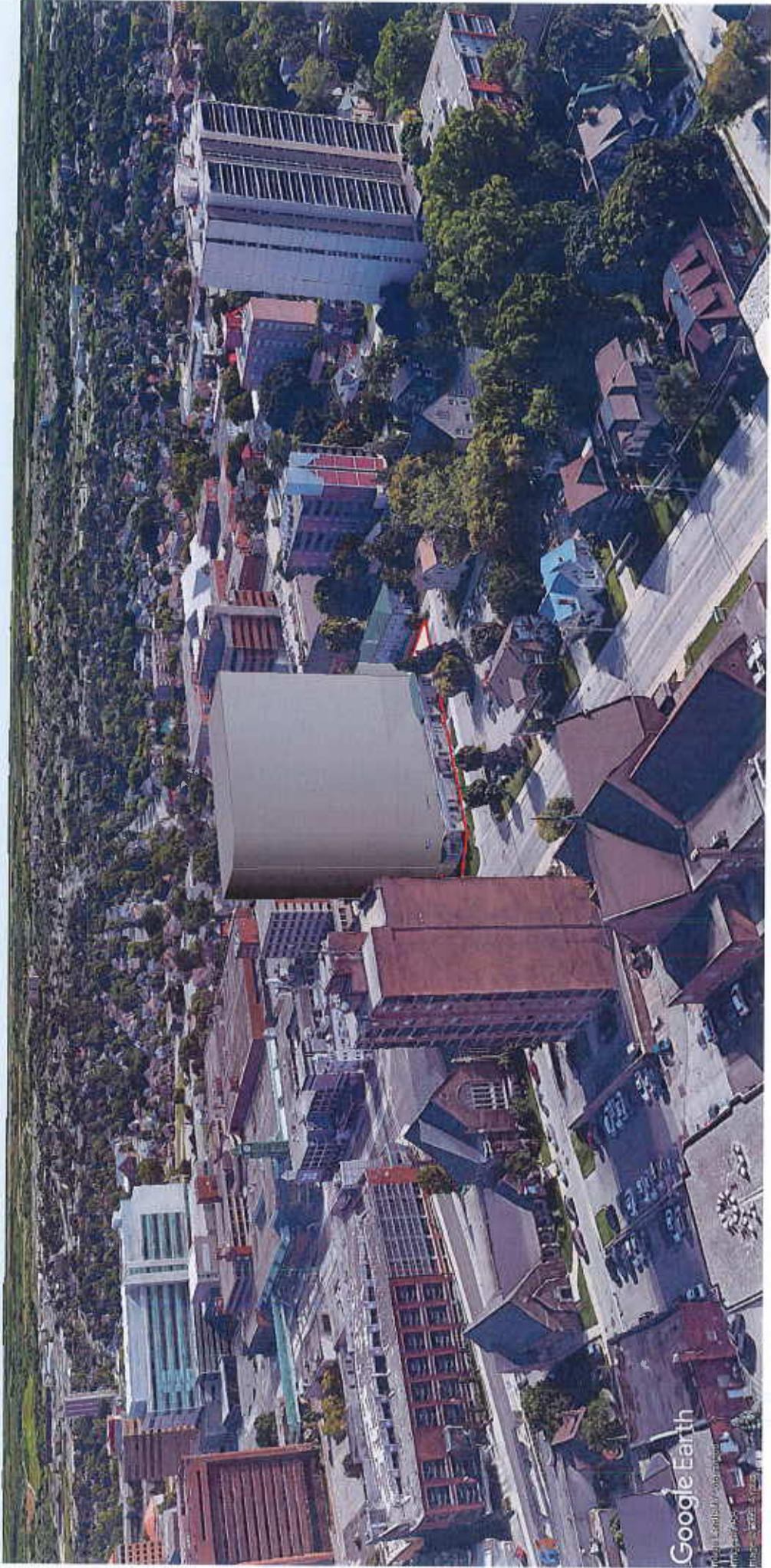


LOOKING SOUTHEAST

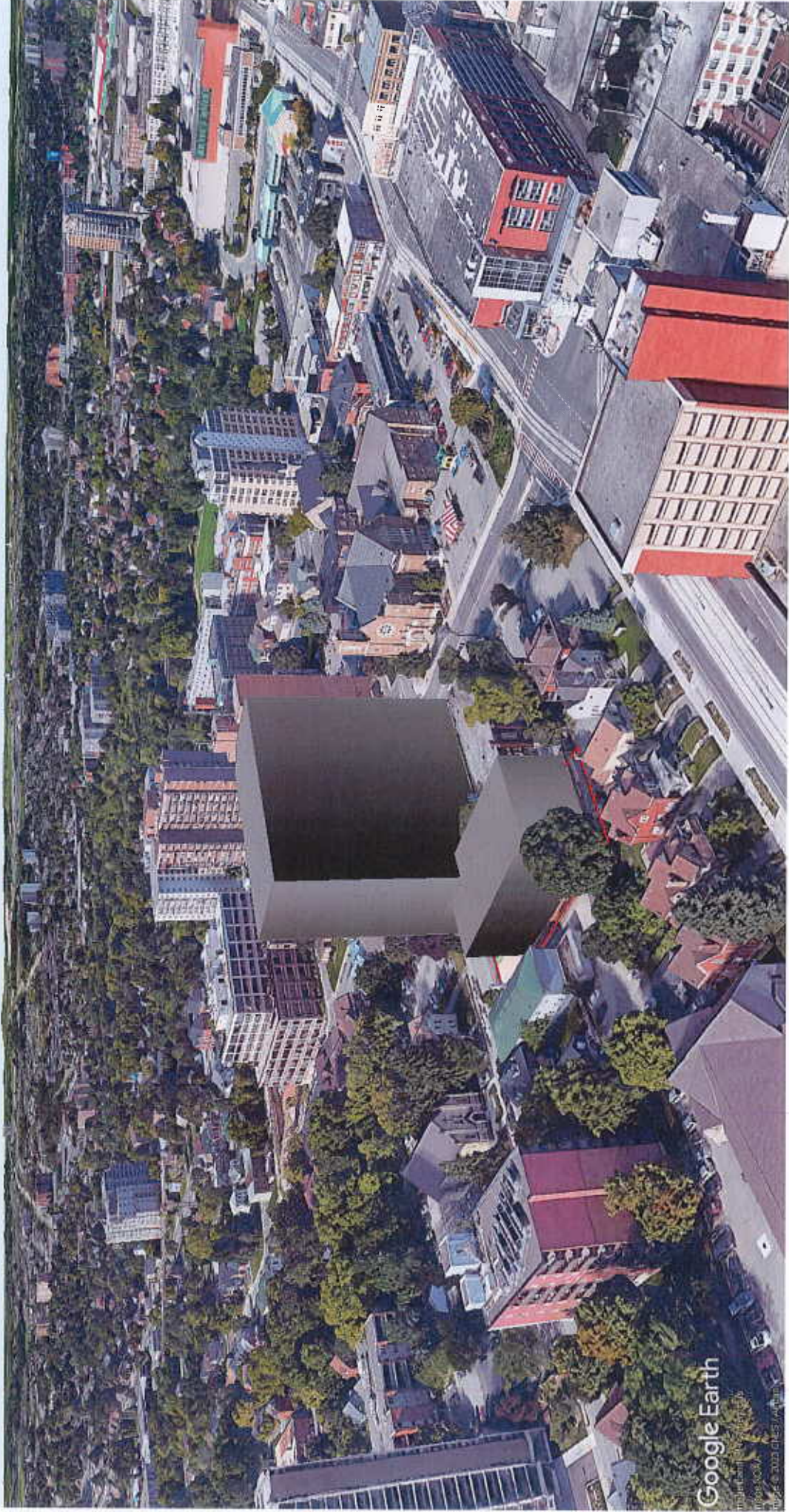


Google Earth

© 2008 Google

