



SITE STATISTICS
BY-LAW 2019-051: RES-5

1. SITE AREA:
GROSS LOT AREA = 10,009 ha (24.73 acre) = 100,090 sm
NET LOT AREA = 4,604 ha (11.378 acre) = 46,047,894 sm

BUILDING COVERAGE = 13,119 sm = 28.5% NET (13.11% GROSS)
LANDSCAPED AREA = 76,177 sm = 76.11%
NET LOT AREA = 22,134,894 sm = 48.10%
ASPHALT/HARD SURFACE AREA = 10,794 sm = 23.44% NET (10.78% GROSS)

2. PART A:
2.1. NUMBER OF UNITS:
7.0m TRADITIONAL TOWNHOUSE, 2 STOREY = 79 UNITS
7.0m TRADITIONAL TOWNHOUSE, 3 STOREY = 21 UNITS
6.0m REAR LANE TOWNHOUSE, 3 STOREY = 27 UNITS
TOTAL = 127 UNITS

2.2. DENSITY:
127 UNITS / 24.73 ACRE = 5.135 UNITS PER ACRE
127 UNITS / 10,009 HECTARE = 12.89 UNITS PER HECTARE
127 UNITS / 11,378 ACRE (NET) = 11.16 UNITS PER ACRE (NET)
127 UNITS / 4,604 HECTARE (NET) = 27.58 UNITS PER HECTARE (NET)

2.3. RESIDENT PARKING REQ'D = 127 UNITS X 1
= 127 SPACES REQUIRED

2.4. RESIDENT PARKING PROV'D = 127 SPACES PROVIDED

2.5. MINIMUM VISITOR PARKING REQ'D = 127 UNITS / 0.10
= 81 DWELLING UNITS = 0.1 PER UNITS
= 13 SPACES REQ'D

2.6. VISITOR PARKING PROV'D = 23 SPACES PROV'D
(5 TYPE A ACCESSIBLE PARKING SPACES)
(2 TYPE B ACCESSIBLE PARKING SPACES)
TOTAL VISITOR PARKING SPACES = 23 SPACES

