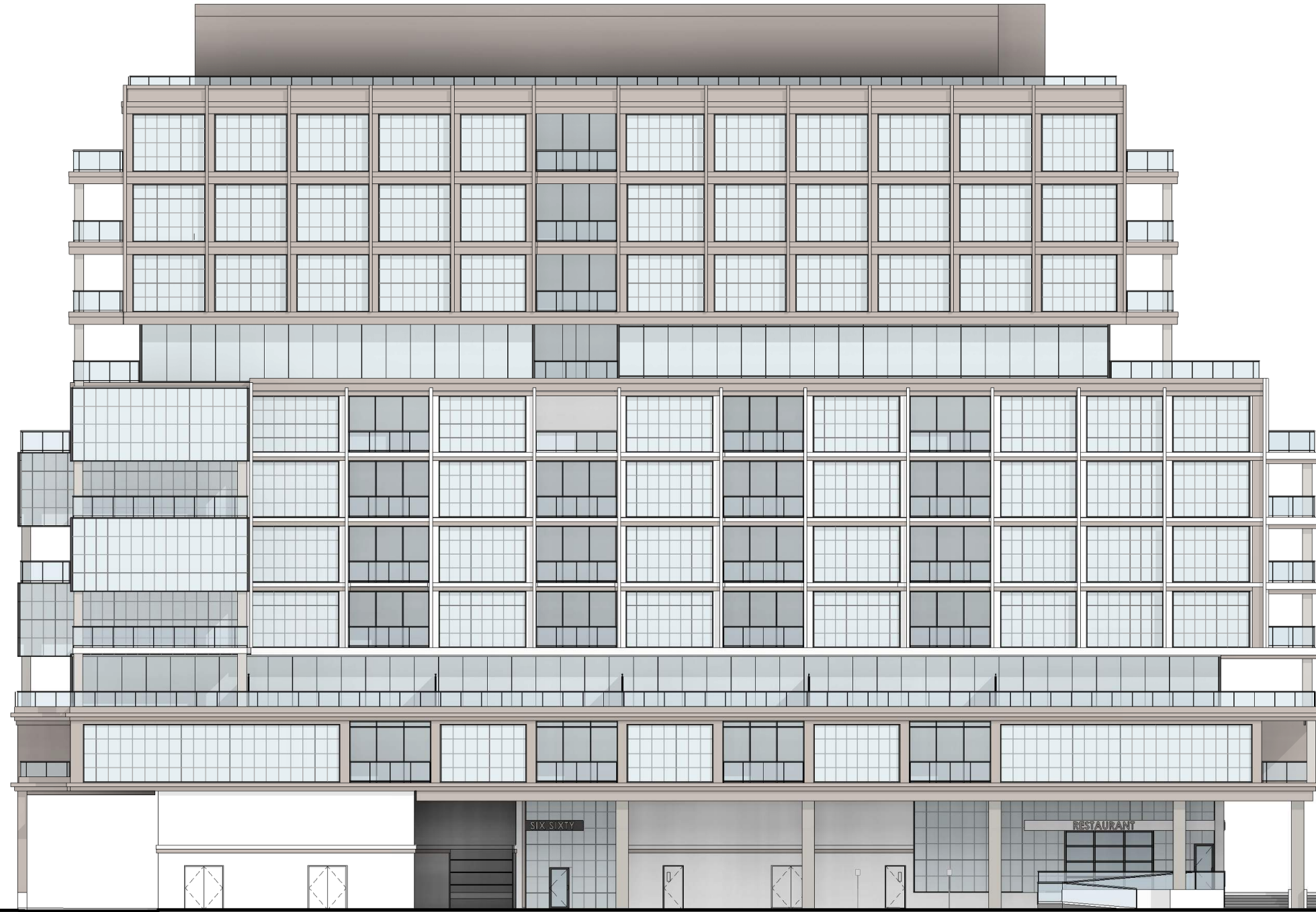
4000
3650
3450
3450
3450
3450
3200
3200
3200
3200
3200
3450
5400
3600
3000

