



SITE STATISTICS

Zoning- RES-7
C of A Application- N/A
Lot Area- 5720m²
Building Coverage- 1822m² (32%)
Landscaped Area- 1163m² (20%)
Asphalt / Hard Surface Area- 4008m² (70%)

Parking Provided = 200
Residential Parking = 166 (rate 0.6)
Visitors Parking = 24 (rate 8%)
Commercial Parking = 10 (1 per 28m²,5%)
Parking Space Minimum Dimensions - 2.6m x 5.5m
Compact Vehicle = 10 (5%)
Compact Space Minimum Dimensions - 2.4m x 4.8m
Barrier Free - 2+2% of 315 = 9
Ready Electric Vehicle Parking = 0 (2.5% of 2)
Future Electric Vehicle Parking = 35 (20% of res./non-res.)

Bicycle Spaces
Class A -142 (rate 0.51)
Class B - 14 (6 required)

MULTI-RESIDENTIAL

Number of Existing Units - 46
Number of New Units - 231
Total Units - 277
Floor Space Ratio - 4.00

COMMERCIAL

Total Gross Floor Area
(including mezzanine) - 280m²

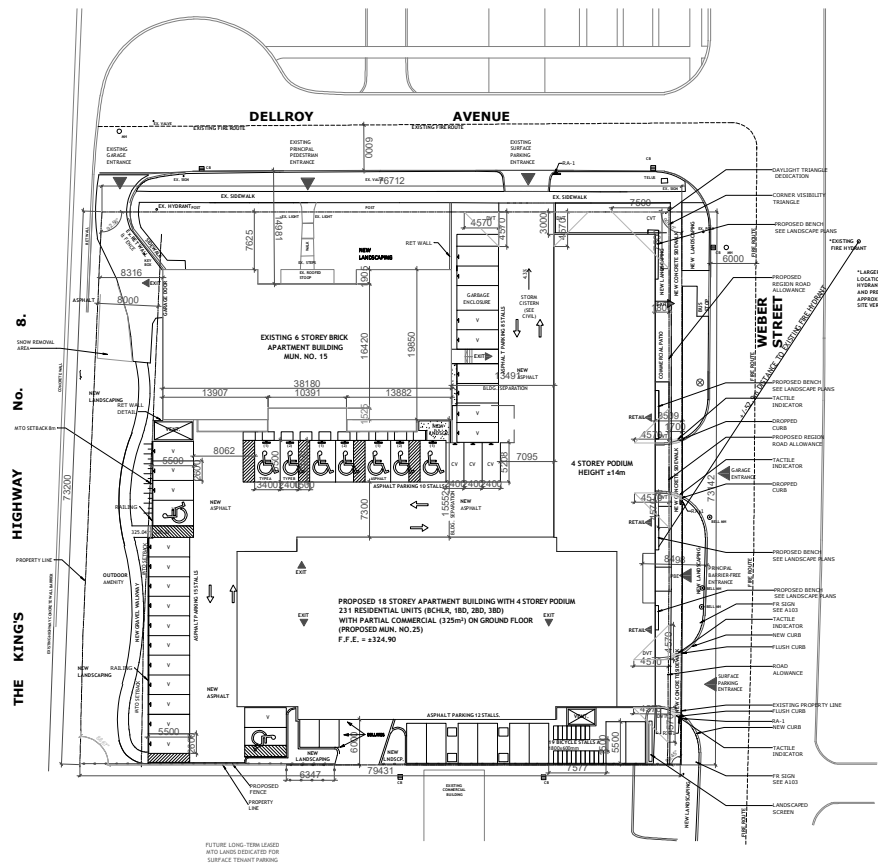
INDUSTRIAL

Total Gross Floor Area
(including mezzanine)- N/A

INSTITUTIONAL

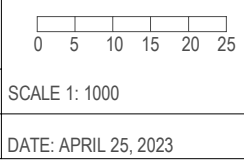
Floor Space Ratio- N/A

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



B SITE PLAN

2296342 ONT INC.
15 Dellroy Ave, Kitchener, ON



REVISED:

SITE PLAN APPLICATION SP22/158/D/BB

Lt 104-109, 130-135 PI 307 Kitchener, Lt 160 Streets and Lanes Kitchener save and except Pt 2, 1459239, Pt 3 58R1578 and Part 13 on 58R11552 City of Kitchener

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:
dellroy_Bsp.DWG

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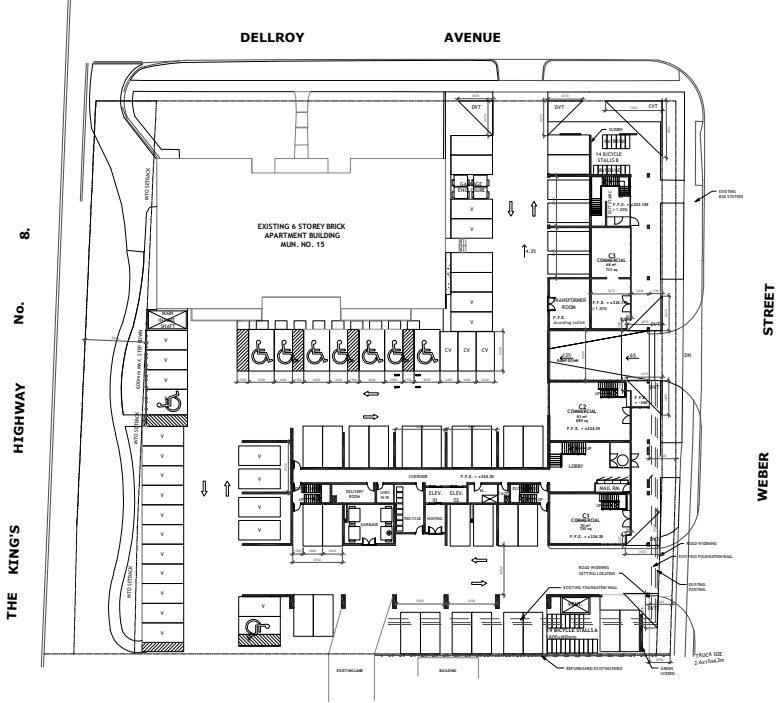
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POURED CONCRETE CURBING



