

**SITE STATISTICS**

Zoning - C-2, 492R, 387U  
 C of A Application - (A2023- )  
 Lot Area - 28,255.1 m<sup>2</sup>  
 Roundabout new property line easement area - 219.7 m<sup>2</sup>  
 New lot area with Roundabout property line - 28,035.4 m<sup>2</sup>  
 Building Coverage - 6,673.5 m<sup>2</sup>(23.8%)  
 Landscaped Area - 13,806.6 m<sup>2</sup>(49.2%)  
 Asphalt / Hard Surface Area - 7,555.3 m<sup>2</sup>(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 # 2<sup>nd</sup>bedrooms - 1,094.5 m<sup>2</sup>  
 Provided Amenity Area - 1,120.0 m<sup>2</sup>

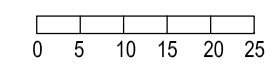
Note: Snow removal to occur off site.

**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/N/ES

**City of Kitchener**  
 DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:  
 SP23/053/N/ES