14000
TOWER
39100
OVERALL BUILDING HEIGHT
16250
UPPER PODIUM
8850
LOWER PODIUM (BASE)





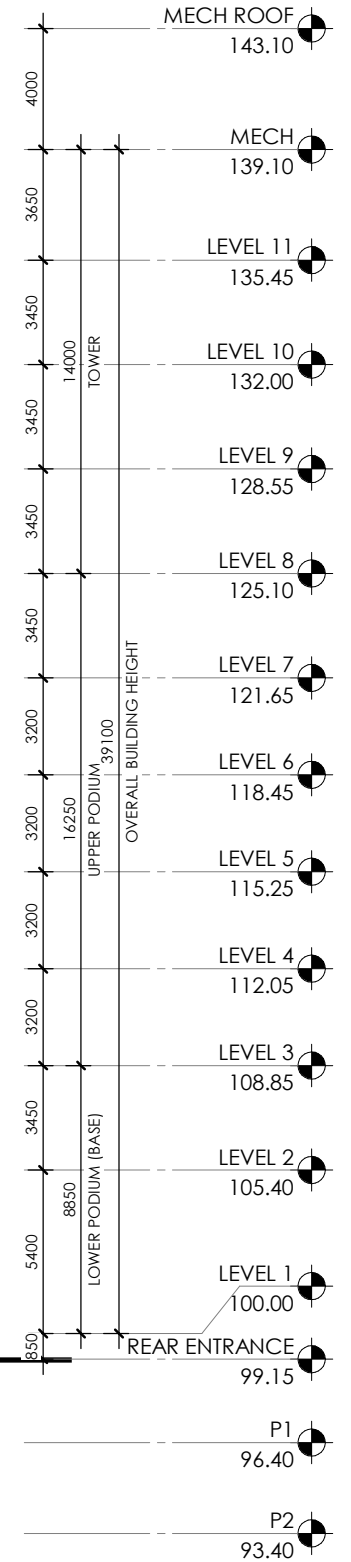
PROPERTY LINE



BELMONT LANE

RAMP TO
PARKING

EXTENT OF PARKING



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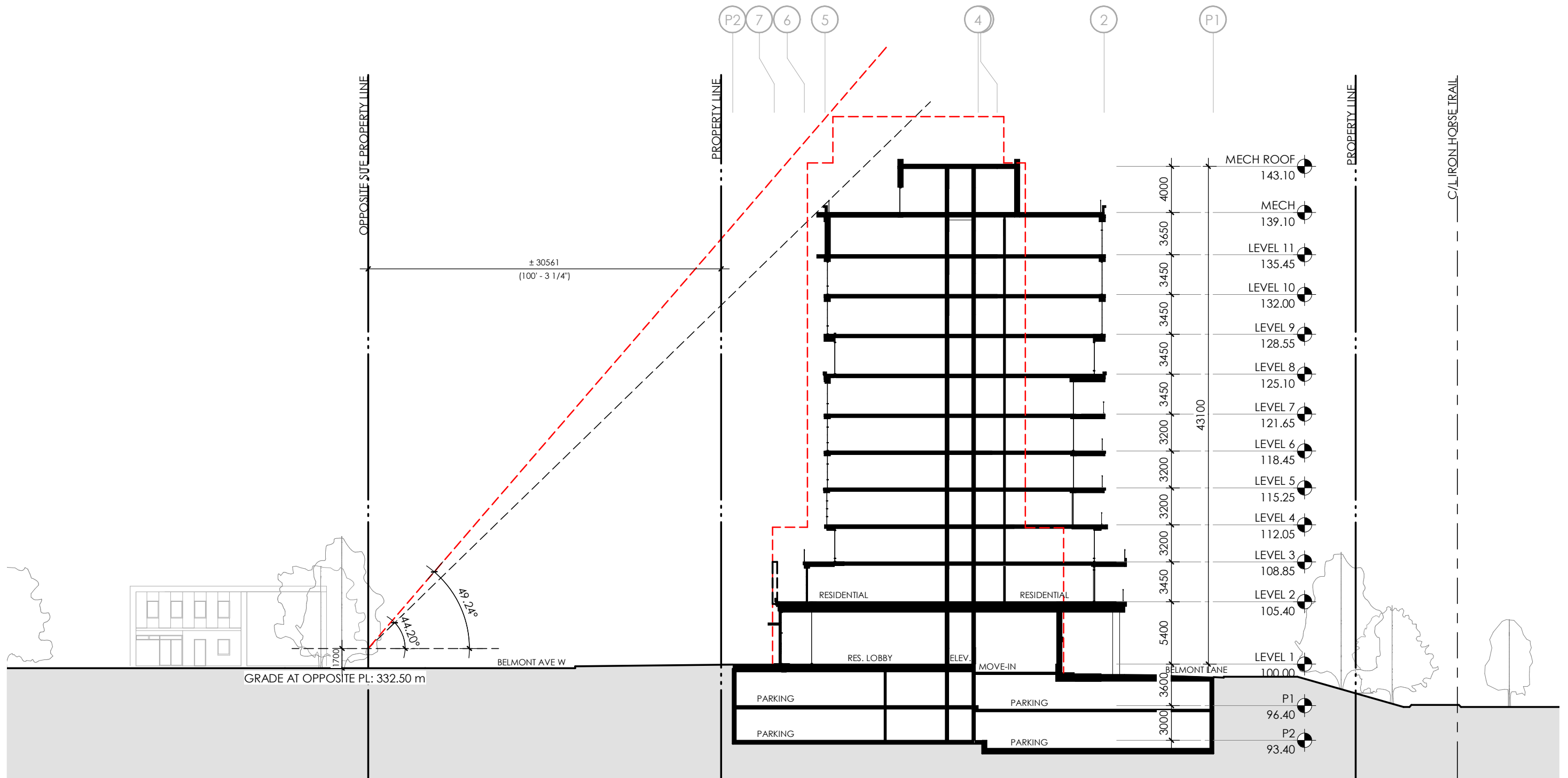
660 BELMONT AVE WEST

