

**SITE STATISTICS**

Zoning- RES-4 (Proposed via ZBA 22/01/1N/AP)  
 Lot Area- 0.81ha  
 Density- 28.4upha  
 Single Detached Units (Unit 1)  
 Building Coverage- 165.1m<sup>2</sup> (14.41%)  
 Landscaped Area- 190.1m<sup>2</sup> (50.8%)  
 Asphalt / Hard Surface Area- 18.8m<sup>2</sup> (5.0%)

Parking Required- 23 (1.0 space/unit)  
 Parking Provided- 23 (1.0 space/unit)  
 - Incl. 23 garage spaces

Parking Space Minimum Dimensions- 2.6m x 5.5m  
 Internal Garage Dimensions- 3.7m x 5.5m

**LEGEND:**

- MAX. BUILDING ENVELOPE (DOES NOT REFLECT PROPOSED BUILDINGS)

**NOTE:**  
 -ALL ASPHALT AREAS TO BE DEFINED WITH 0.15M HIGH POURED CONCRETE CURBING  
 -DRIVEWAY LOCATIONS ARE CONCEPTUAL  
 -GARBAGE PICK-UP WILL BE CURBSIDE

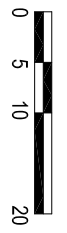
**SITE PLAN APPLICATION : SP22/103/N/AP**

LEGAL DESCRIPTION: PT LT 9 ON PLAN 67/5 AND PART 2 & 3 ON PLAN 58R4637

**SITE PLAN**

2415274 ONTARIO INC.

67-71 NELSON AVE



SCALE 1:750

DATE: MAY 5, 2023

REVISED:

**City of Kitchener**  
 DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:  
 SP22103NAP.DWG