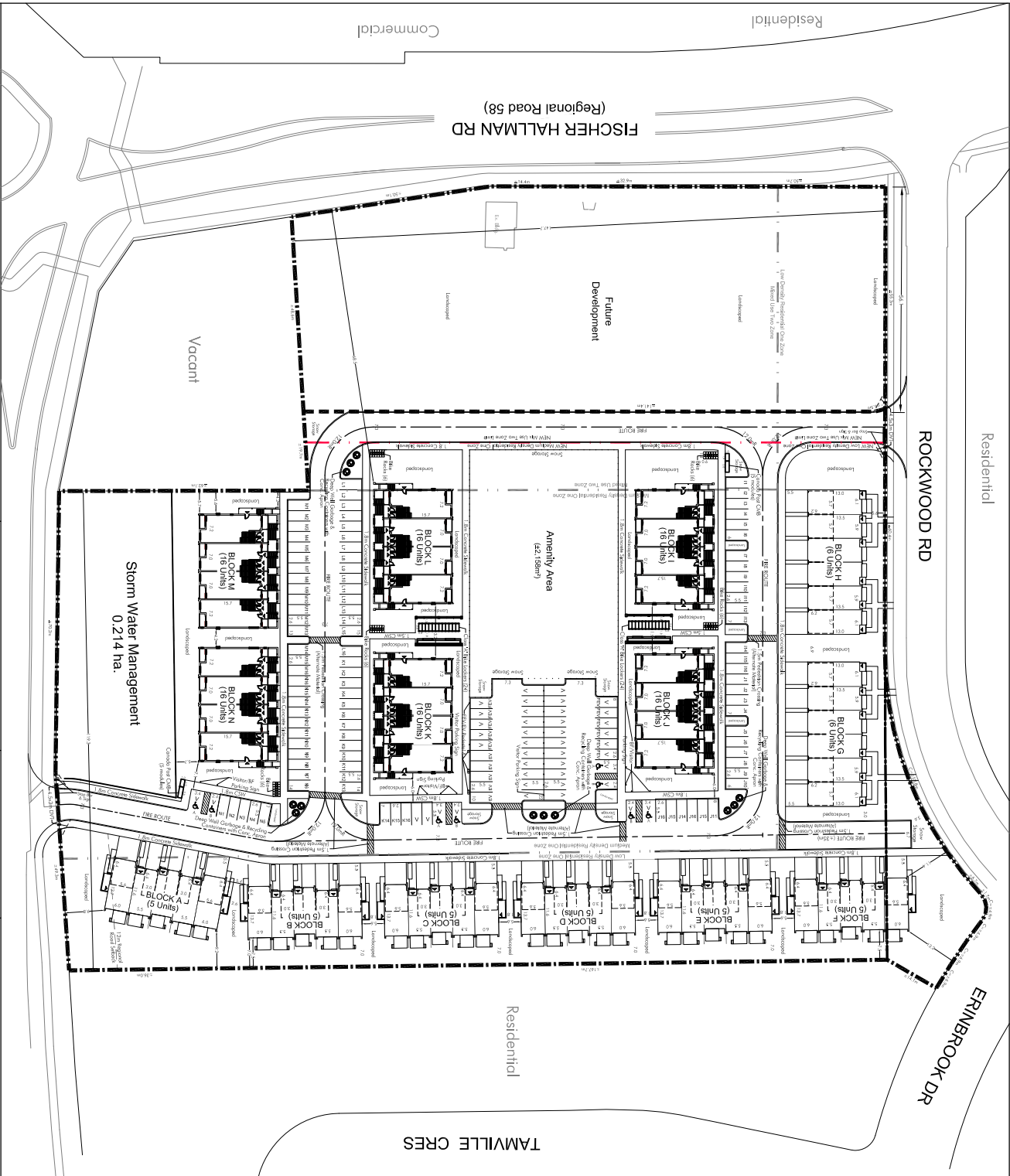




SITE STATISTICS

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-J: 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)

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

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:

