

**SITE STATISTICS**

Zoning- MU-3, 777R, 92H (85-1)  
 Zoning Amendment- 2022-070  
 Lot Area- 12,325.0m<sup>2</sup>  
 Lot Area (Road Widening)- 280.9m<sup>2</sup>  
 Lot Area (Net)- 12,044.1m<sup>2</sup>

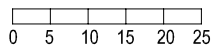
Building Coverage- 4,797.9m<sup>2</sup> (39.8%)  
 Landscaped Area- 4,787.4m<sup>2</sup> (39.7%)  
 Asphalt / Hard Surface Area- 2,473.6m<sup>2</sup> (20.5%)

Parking Required- 207 Spaces (By-Law 85-1)  
 0.74 Spaces/ Unit > 51.0m<sup>2</sup> (224 Units)  
 0.165 Spaces/ Unit < 51.0m<sup>2</sup> (244 Units)  
 224 Units x 0.74= 166 Spaces  
 244 Units x 0.165= 41 Spaces  
 Parking Provided- 387 Spaces  
 Visitor Parking Required- 7% of Required Parking  
 207 Required Spaces x 7%= 15 Spaces  
 Visitor Parking Provided- 15 Spaces  
 Barrier-Free Parking Required- 6 Spaces  
 Barrier-Free Parking Provided- 6 Spaces (4- Type A, 2- Type B)  
 Parking Space Minimum Dimensions- 2.6m x 5.5m  
 Parking Space Minimum Dimensions (Abutting Wall)- 2.75m x 5.5m  
 Class A Bicycle Parking Provided - 356 Spaces  
 Class B Bicycle Parking Provided - 6 Spaces

**MULTI-RESIDENTIAL**  
 Number of Units- 468  
 Floor Space Ratio- 40,069.5m<sup>2</sup>/ 12,325.0m<sup>2</sup>= 3.3

**NOTE:**  
 ALL ASPHALT AREAS TO BE DEFINED WITH 0.15m HIGH  
 POURED CONCRETE CURBING, U.N.O.  
 SNOW TO BE PICKED UP AND TAKEN OFF SITE FOR DISPOSAL.

**SITE PLAN**  
 (LEVEL P2 PLAN)



REVISED:

