



SITE STATISTICS

Zoning - C-2, 492R, 387U
C of A Application - (A2023-)
Lot Area - 28,295.1 m²

Roundabout new property line easement area - 219.7 m²
New lot area with Roundabout property line - 28,035.4 m²
Building Coverage - 6,673.5 m²(23.8%)
Landscaped Area - 13,806.6 m²(49.2%)
Asphalt / Hard Surface Area - 7,555.3 m²(27.0%)

Parking Required: 211 Units @ 1.5/unit - 317 spaces
Parking Provided: 211 Units @ 1.17/unit - 248 spaces
Parking Space Minimum Dimensions- 2.6m x 5.5m

Visitor Parking Required: @20% of required parking - 64 spaces.
Visitor Parking Provided: @10% of provided parking - 25 spaces.

Barrier free parking required @ 2+2% - 8 spaces
Barrier free parking provided - 8 spaces (4 Type A and 4 Type B with 2.0m accessible aisle)

Class A Bike storage required @0.5/unit - 106 spaces
Class A Bike storage provided - 106 spaces (26 interior bike spaces stacked units + 66 interior spaces in garden suites + 13 exterior bike spaces integrated in 7 double lockers + 1 interior bike storage in heritage dwelling)
Minimum bike storage dimensions - 1.8m x 0.6m

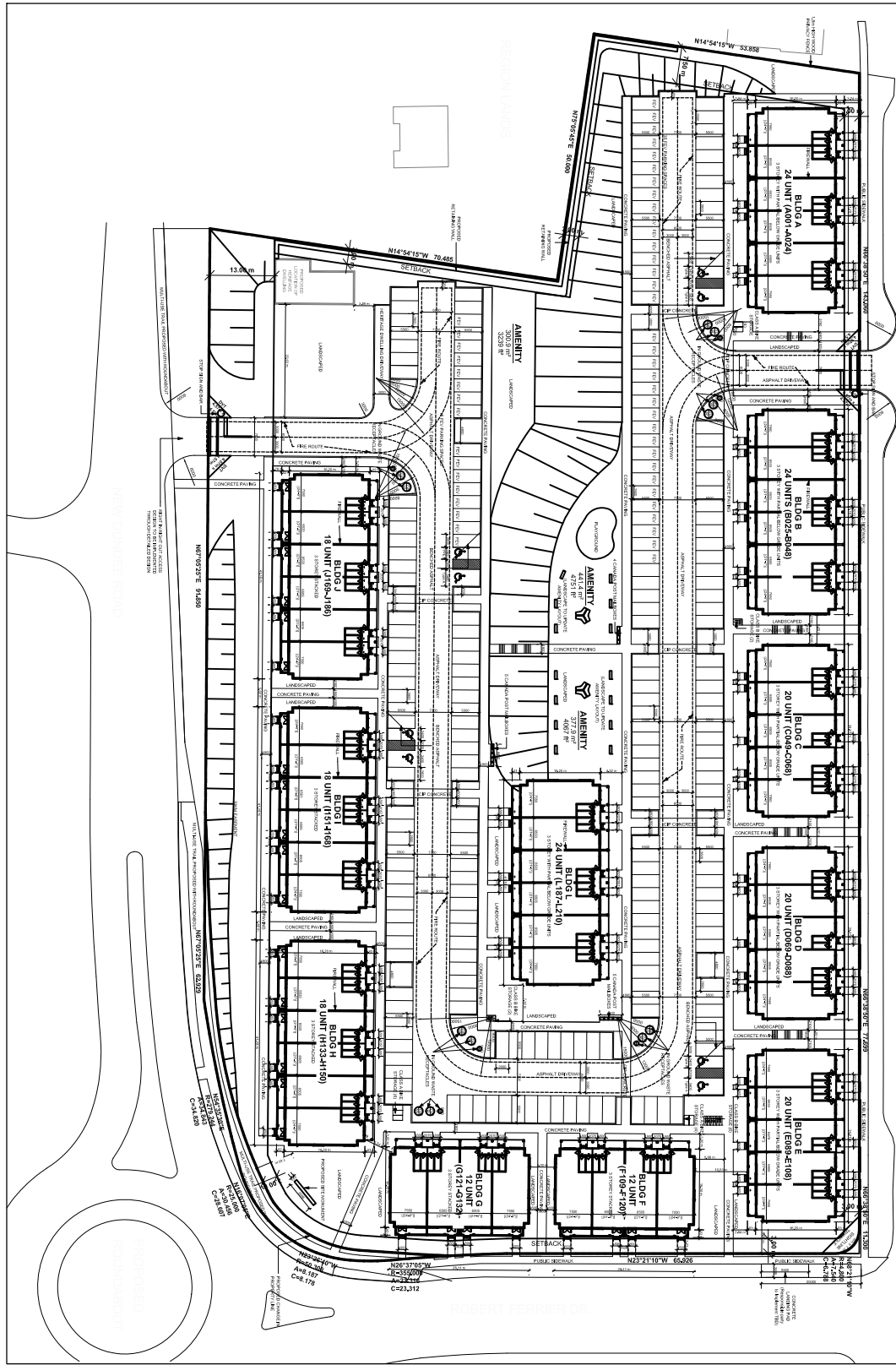
Class B Bike storage required - 6 spaces
Class B Bike storage provided - 10 spaces

Required Amenity Area @ 2 x #units + 2.5 x # 2nd bedrooms - 1,094.5 m²
Provided Amenity Area - 1,120.0 m²

Note: Snow removal to occur off site.

MULTI-RESIDENTIAL

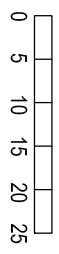
Number of Units - 211
Floor Space Ratio - 0.83



SITE PLAN

1000215769 Ontario Inc.

628 New Dundee Road



SCALE: 1:1250

DATE: 2023-09-13

REVISED:

SITE PLAN APPLICATION NO. - SP23/053/IES

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:
SP23/053/IES