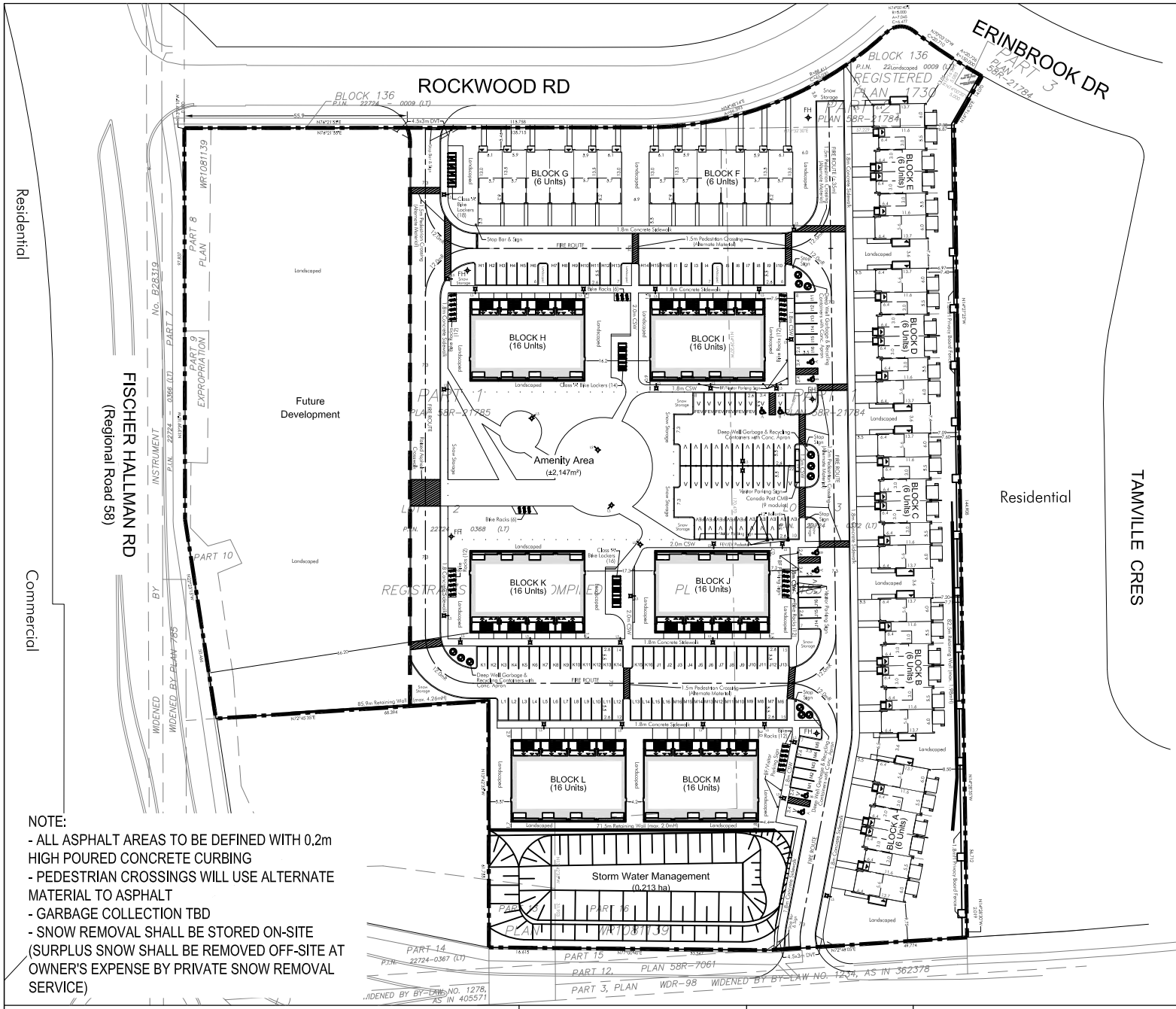

NOTE:
- ALL ASPHALT AREAS TO BE DEFINED WITH 0.2m HIGH POURED CONCRETE CURBING
- PEDESTRIAN CROSSINGS WILL USE ALTERNATE MATERIAL TO ASPHALT
- GARBAGE COLLECTION TBD
- SNOW REMOVAL SHALL BE STORED ON-SITE (SURPLUS SNOW SHALL BE REMOVED OFF-SITE AT OWNER'S EXPENSE BY PRIVATE SNOW REMOVAL SERVICE)

SITE STATISTICS

Zoning By-law 85-1: R-6 (Multiple Dwelling)
Lot Area- 36,018.62m²
Building Coverage- 6,703m² (18.6%)
Landscaped Area- 21,218m² (58.9%)
Asphalt / Hard Surface Area- 8,098m² (22.5%)

Parking Required- 207 spaces (1.5 spaces/unit)
Parking Provided- 208 spaces (1.5 spaces/unit)
Parking Space Minimum Dimensions- 2.6m x 5.5m
Barrier-Free Parking
- Required- 7 spaces (2+2% of total)
- Provided- 8 spaces

Electric Vehicle Parking (By-law 2019-051)
- Required- 42 spaces (20% of total)
- Provided- 58 spaces

Bicycle Parking (By-law 2019-051)
- Required- 54 spaces (Class A - 48; Class B - 6)
- Provided- 120 spaces (Class A - 48; Class B - 72)

MULTI-RESIDENTIAL

Number of Units- 138
Number of Visitor Spaces
- Required- 42 (20% of total)
- Provided- 42

Floor Space Ratio- 0.5
- Total Floor Area/Total Lot Area
- 19,447.90m²/36,018.62m²

Building Height (Minor Variance A 2023-067):
- Blocks A-E: 11.0m (2-3 storeys)
- Blocks F-G: 12.0m (3 storeys)
- Blocks H-M: 15.0m (4 storeys)

SETBACKS

	Required (min.)	Provided
Lot Width	15.0m	190.7m
Front Yard (Rockwood Dr)	4.5m	5.46m
Ext. Side Yard	4.5m	66.2m
Int. Side Yard	2.5m	5.57m
Rear Yard	7.5m	9.75m

SITE PLAN - PHASE 1

DEERFIELD HOMES LTD.

1198 FISCHER-HALLMAN RD, 1274 BLEAMS RD & 264 ERINBROOK DR

0 10 20 30 40

SCALE 1: 1,500

DATE: MAR. 22, 2023

REVISED:

SITE PLAN APPLICATION No. SP23/006/F/AP

PART LOT 2 & 3, PLAN 1483; BLOCK 136, PLAN 1730

City of Kitchener

DEVELOPMENT SERVICES DEPARTMENT

CAD FILE: SP23006FAP.DWG