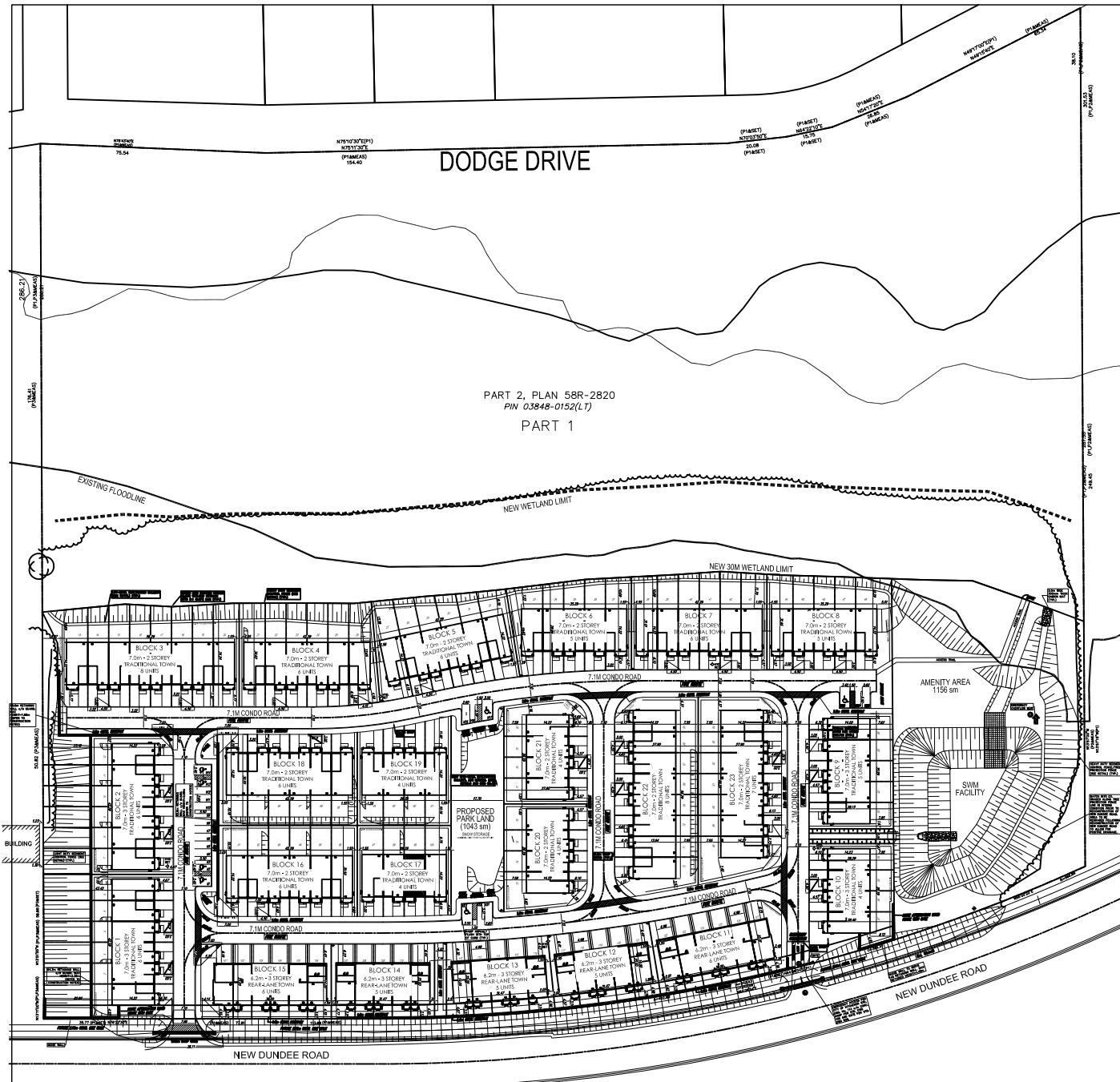
2.7. BICYCLE PARKING PROV'D = 40 SPACES

3. NUMBER OF DWELLING UNITS
7.0m TRADITIONAL TOWNHOUSE, 2 STOREY = 237 DWELLING UNITS
7.0m TRADITIONAL TOWNHOUSE, 3 STOREY = 63 DWELLING UNITS
6.0m REAR LANE TOWNHOUSE, 3 STOREY = 81 DWELLING UNITS
TOTAL = 381 DWELLING UNITS

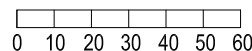
NOTE: ALL ASPHALT AREAS TO
BE DEFINED WITH 0.15M HIGH
POURED CONCRETE CURBING

PARENT BY-LAW		KITCHENER, BY-LAW NO. 2019-051	
PROPOSED USE		TOWNHOUSE - STREET + TOWNHOUSE - CLUSTER	
SITE SPECIFIC BY-LAW		SITE SPECIFIC 2022-XXX	
PROPOSED ZONE		RES-5 TOWNHOUSE DWELLING - STREET + CLUSTER	
ZONING CHART:			
STANDARD	BY-LAW REQUIREMENT	PROPOSED	
MINIMUM LOT AREA	525 sm	GROSS LOT AREA = 100,090 sm NET LOT AREA = 46,047.894 sm	
MINIMUM LOT AREA PER LOT	N/A	TRADITIONAL TOWNS = 195 sm REAR-LANE TOWNS = 155 sm	
MINIMUM LOT WIDTH PER LOT	N/A	TRADITIONAL TOWNS = 7 sm REAR-LANE TOWNS = 6.2 sm	
MINIMUM LOT WIDTH	19.0 m	AS PER CONCEPT PLAN	
MIN. FRONT + EXT. YARD SETBACK	4.5m	4.5m	
MIN. INTERIOR SETBACK (EXTERNAL)	4.5m	4.5m	
MIN. INTERIOR SETBACK (INTERNAL)	N/A	1.5m	
BUILDINGS SEPERATION	N/A	3.0m	
MIN. REAR SETBACK	6.0m	6.0m FOR TRADITIONAL TOWNS 6.0m FOR REAR-LANE TOWNS	
MAX. COVERAGE	N/A	60% REQ'D FOR POTLS	
MIN. LANDSCAPE	20% (NET AREA)	51.4% (REQ'D FOR POTLS)	
MAXIMUM FLOOR SPACE RATIO	0.6	0.33 GROSS LOT AREA 0.70 NET LOT AREA	
MAXIMUM BUILDING HEIGHT	11.0 m TO TOP OF ROOF	15.0 m TO TOP OF ROOF	
MAXIMUM NO. STOREYS	3 STOREYS	3 STOREYS	
GARAGE PARKING SPACE	MIN. SIZE 3m x 5.5m	3m x 6m	
DRIVEWAY	MIN. 2.6m X 6.0m	TRAD. TOWNS 3 m - RL TOWNS 4.96 m	
PRIVATE PATIO AREA	FOR EACH DWELLING UNIT LOCATED AT REAR OF LOT AREA, AS INDICATED ON THE SITE PLAN, SHALL BE ACCESSIBLE TO THE UNIT AND SHALL BE PROTECTED TO SUCH EXTENT AS REQUIRED TO SUCH	TRADITIONAL TOWNS = REAR YARD REAR LANE TOWNS = BALCONY ABOVE GARAGE	

FLOOR SPACE RATIO:			
UNIT TYPE	NO. OF UNITS	G.F.A. (sm)	
INTERIOR REAR LANE UNIT	17 UNITS	260 sm	4420 sm
END REAR LANE UNIT	8 UNITS	267 sm	2136 sm
CORNER REAR LANE UNIT	2 UNITS	271.50 sm	543 sm
INT. TRADITIONAL TOWN (2 STOREY)	27 UNITS	189.5 sm	5306.50 sm
END UNIT TRADITIONAL TOWN (2 STOREY)	16 UNITS	203.5 sm	3256 sm
END UNIT TRADITIONAL TOWN (2 STOREY)	24 UNITS	279 sm	6696 sm
END UNIT TRADITIONAL TOWN (2 STOREY)	12 UNITS	285.5 sm	3426 sm
INT. TRADITIONAL TOWN (3 STOREY)	13 UNITS	299 sm	3887 sm
END UNIT TRADITIONAL TOWN (3 STOREY)	8 UNITS	305 sm	2440 sm
TOTAL (SM) =		32,100.50 sm	



SITE PLAN



SCALE 1: 2000

DATE: 2023.03.03

REVISED:

SITE PLAN APPLICATION No. SP22-134-N-KA

LEGAL DESCRIPTION PART LOT 2 BEASLEY'S NEW SURVEY TWP OF WATERLOO, PART 1 PLAN 58R21515 CITY OF KITCHENER

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:
SP22134NKA.dwg

CACHET HOMES
1000 NEW DUNDEE ROAD