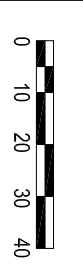


SITE PLAN - PHASE 1

ACTIVA HOLDINGS INC

1198 FISCHER-HALLMAN RD, 1274 BLEAMS RD & 264 ERINBROOK DR



SCALE 1: 1,500

DATE: MAR. 22, 2023

REVISED:

SITE PLAN APPLICATION : SP23/006/F/AP
 PART LOT 2 & 3, PLAN 1483; BLOCK 136, PLAN 1730

City of Kitchener
 DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:
 SP23006FAP.DWG

SITE STATISTICS

- Zoning By-Law 85-1: R-6 (Multiple Dwelling)
- Lot Area- 36,018.62m²
- Building Coverage- 6,586m² (18.3%)
- Landscaped Area- 21,416m² (59.4%)
- Asphalt / Hard Surface Area- 8,017m² (22.3%)

- Parking Required- 207 spaces (1.5 spaces/unit)
- Parking Provided- 210 spaces (1.5 spaces/unit)
- Parking Space Minimum Dimensions- 2.6m x 5.5m
- Barrier-Free Parking
- Required- 7 spaces (2+2% of total)
- Provided- 8 spaces

- Electric Vehicle Parking (By-Law 2019-051)
- Required- 42 spaces (20% of total)
- Provided- 43 spaces

- Bicycle Parking (By-Law 2019-051)
- Required- 54 spaces (Class A - 48; Class B - 6)
- Provided- 78 spaces (Class A - 48; Class B - 30)

MULTI-RESIDENTIAL

- Number of Units- 138
- Number of Visitor Spaces
- Required- 42 (20% of total)
- Provided- 43
- Floor Space Ratio- 0.5
- Total Floor Area/Total Lot Area
- 19,532.6m²/36,018.62m²

- Building Height (Minor Variance required):
- Blocks A-F: 11.0m (2-3 storeys)
- Blocks G-H: 12.0m (3 storeys)
- Blocks I-N: 15.0m (4 storeys)

- NOTE:
- ALL ASPHALT AREAS TO BE DEFINED WITH 0.2m HIGH POURED CONCRETE CURBING
 - PEDESTRIAN CROSSINGS WILL USE ALTERNATE MATERIAL TO ASPHALT
 - GARBAGE COLLECTION TBD
 - SNOW REMOVAL SHALL BE STORED ON-SITE
 - SURPLUS SNOW SHALL BE REMOVED OFF-SITE AT OWNER'S EXPENSE BY PRIVATE SNOW REMOVAL SERVICE)

BLEAMS RD
 (Regional Road 56)

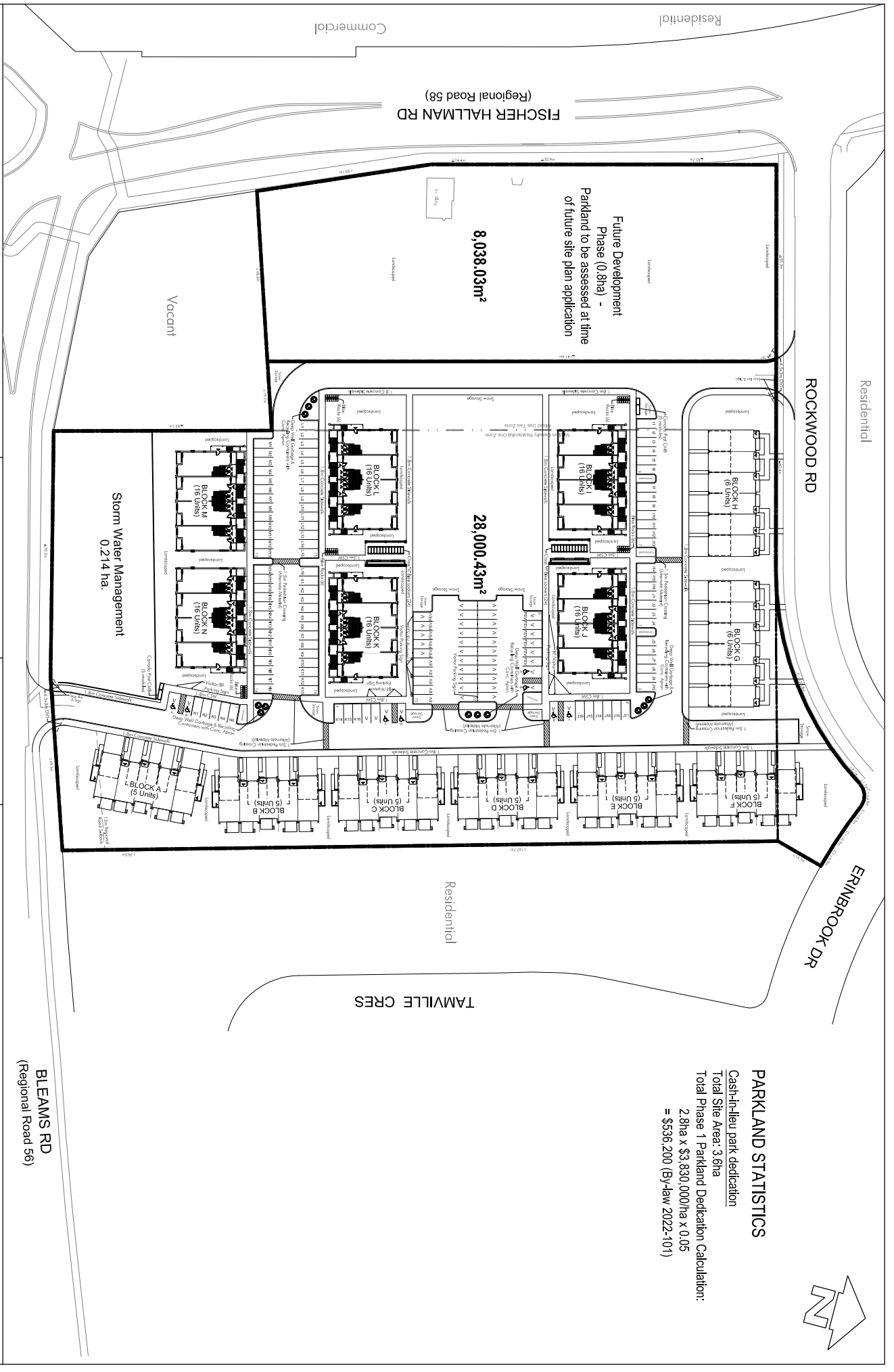


Residential
ROCKWOOD RD
ERINROOK DR

Residential

Commercial

FISCHER HALLMAN RD
(Regional Road 58)



PARKLAND STATISTICS
 Cash-in-lieu park dedication
 Total Site Area: 3.8ha
 Total Phase 1 Parkland Dedication Calculation:
 2.8ha x \$3,830,000/ha x 0.05
 = \$536,200 (By-law 2022-101)

SCHEDULE B(1) PARKLAND DEDICATION PLAN

ACTIVA HOLDINGS INC

1198 FISCHER-HALLMAN RD, 1274 BLEAMS RD & 264 ERINROOK DR



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BLEAMS RD
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