**SITE PLAN APPLICATION No. SP22/174/O/CD**

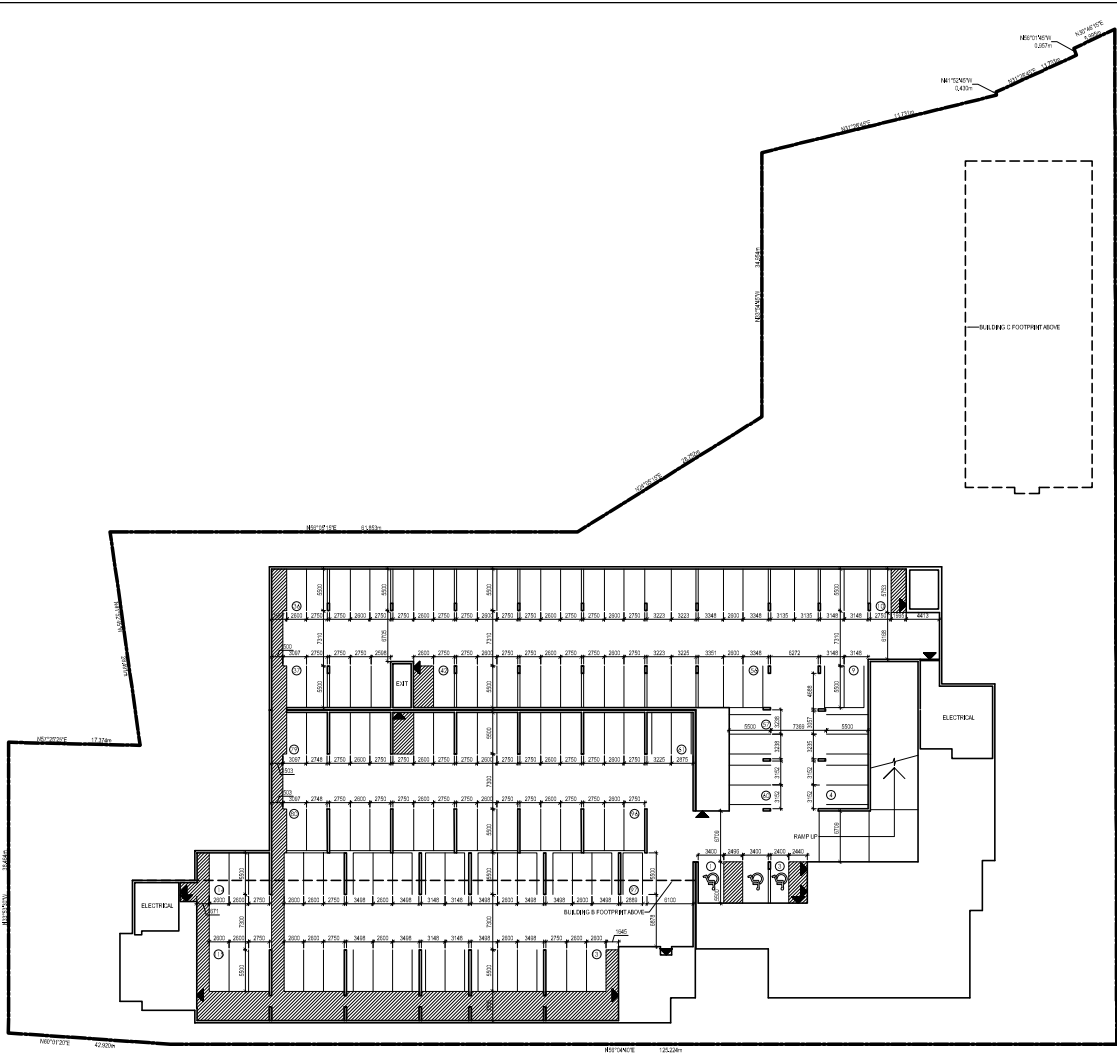
LTS 31-33, 41-50 PL 309 KITCHENER; PT PARK LT 25 PL 404 KITCHENER; PT LT 1 PL 654 KITCHENER; PT LT 44  
 SUBDIVISION OF LT 1 GERMAN COMPANY TRACT KITCHENER

