

SITE STATISTICS
 Zoning - MU-2 637R 424U 67H
 C of A Application - Required (future app.)
 Lot Area - 62929.2m²
 Building Coverage - 8145m² (12.8%)
 Landscaped Area - 31409.5m² (49.9%)
 Asphalt / Hard Surface Area - 23445.3m² (37.3%)

Parking Required - 252
 8499m² / 27m² (Plaza > 600m²) = 314.8
 MU-2 Parking Reduction @ 20% = 252
 Parking Provided - 340

Parking Space Minimum Dimensions- 2.6 x 5.5m
 Parking Space Typical Dimensions- 2.7 x 5.5m

Barrier Free: (2 + (252 * .02) = 7.04
 Required: 8 spaces (4 Type A / 3 Type B)
 Provided: 12 spaces (Type A)

Loading Required: 3
 Loading Provided: 6

Street-Fronting Facade Coverage
 Required: 50%
 Provided: 47%
 185.5m Facade Length /
 389.9m Streetline Length = 0.47

COMMERCIAL
 Total Gross Floor
 Area (including mezzanine) - 8499m²
 Phase 1 Site FSR: 0.14
 NOTE: ALL ASPHALT AREAS TO
 BE DEFINED WITH 0.15M HIGH
 Poured CONCRETE CURBING

FUTURE DEVELOPMENT AREAS
 TO BE TOPSOILED AND SEEDED.

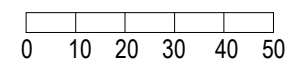
Additional Lands Owned by Applicant

Future Development

Future Development

SITE PLAN

SCHLEGEL URBAN DEVELOPMENTS CORP.
 1950 FISCHER-HALLMAN ROAD



SCALE 1: 1,000
 DATE: MARCH 9, 2023

REVISED:
 April 21, 2023
 May 24, 2023

SITE PLAN APPLICATION No. SP23/024/F/CD
 PART LOTS 159 AND 159 GCT

City of Kitchener
 DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:
 SP.DWG