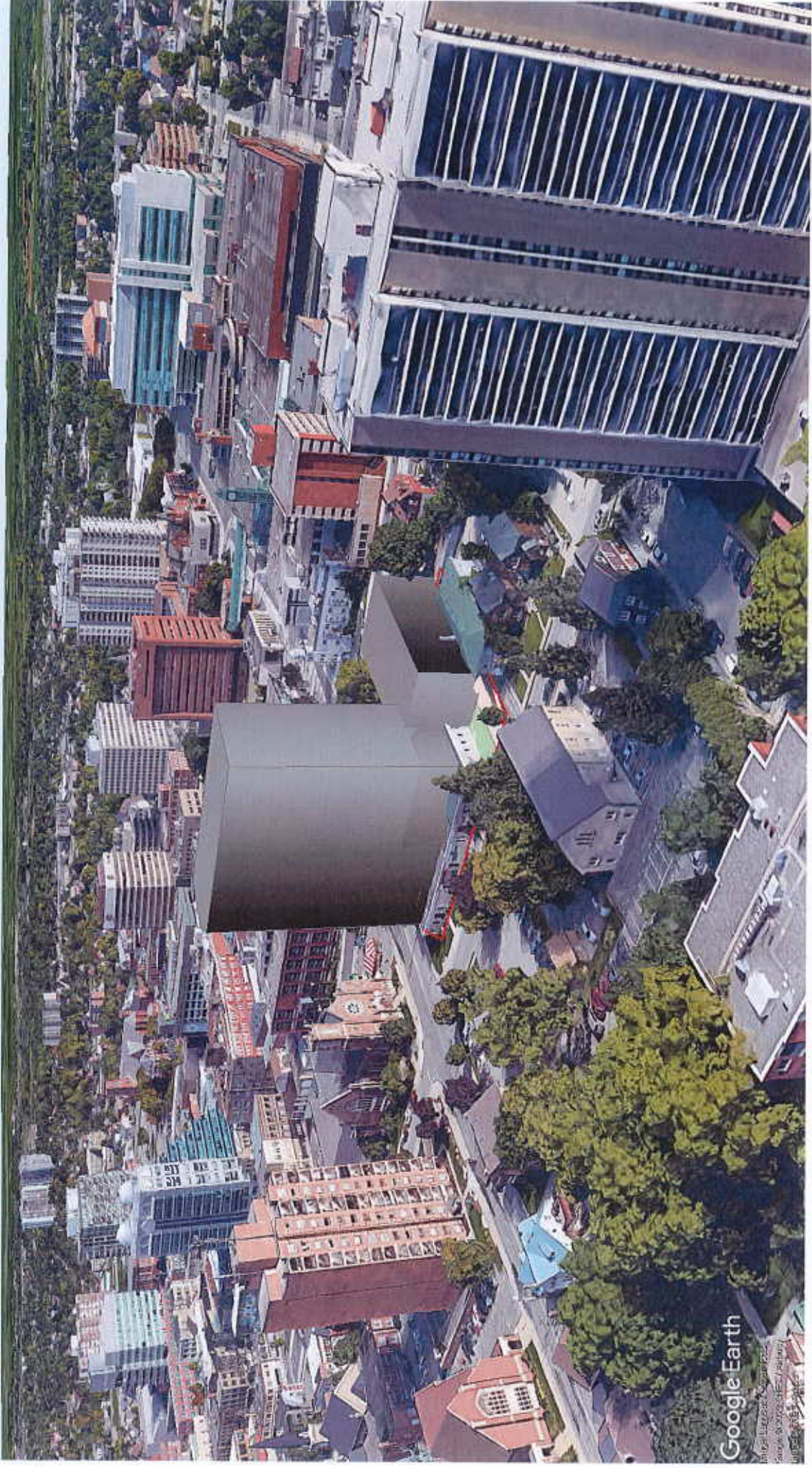


LOOKING NORTHWEST





LOOKING NORTHEAST

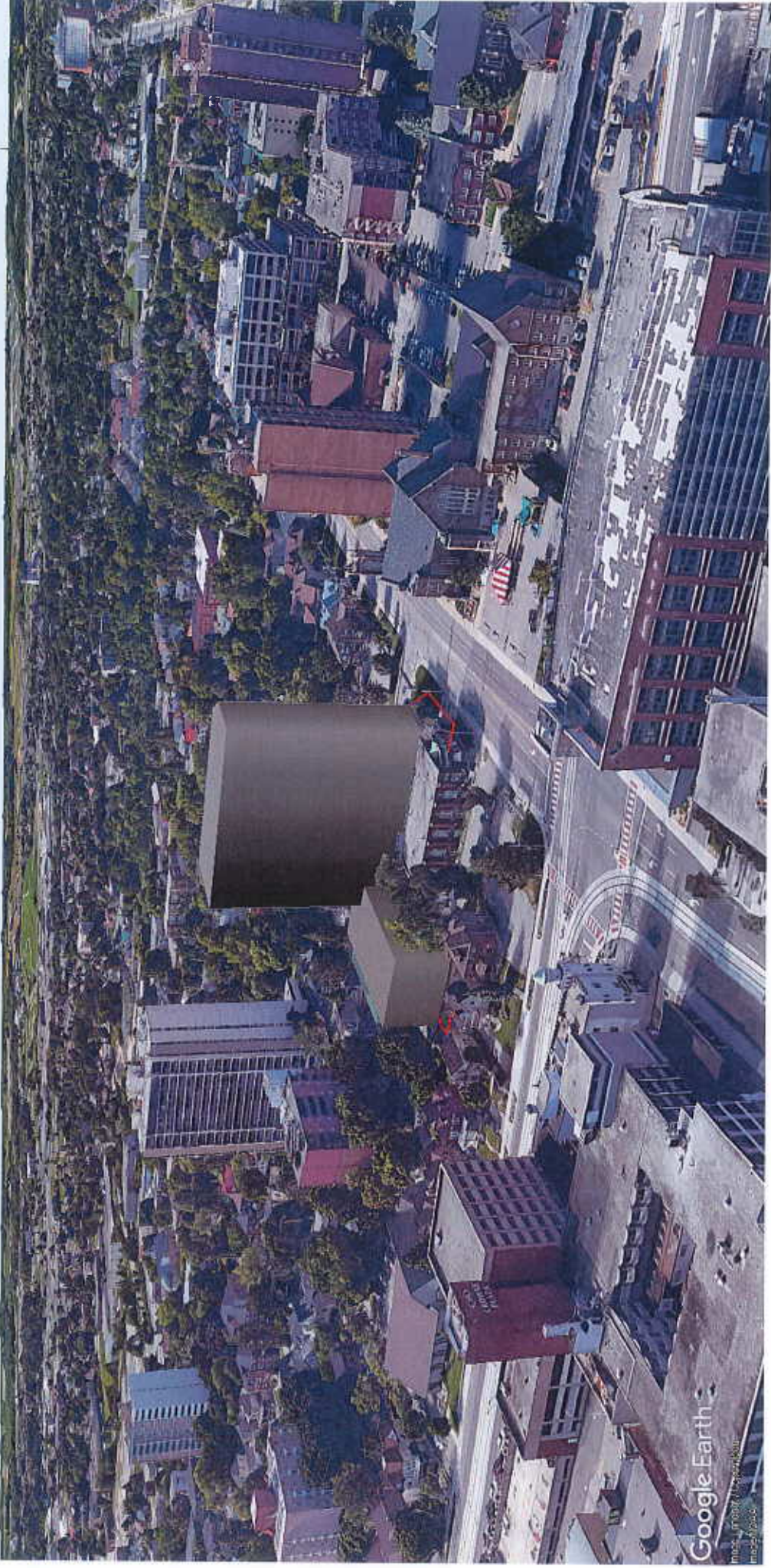


Google Earth

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## LOOKING SOUTHWEST





# Concept Plan - 16 Storeys Floor 4

51 Benton St  
City of Kitchener

LEGEND  
Subject Lands

FOR DISCUSSION PURPOSES ONLY

Project:  
Area: 1000m<sup>2</sup> (24000 sq ft)