20 OTTAWA LP  
 20 OTTAWA ST N, KITCHENER, ON

SCALE 1: 1,000  
 DATE: MARCH 07, 2023

**City of Kitchener**  
 DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:  
 SP.DWG



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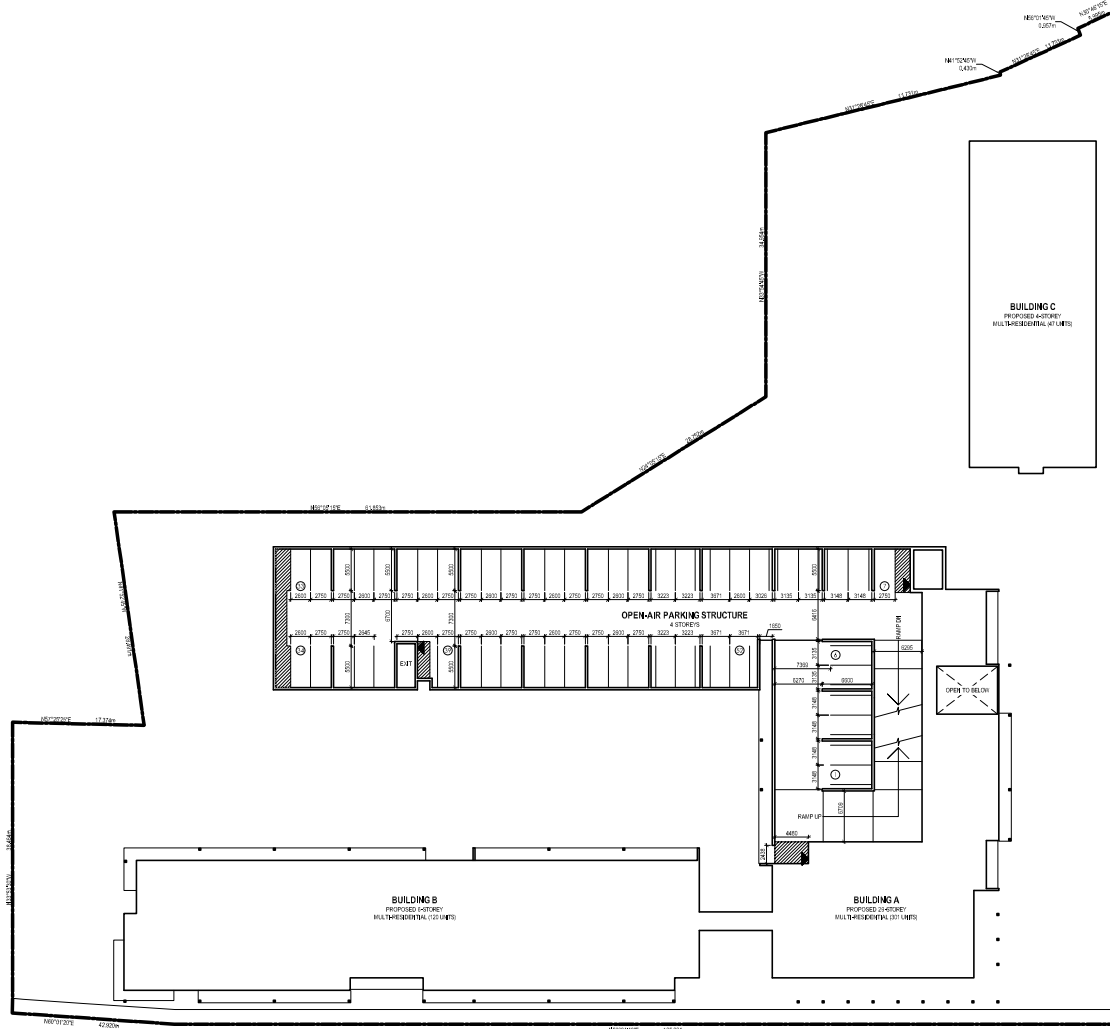
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<h1>LEVEL P1 PLAN</h1>	 SCALE 1: 1,000	REVISED:	<b>SITE PLAN APPLICATION No. SP22/174/O/CD</b>		
		DATE: MARCH 07, 2023	LTS 31-33, 41-50 PL 309 KITCHENER; PT PARK LT 25 PL 404 KITCHENER; PT LT 1 PL 654 KITCHENER; PT LT 44 SUBDIVISION OF LT 1 GERMAN COMPANY TRACT KITCHENER		<b>City of Kitchener</b> DEVELOPMENT SERVICES DEPARTMENT
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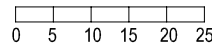
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**LEVEL P3 PLAN**



REVISED:

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LTS 31-33, 41-50 PL 309 KITCHENER; PT PARK LT 25 PL 404 KITCHENER; PT LT 1 PL 654 KITCHENER; PT LT 44  
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20 OTTAWA LP

