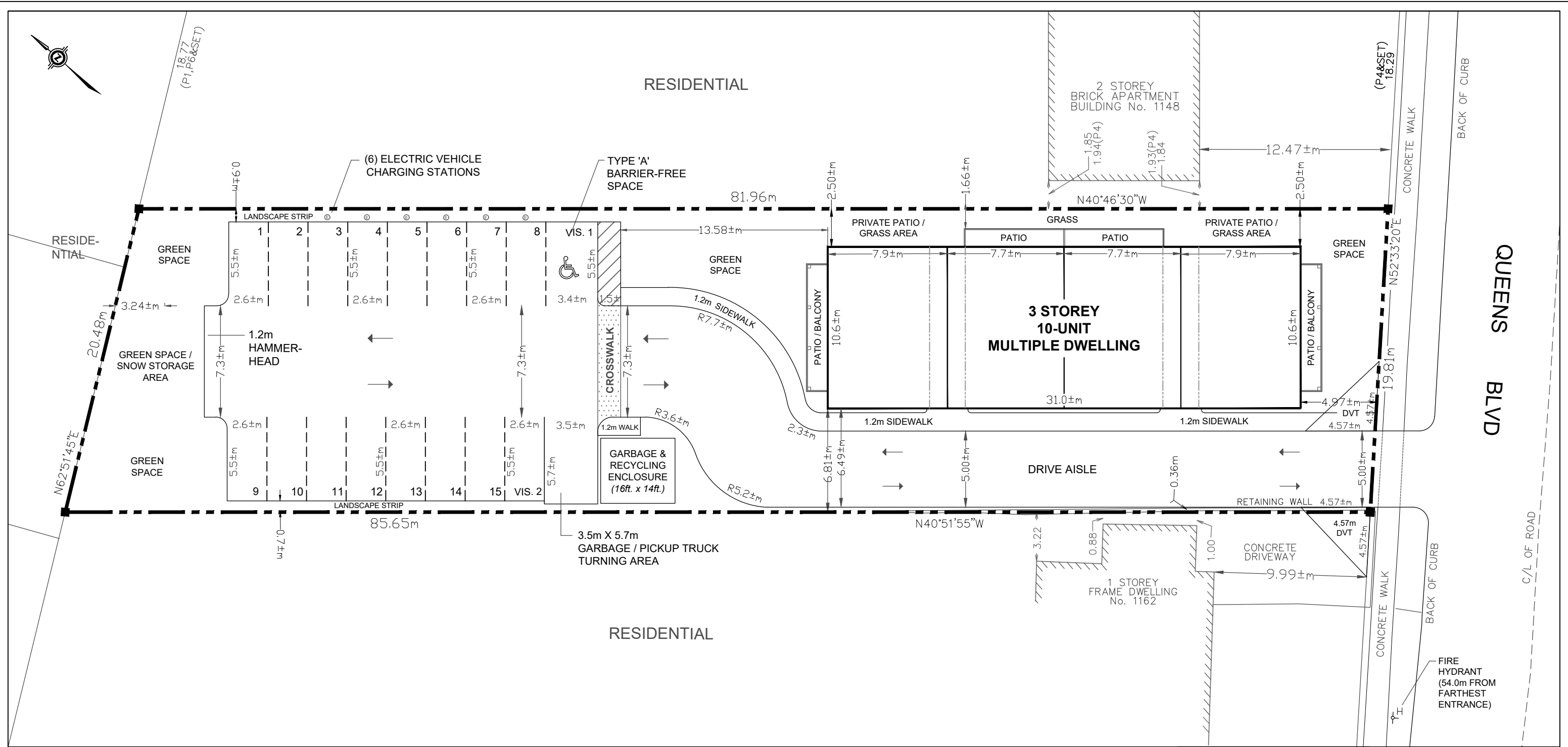




ZONING BY-LAW AMENDMENT / SITE PLAN

1154 QUEENS BLVD.
PLAN 786, LOT 28
CITY OF KITCHENER
REGION OF WATERLOO
ROLL # 301204000415700

ZONING REQUIREMENTS: RES-5				
	REQUIRED	PROVIDED	VARIANCE	
LOT AREA	525.0 sq. m	1666.98 sq.m	-	
LOT WIDTH	19.0 m	19.81 m	-	
FRONT YARD SETBACK	10.23 m ('RIENS')	4.97 ±m	- 5.26 m	
REAR YARD SETBACK	7.5 m	45.78 ±m	-	
SIDE YARD SETBACK	3.0 m	2.50 ±m	- 0.50 ±m	
HEIGHT / STOREYS	11m/3 stor. (max.)	10.5 m / 3 stor.	-	
LANDSCAPED AREA	20 %	28.54 %	-	
FLOOR SPACE RATIO	0.6 FSR	0.59 FSR	-	
PARKING (AS PER BY-LAW 2019-051)	RESIDENT	1.0 per. (10 spaces)	15 res. spaces	-
	VISITOR + BARRIER-FREE	0.15 per dwelling unit (±2 spaces)	2 visitor spaces (includes 1 x Type 'A' space)	-

PROPOSED ZBA

- Proposing a Zoning By-Law amendment to change the zoning from **RES-4 to RES-5**, with site-specific provisions
- The Zone Change from RES-4 to RES-5 is required to allow for the development of a 10-unit multiple dwelling on the subject property
- A site-specific provision is being requested to allow for a side yard setback of 2.5±m, whereas the by-law requires 3.0m; and,
- With the 'RIENS' study area being recently amended into the 2019-051 Zoning By-law; an additional site-specific provision is being requested to allow for a front yard setback of 4.97±m, whereas the required 'RIENS' front yard setback is 10.23m (difference of 5.26m)

NOTES

- 3-storey, 10 unit multiple dwelling (plus 1 basement level), with patio areas provided at ground level
- Garbage collection to be completed via. pickup truck
- The site is located in a RIENS area (*Residential Intensification in Established Neighbourhoods*), which requires that the front-yard setback be + 1m from the average front yard setback of abutting lots. See calculation below:

'RIENS' Setback Calculation:
Abutting Lots: 9.99m & 12.47m (avg of 11.23m)
11.23m - 1m = 10.23m (determined 'RIENS' setback)

LEGEND

ⓔ EV CHARGING STATION/SPACE

KEY MAP

ORIG. DATE: SEPTEMBER 8, 2022
DRAWN BY: BL
SCALE: 1:250
DWG. FILE: 1154QUEENS_ZBA_SP
JOB NO.: 16430
FILE NO.: 16430

REVISION: FEBUARY 13, 2023
MARCH 24, 2023
APRIL 19, 2023
JULY 17, 2023

DRYDEN & SMITH HEAD
Planning Consultants Ltd.