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:
SP23006FAP.DWG

Residential

ROCKWOOD RD

ERINBROOK DR



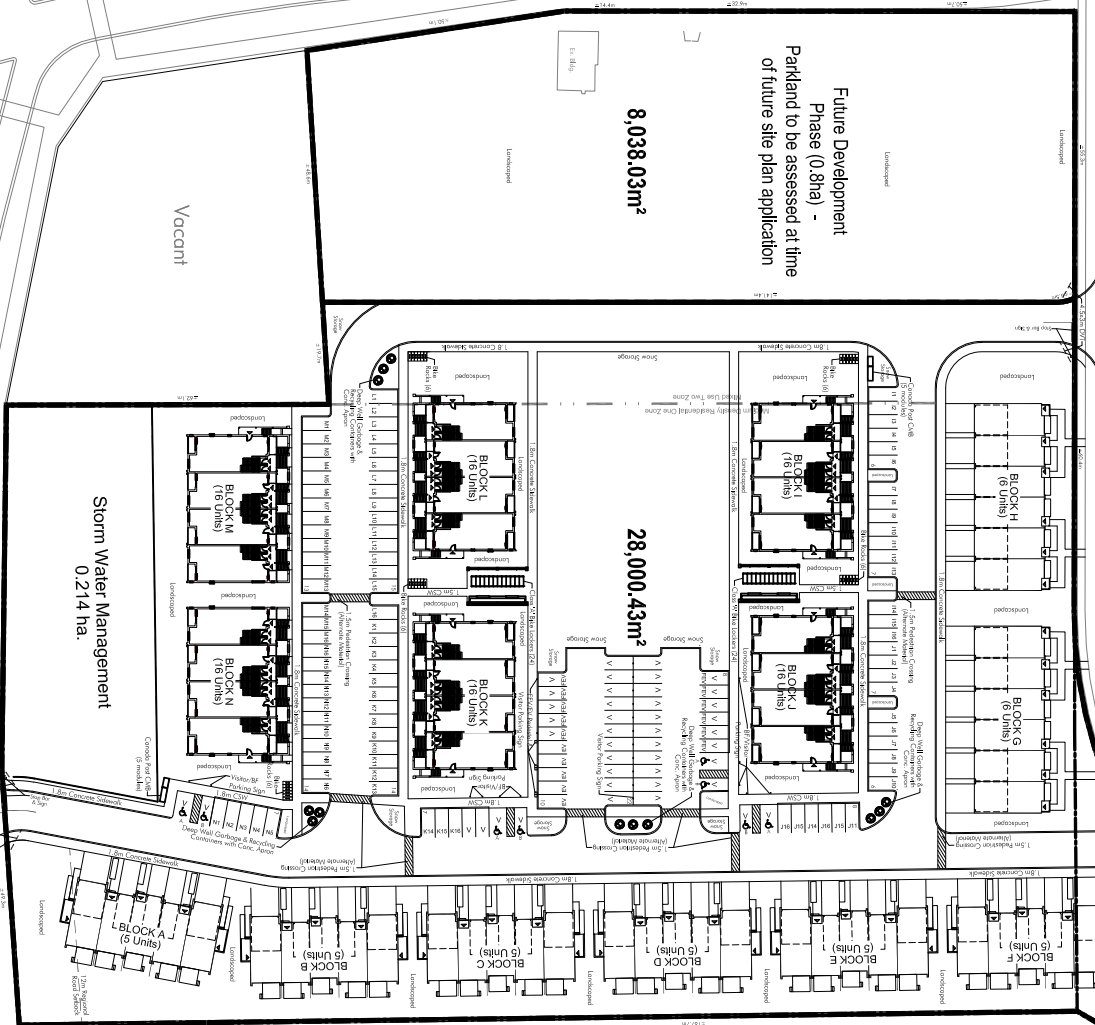
PARKLAND STATISTICS

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)

Residential

FISCHER HALLMAN RD
(Regional Road 58)

Commercial



8,038.03m²

28,000.43m²

Residential

TAMVILLE CRES

Vacant

Storm Water Management
0.214 ha.

BLEAMS RD
(Regional Road 56)

SCHEDULE B(1) PARKLAND DEDICATION PLAN

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

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