DATE: Sept. 2023

SCALE: 1:200

DRN: CAC

FILE: 2023-155



MEMBER OF THE DESIGN PROFESSIONS ACT, 1991



BENTON ST

CHURCH ST

FLOOR 4  
Area = 1,543m<sup>2</sup>  
(413 UNITS/FLOOR)

4th Floor  
Outdoor  
Amenity Area

Unit  
10.5m<sup>2</sup>

Unit  
10.5m<sup>2</sup>

Unit  
10.5m<sup>2</sup>

Unit  
10.5m<sup>2</sup>

Unit  
10.5m<sup>2</sup>

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10.5m<sup>2</sup>

Unit  
10.5m<sup>2</sup>

Unit  
10.5m<sup>2</sup>

Concept Plan - 16 Storeys  
Floor 3

51 Benton St  
City of Kitchener

LEGEND  
Subject Lands

FOR DISCUSSION PURPOSES ONLY

DATE: Sept. 2023  
SCALE: 1:300  
DRN: CAC  
FILE: 220161A





# Concept Plan - 16 Storeys Floor 1

51 Benton St  
City of Kitchener

LEGEND  
Subject Lands

Item	Proposed Value	Provided
Lot Area	-	22,438 <sup>sq</sup>
Area	1,040	4,732 <sup>sq</sup>
Lot Width	10.0m	m
Min. Front Yard	5.0m	3.0m
Spec. Front Yard	3.3m	3.0m
Side Yard	1.2m	0.9m
Rear Yard	1.8m (to natural slope)	1.8m (to natural slope)
Landscaped Area	10%	18.0m <sup>2</sup>
100' Street Parking Spaces	102 spaces	507 (18,000 <sup>sq</sup> )
Number of Units	2175	2175

\* Approx. OPA = 10,000<sup>sq</sup> (Per architect design to be confirmed by Architect)  
Ground Floor = 3500<sup>sq</sup>  
Floors 2-4 = 4200<sup>sq</sup>  
Floors 5-16 = 13,000<sup>sq</sup>

FOR DISCUSSION PURPOSES ONLY

Source: *Photo - Google Earth (2023)*

DATE: Sept. 2023

SCALE: 1:300

DRN: CAC

FILE: 20045A



# Concept Plan - 16 Storeys Floors 2

51 Benton St  
City of Kitchener

**LEGEND**  
Subject Lands



FOR DISCUSSION PURPOSES ONLY

Author: [Blank]  
Date: [Blank]  
Scale: 1:200  
Date: Sept. 2023  
DRN: CAC  
File: 20245A

**M** PLANNING  
URBAN DESIGN  
& LANDSCAPE  
**MHBC** ARCHITECTURE  
1000 KITCHENER ROAD, SUITE 100, KITCHENER, ONTARIO N2B 1E1  
TEL: 519-875-2222 FAX: 519-875-2223  
WWW.MHBC.COM



