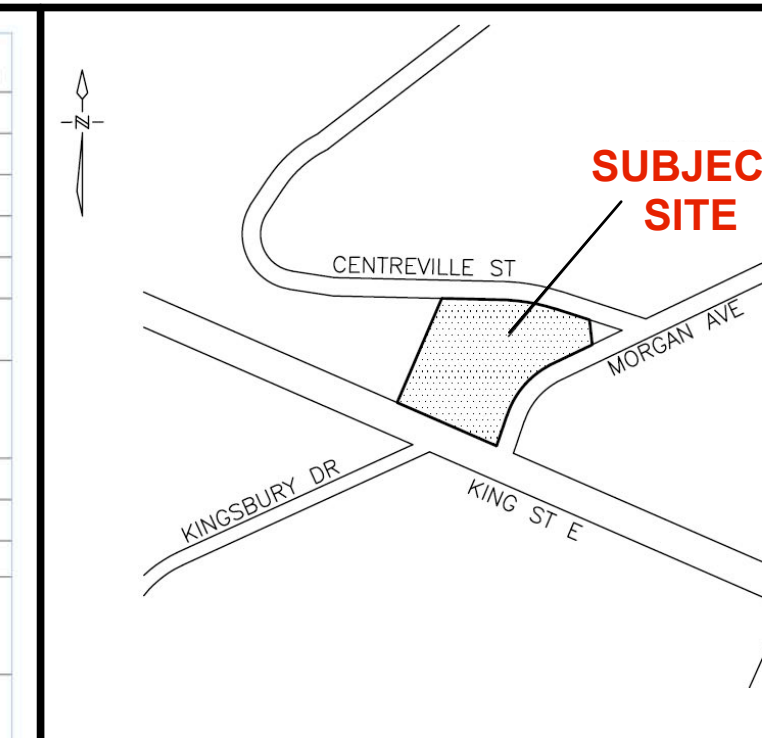


	MIX-3 REQUIRED	PROVIDED
MINIMUM LOT WIDTH	15m	49.61m
MINIMUM FRONT YARD SETBACK	1.5m	0m
MINIMUM EXTERIOR SIDE YARD SETBACK	1.5m	3m
MINIMUM REAR YARD SETBACK	7.5m	22.9m
MINIMUM INTERIOR SIDE YARD SETBACK	4m	3m
MINIMUM YARD SETBACK ABUTTING A RESIDENTIAL ZONE	7.5m	22.9m
MINIMUM GROUND FLOOR BUILDING HEIGHT FOR ANY BUILDING WITH STREET LINE FACADE	4.5m	4.5m
MINIMUM BUILDING HEIGHT	11m	38.25m
MAXIMUM BUILDING HEIGHT	32m	38.25m
MAXIMUM NUMBER OF STOREYS	10	11
MINIMUM NUMBER OF STOREYS IN THE BASE OF A MID-RISE BUILDING OR TALL BUILDING	3 storeys	2 storeys
MAXIMUM NUMBER OF STOREYS IN THE BASE OF A MID-RISE BUILDING OR TALL BUILDING	6 storeys	2 storeys
MINIMUM STREET LINE STEPBACK FOR MID-RISE BUILDINGS AND TALL BUILDINGS	3m	6.5m
MINIMUM FLOOR SPACE RATIO	0.6	2.36
MAXIMUM FLOOR SPACE RATIO	2	2.36
MAXIMUM TOTAL RETAIL GROSS FLOOR AREA WITHIN A MULTI-UNIT BUILDING, MULTI-UNIT DEVELOPMENT, MIXED-USE BUILDING, OR MIXED-USE DEVELOPMENT	10,000.00 m²	1,217.00 m²
MINIMUM PERCENT OF NON-RESIDENTIAL GROSS FLOOR AREA	20%	15%
MINIMUM PERCENT OF RESIDENTIAL GROSS FLOOR AREA	20%	85.0%
MINIMUM GROUND FLOOR STREET LINE FACADE WIDTH AS A PERCENT OF THE WIDTH OF THE ABUTTING STREET LINE	50%	48.0%
MINIMUM PERCENT STREET LINE FAÇADE OPENINGS	50%	64.0%
MINIMUM LANDSCAPED AREA	15%	41.5%



**Key Plan**

Issue	Date	Description	By
01	07 APR 2022	SECOND CONSULTATION	K.L.
02	24 JUL 2022	SECOND CONSULTATION REV	K.L.
03	15 APR 2023	ZBA	K.L.

