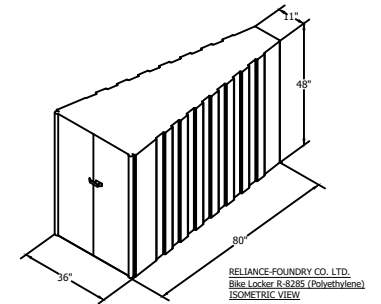


SITE STATISTICS
 Zoning - R6 (179U) & NHC-1
 C of A Application - A2021-045
 Lot Area - 10,474 m²
 Building Coverage - 2,416 m² (27.3%)
 Landscaped Area - 3,911 m² (44.3%)
 Asphalt / Hard Surface Area - 2,514m² (28.4%)

Parking Required - 69 (A2021-045)
 (1.4 spaces per unit)
 Parking Provided - 69
 Visitor Parking Required - 10
 Visitor Parking Provided - 10
 Barrier Free Parking Required - 3 (1 Type A, 2 Type B)
 Barrier Free Parking Provided - 3 (1 Type A, 2 Type B)
 Parking Space Minimum Dimensions- 2.6m x 5.5m
 Minimum Garage Parking Space Dimensions- 3.04m x 5.5m

MULTI-RESIDENTIAL
 Number of Units - 49
 Number of Visitor Spaces - 10
 Floor Space Ratio - 0.6

NOTE: ALL ASPHALT AREAS TO BE DEFINED WITH 0.15M HIGH POURED CONCRETE CURBING

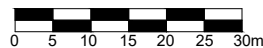


Class A Bicycle Locker Detail

SITE PLAN

KOLB CREEK LAND CORP.