SCALE 1: 1,000

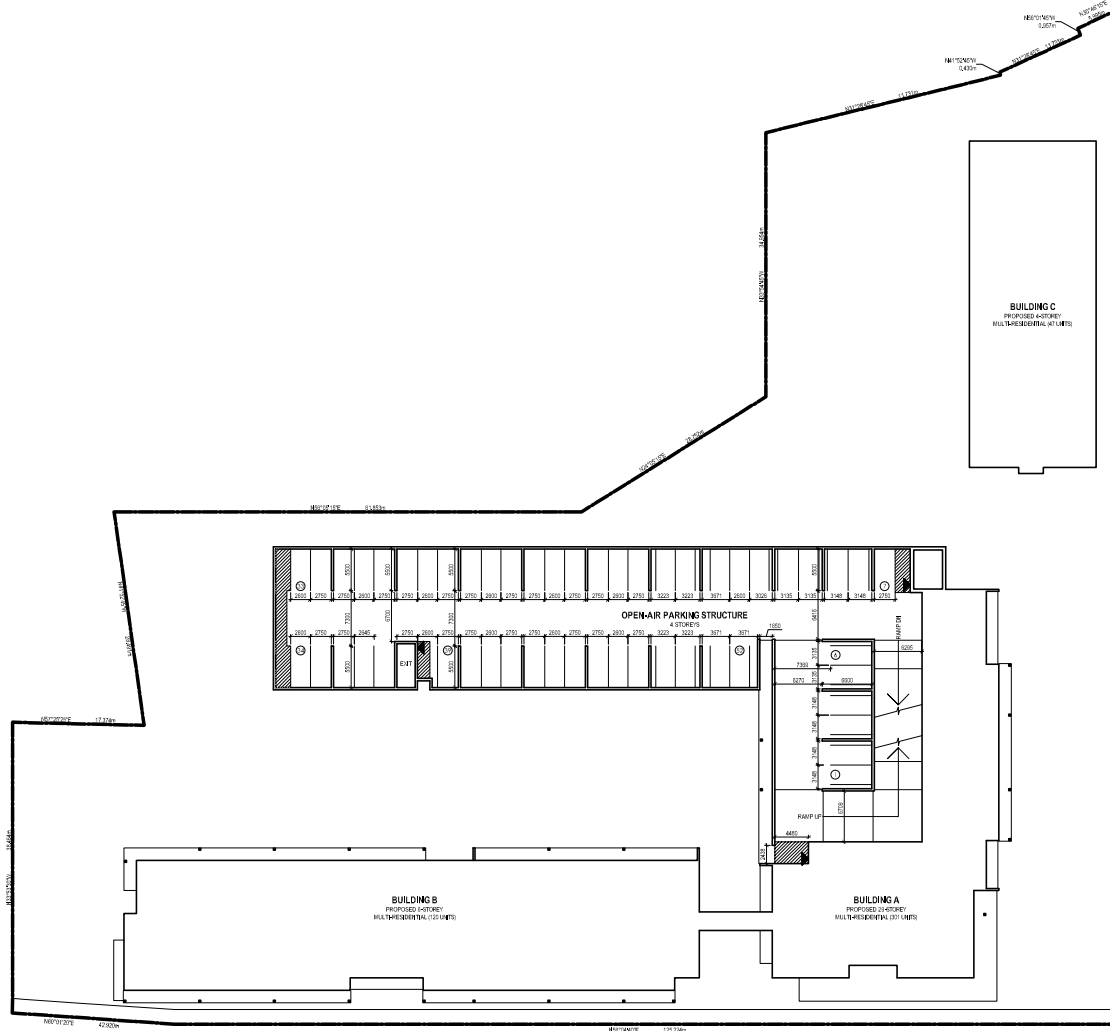
**City of Kitchener**

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20 OTTAWA ST N, KITCHENER, ON

DATE: MARCH 07, 2023

DEVELOPMENT SERVICES DEPARTMENT



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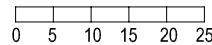
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**LEVEL P4 PLAN**