**B1-STRUCTURED SURFACE
PARKING PLAN**

2296342 ONT INC.
15 Dellroy Ave, Kitchener, ON

0 5 10 15 20 25
SCALE 1: 1000
DATE: APRIL 25, 2023

REVISED:

SITE PLAN APPLICATION SP22/158/D/BB

Lt 104-109, 130-135 Pl 307 Kitchener, Lt 160 Streets and Lanes Kitchener save and except Pt 2, 1459239, Pt 3 58R1578 and Part 13 on 58R11552 City of Kitchener

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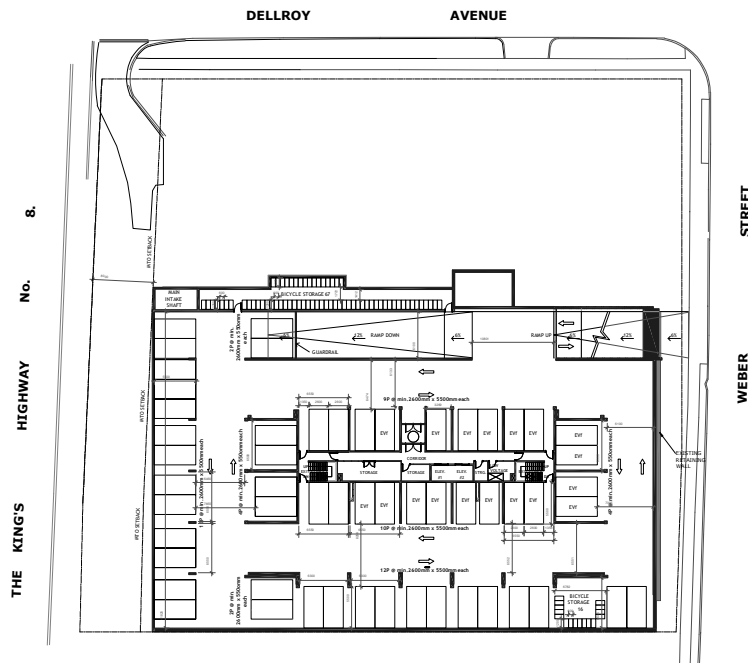
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INSTITUTIONAL

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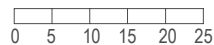
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B2-UNDERGROUND PARKING PLAN LEVEL -1

2296342 ONT INC.

15 Dellroy Ave, Kitchener, ON



SCALE 1: 1000

DATE: APRIL 25, 2023

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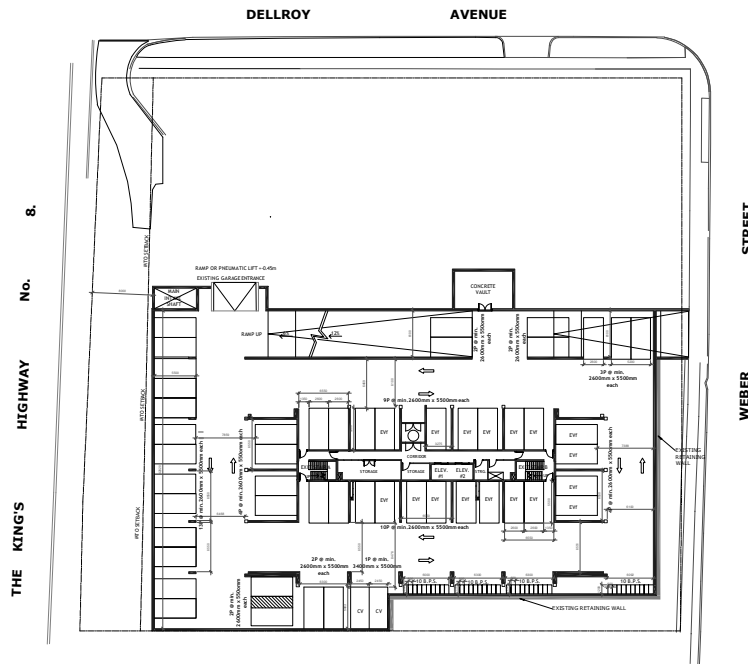
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INSTITUTIONAL

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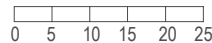
NOTE: ALL ASPHALT AREAS TO
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POURED CONCRETE CURBING



B3-UNDERGROUND PARKING PLAN LEVEL -2

2296342 ONT INC.

15 Dellroy Ave, Kitchener, ON



SCALE 1: 1000

DATE: APRIL 25, 2023

REVISED:

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