130 OTTERBEIN ROAD



SCALE 1: 1,000

DATE: JULY 28, 2021

REVISED:
 NOVEMBER 22, 2021
 FEBRUARY 18, 2022
 JULY 6, 2022
 AUGUST 30, 2022
 SEPTEMBER 15, 2022
 OCTOBER 31, 2023

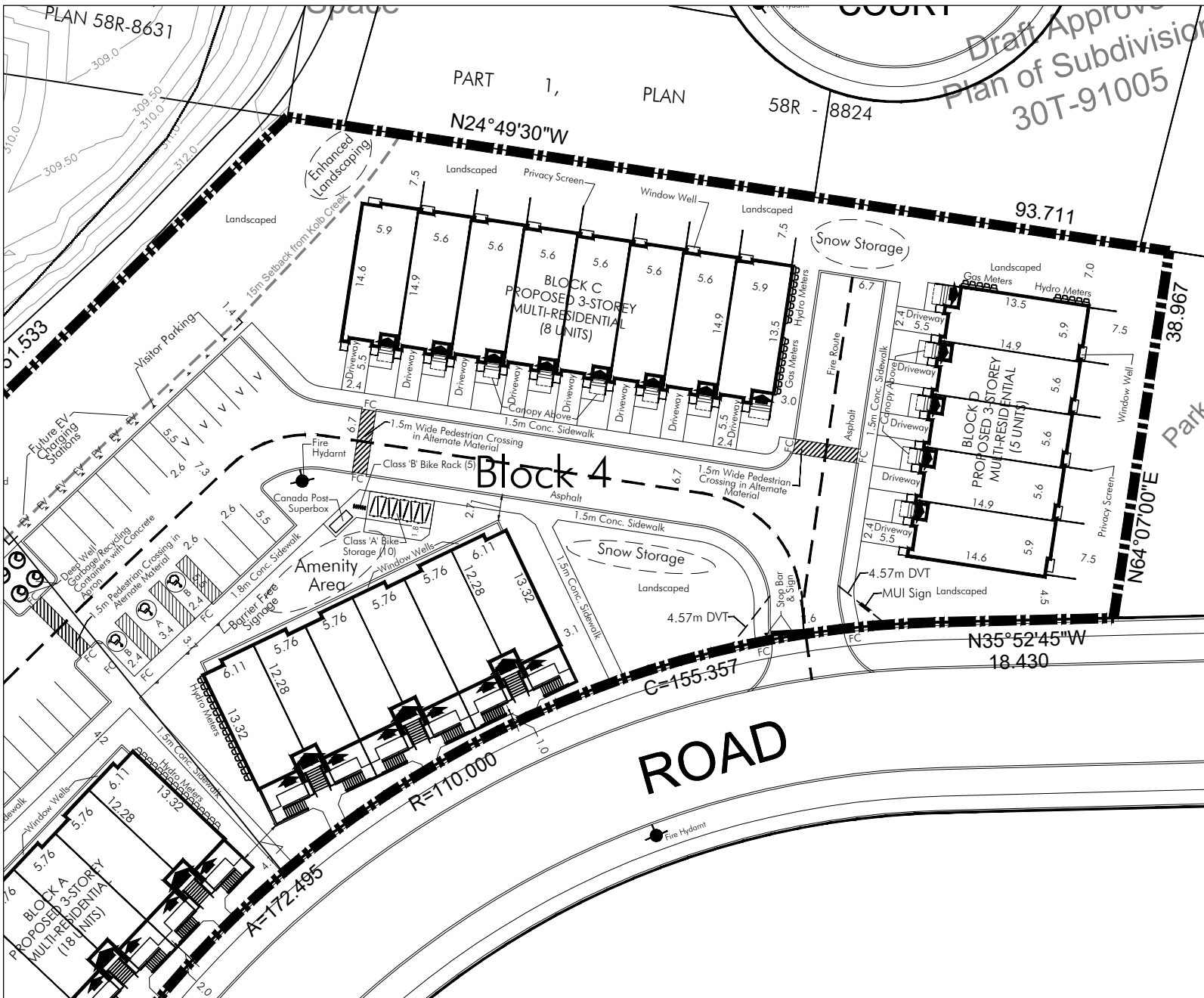
SITE PLAN APPLICATION No. SP21/084/O/LT

LEGAL DESCRIPTION: BLOCKS 3 & 4, PLAN 58M-654

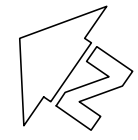
City of Kitchener

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

CAD FILE:
 SP.DWG



Draft Approval
Plan of Subdivision
30T-91005

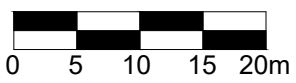


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DETAIL A

KOLB CREEK LAND CORP.
 130 OTTERBEIN ROAD



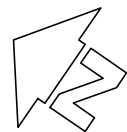
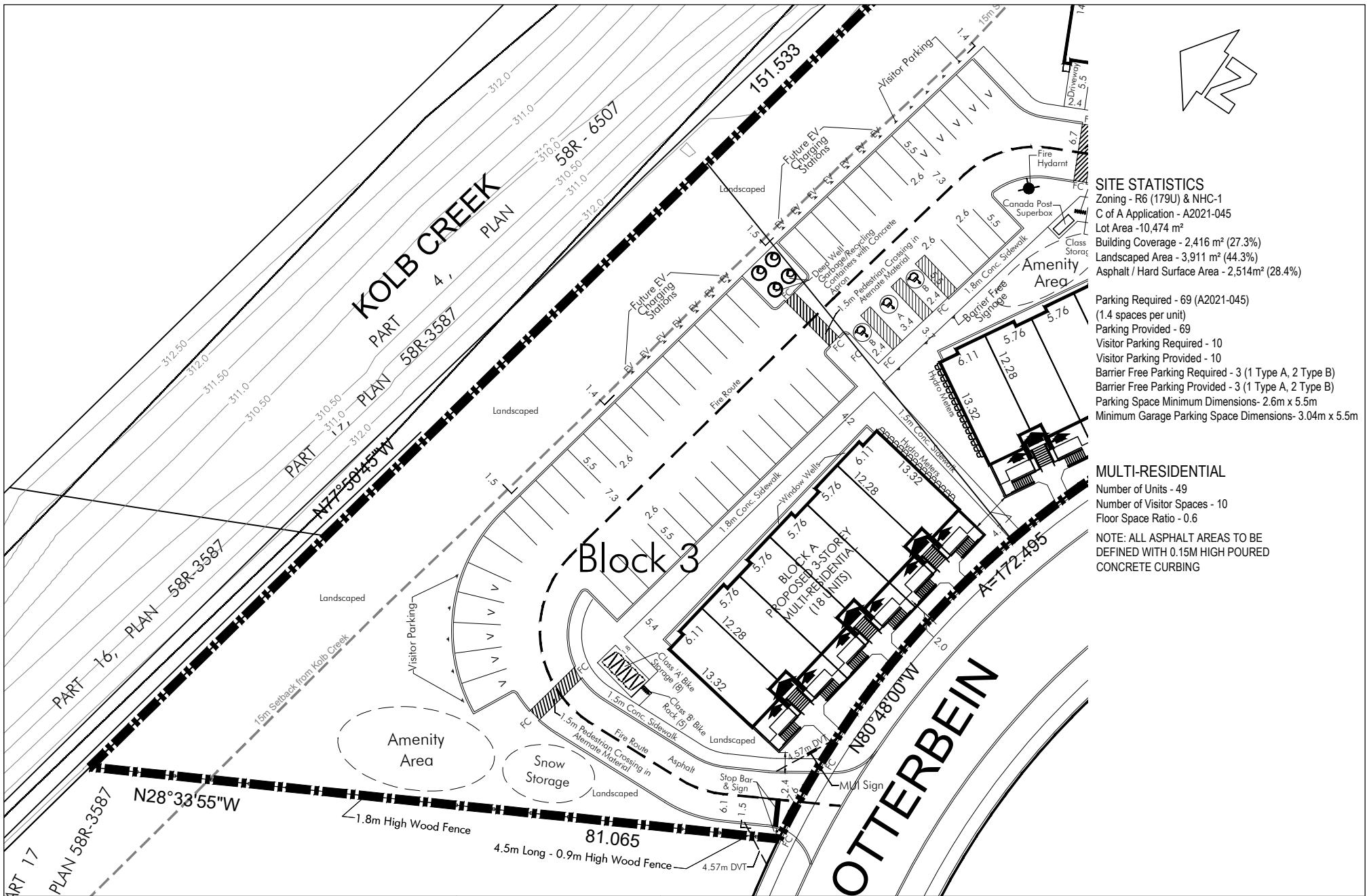
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City of Kitchener
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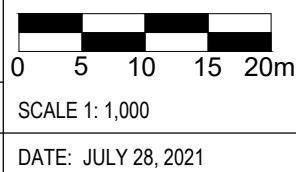
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NOTE: ALL ASPHALT AREAS TO BE DEFINED WITH 0.15M HIGH POURED CONCRETE CURBING

DETAIL B

KOLB CREEK LAND CORP.
 130 OTTERBEIN ROAD



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SITE PLAN APPLICATION No. SP21/084/O/LT

LEGAL DESCRIPTION: BLOCKS 3 & 4, PLAN 58M-654

City of Kitchener
 DEVELOPMENT SERVICES DEPARTMENT, PLANNING

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