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20 OTTAWA LP

SCALE 1: 1,000

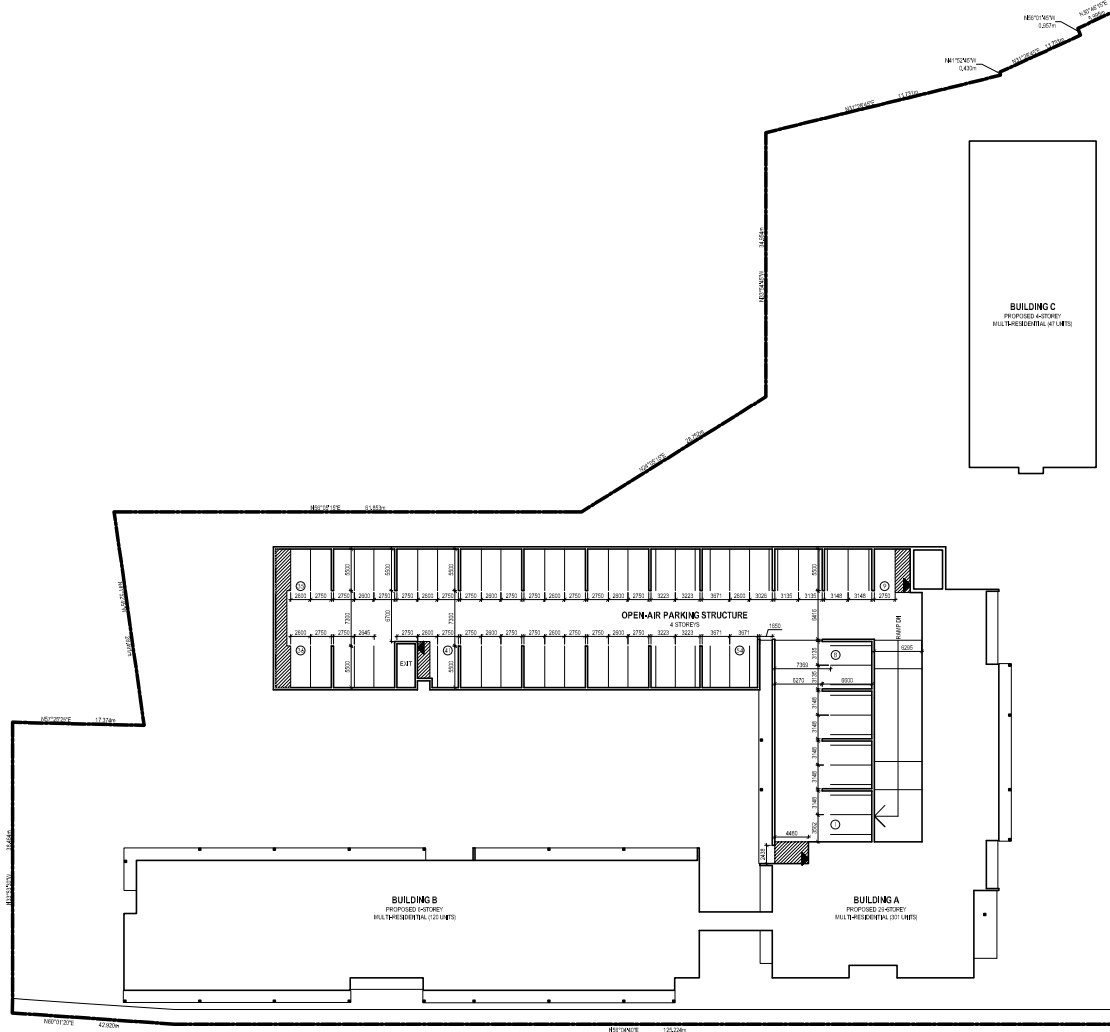
**City of Kitchener**

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20 OTTAWA ST N, KITCHENER, ON

DATE: MARCH 07, 2023

DEVELOPMENT SERVICES DEPARTMENT



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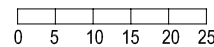
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**LEVEL P5 PLAN**

20 OTTAWA LP  
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