ELEVATIONS
EAST ELEVATION

1:250

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ZBA 3.4



EAST-WEST CROSS SECTION

----- OUTLINE OF MASSING AS PER ZBA/OPA SUBMISSION JULY 2020



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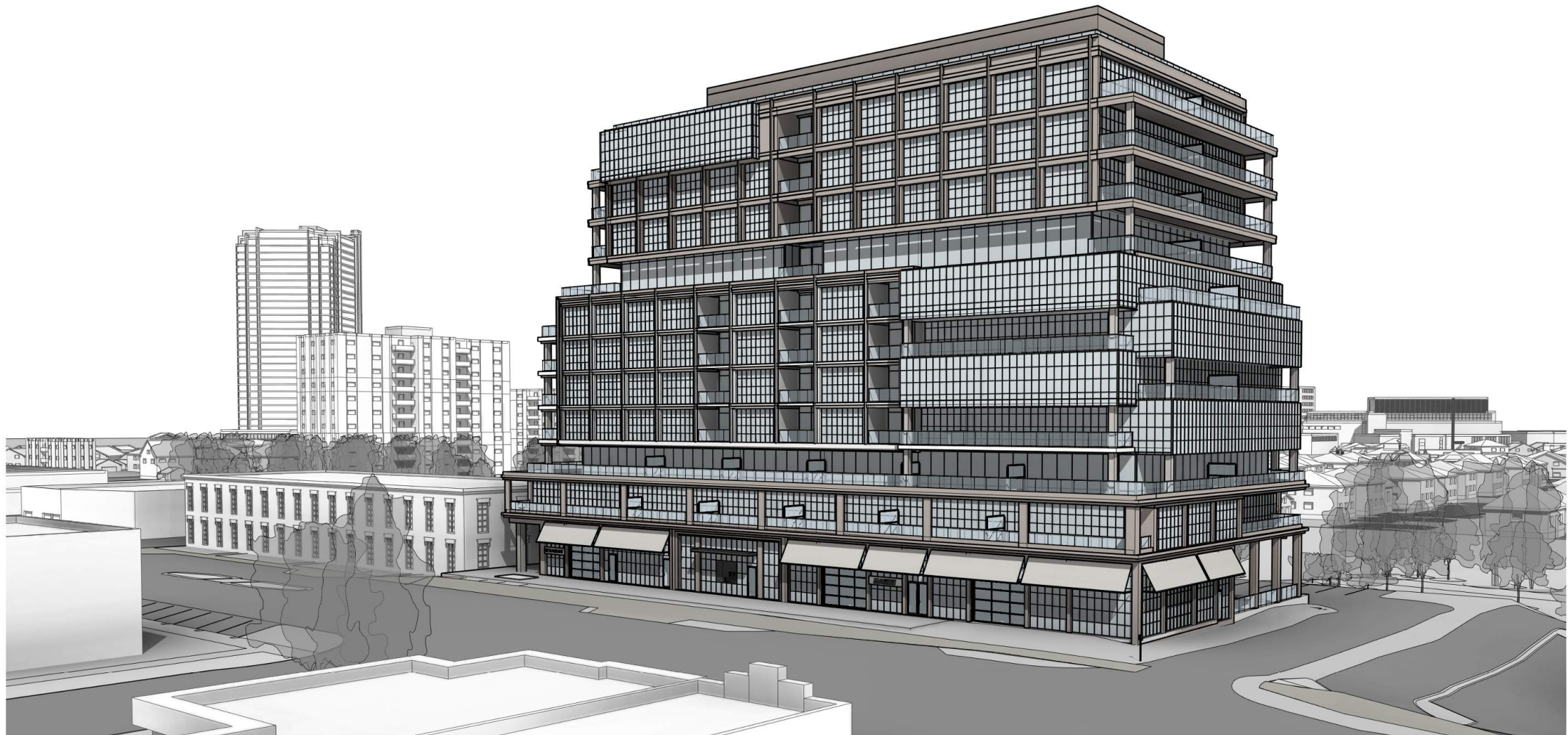
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ANGULAR PLANE DIAGRAM

1 : 350

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ZBA 4.1



BELMONT AVE LOOKING NORTH



BELMONT AVE LOOKING SOUTH-EAST



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PERSPECTIVE VIEWS

N.T.S.
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BELMONT AVE LOOKING NORTH



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PERSPECTIVE VIEWS

N.T.S

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AERIAL VIEW



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PERSPECTIVE VIEWS

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