**SITE DATA**

	EXISTING	PROPOSED
<b>ZONING</b>		
<b>SITE AREA</b>	3,428.50 m²	3,428.50 m²
<b>COVERAGE</b>	829.30 m² = 24.2%	737.60 m² = 21.5%
<b>GROSS FLOOR AREA</b>		
FSI COMMERCIAL	0.00	0.24
FSI RESIDENTIAL	0.00	2.28
<b>TOTAL FSI</b>	<b>0.00</b>	<b>2.52</b>
GFA COMMERCIAL	0.00 m²	839.50 m² = 9.7%
GFA RESIDENTIAL	0.00 m²	7,814.10 m² = 90.3%
<b>TOTAL GFA</b>	<b>0.00 m²</b>	<b>8,653.60 m²</b>
<b>LOT FRONTAGE</b>	49.63 m	49.63 m
<b>BUILDING HEIGHT</b>		35.5 m (11 storeys)
<b>BUILDING SETBACKS</b>		
FRONT YARD		0 m
REAR YARD		19.6 m
SIDE YARD (west)		2 m
SIDE YARD (east)		3 m
<b>LANDSCAPED AREA</b>		
AT GRADE		1,827.90 m² = 53.3%
<b>PAVED AREA</b>		
AT GRADE		863.00 m² = 25.2%
<b>PARKING SPACES</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
COMMERCIAL @ 1 : 40 - 1 : 27	26 - 38	27
RESIDENTIAL @ 0.9-1.3	70-100	85
VISITORS (0.1/UNIT)	8	8
<b>TOTAL SPACES</b>	<b>8</b>	<b>120</b>
BICYCLES	49	49
<b>AMENITY AREAS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
INDOOR	?	371.40 m²
OUTDOOR	?	625.00 m²

**ARCHITECT'S INSTRUCTIONS:**

THE CONTRACTOR MUST CHECK AND VERIFY ALL DRAWING DIMENSIONS ON THE SITE BEFORE AND DURING CONSTRUCTION, AND REPORT TO THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

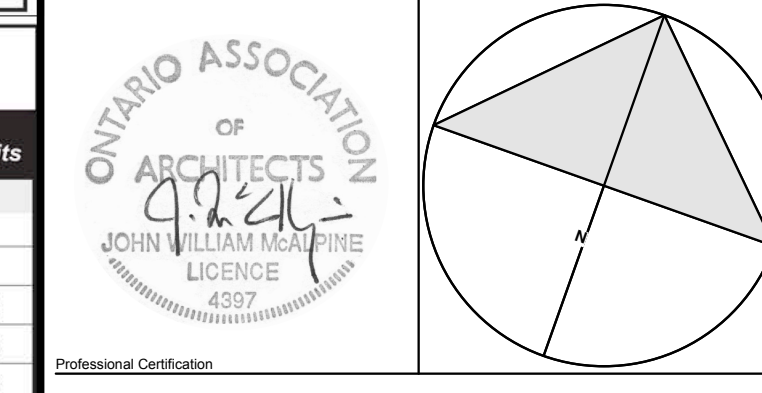
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 MCALPINE ARCHITECT INC



**ZONING BYLAW AMENDMENT**

Issued for: 15 APRIL 2023  
 Scale: 1 : 200  
 Issue date: 0699  
 Project no.: K.L. J.M.  
 Drawn by: Checked by:

**MIXED-USE DEVELOPMENT**

2934 KING STREET EAST, KITCHENER ON  
 OWNER: 2591221 ONTARIO INC.

**ARCHITECTURAL SITE PLAN BUILDING DATA**

**A0**

**BUILDING DATA - 2934 KING STREET EAST KITCHENER ON**

UNIT	AREA	1st Flr	2nd Flr	3rd Flr	4th Flr	5th Flr	6th Flr	7th Flr	8th Flr	9th Flr	10th Flr	11th Flr	Units
RETAIL 1	820.00 m²	453.00	367.00										
RETAIL 2	346.50 m²	346.50											
1 2BR	696.60 m²		77.40	77.40	77.40	77.40	77.40	77.40	77.40	77.40	77.40		9
2 1BR	493.20 m²		54.80	54.80	54.80	54.80	54.80	54.80	54.80	54.80	54.80		9
3 1BR	630.00 m²		70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00		9
4 3BR	780.39 m²		86.71	86.71	86.71	86.71	86.71	86.71	86.71	86.71	86.71		9
5 1BR	570.40 m²		71.30	71.30	71.30	71.30	71.30	71.30	71.30	71.30	71.30		9
6 2BR	512.00 m²		64.00	64.00	64.00	64.00	64.00	64.00	64.00	64.00	64.00		8
7 1BR	520.80 m²		65.10	65.10	65.10	65.10	65.10	65.10	65.10	65.10	65.10		8
8 1BR	518.00 m²		64.75	64.75	64.75	64.75	64.75	64.75	64.75	64.75	64.75		8
9 3BR	860.00 m²		107.50	107.50	107.50	107.50	107.50	107.50	107.50	107.50	107.50		8
PH 3BR	90.00 m²											90.00	1
<b>SALEABLE</b>	<b>6,837.89 m²</b>	<b>799.50</b>	<b>655.91</b>	<b>661.56</b>	<b>661.56</b>	<b>661.56</b>	<b>661.56</b>	<b>661.56</b>	<b>661.56</b>	<b>661.56</b>	<b>661.56</b>	<b>90.00</b>	<b>77</b>
<b>OTHER</b>	<b>1,538.61 m²</b>	<b>465.00</b>	<b>328.09</b>	<b>74.44</b>	<b>74.44</b>	<b>74.44</b>	<b>74.44</b>	<b>74.44</b>	<b>74.44</b>	<b>74.44</b>	<b>74.44</b>	<b>150.00</b>	
<b>COMMERCIAL GFA</b>	<b>1,688.10 m²</b>	<b>1,264.50</b>	<b>423.60</b>										
<b>RESIDENTIAL GFA</b>	<b>6,688.40 m²</b>	<b>560.40</b>	<b>736.00</b>	<b>736.00</b>	<b>736.00</b>	<b>736.00</b>	<b>736.00</b>	<b>736.00</b>	<b>736.00</b>	<b>736.00</b>	<b>736.00</b>	<b>240.00</b>	
<b>TOTAL GFA</b>	<b>8,376.50 m²</b>	<b>1,264.50</b>	<b>984.00</b>	<b>736.00</b>	<b>736.00</b>	<b>736.00</b>	<b>736.00</b>	<b>736.00</b>	<b>736.00</b>	<b>736.00</b>	<b>736.00</b>	<b>240.00</b>	

**UNIT SCHEDULE**

UNIT TYPE	QUANTITY
1 BEDROOM	41
2 BEDROOM	18
3 BEDROOM	18
<b>TOTAL</b>	<b>77</b>

SITE INFORMATION TAKEN FROM PLAN OF SURVEY OF PART 1, PLAN 58R-7361 LOT 53 GERMAN COMPANY TRACT KING STREET EAST KITCHENER ON BY VLADIMIR DOSEN SURVEYING, O.L.S. DATED 27 MARCH 2022