# Concept Plan - 16 Storeys Underground Parking

51 Benton St  
City of Kitchener

LEGEND  
Subject Lands

FOR DISCUSSION PURPOSES ONLY

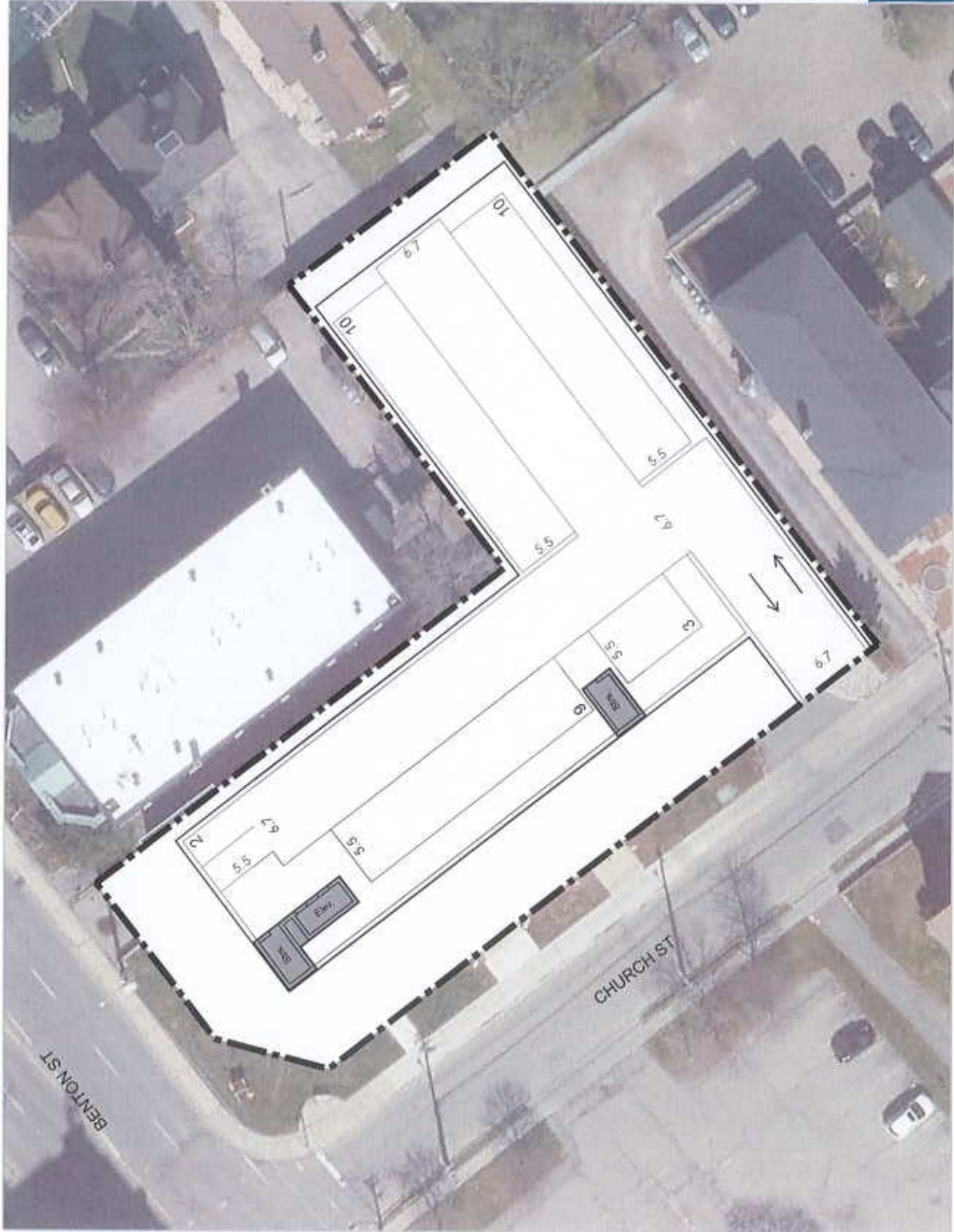
Source: Aerial Imagery of Historical Photos

DATE: 11/14/2023

SCALE: 1:300

DRN: CAC

FILE: 20230516



**M** PLANNING  
URBAN DESIGN  
& LANDSCAPE  
**MHBC** ARCHITECTURE  
1000 KITCHENER UNIVERSITY AVENUE, SUITE 200, KITCHENER, ONTARIO N2B 1C6



# Concept Plan - 16 Storeys Floors 5-16

51 Benton St  
City of Kitchener



FOR DISCUSSION PURPOSES ONLY

Project: 1601 - 1602 Benton St (2020)

DATE: Sept, 2023

SCALE: 1:300

DRN: CAC

FILE: 221455



www.kitchener.ca/planning

