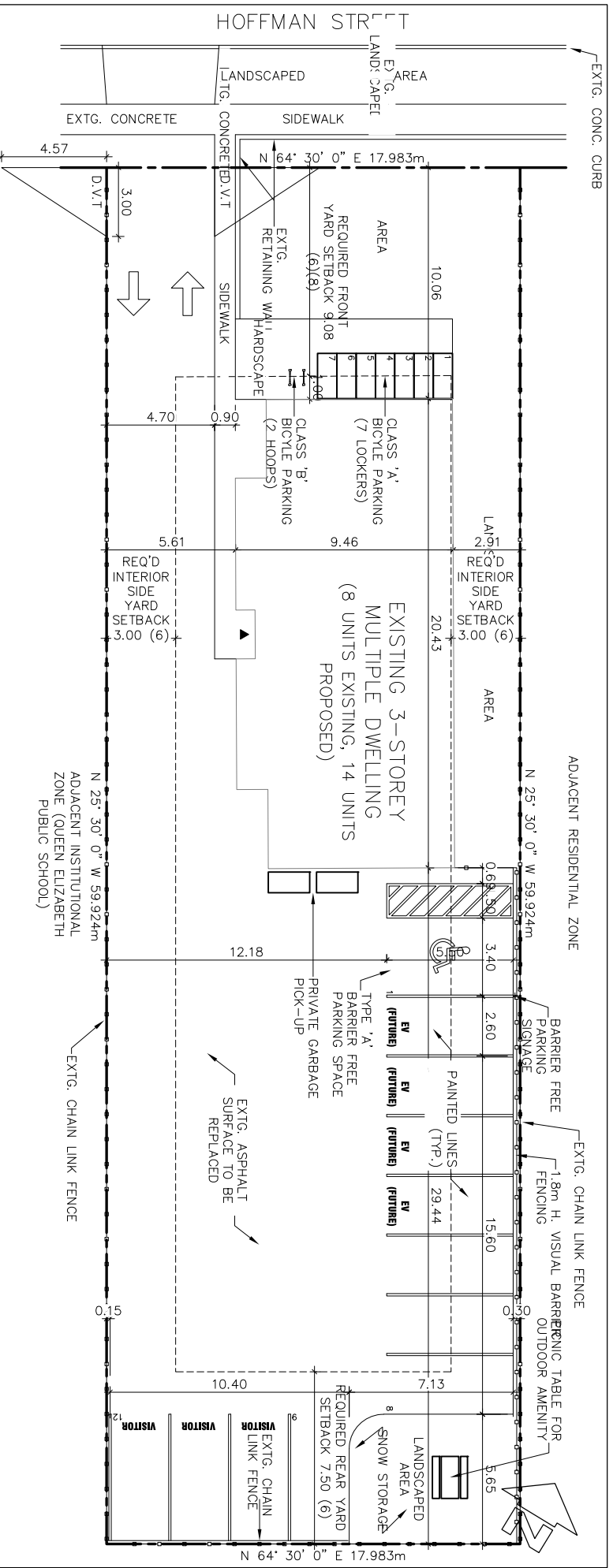


CITY OF KITCHENER
DEVELOPMENT SERVICES
DEPARTMENT
SITE PLAN APPROVAL PURSUANT TO
SECTION 41 OF THE PLANNING ACT
SIGNATURE

THE OWNER AGREES TO DEVELOP
AND MAINTAIN THE SITE IN
COMPLIANCE WITH THE APPROVED
SITE PLAN AND ACKNOWLEDGES
RECEIPT OF ONE COPY OF THE
APPROVED SITE PLAN.
SIGNATURE



SITE STATISTICS

Zoning- Residential RES-5 (ZBL 2019-051)
Lot Area- 1077.61 m²
Floor Space Ratio- 728.68m²/1077.61m² = 0.67 (EXG)
Landscaped Area- (251.23 m²) 23.3%
Asphalt / Hard Surface Area- (644.22 m²) 59.8%

MULTI-RESIDENTIAL

Number of Units-	8 Existing Units + 6 New Units	EV Parking Required-	20% of Required Parking	4 Spaces (Future)
Parking Required-	14 Units	EV Parking Provided		
Total Number of Proposed Units =	14 Units			
1 Spaces/ Bach. Units (6) =	6 Spaces			
1 Spaces/ 1 & 2 Bed Units (8) =	8 Spaces			
Total Spaces Required =	14 Spaces			
Parking Provided-	14 Spaces			
0 Spaces/ Bach. Unit (6)	0 Spaces			
1.25 Spaces/ 1 & 2 Bed Units (8)	10 Spaces			
Total Spaces Provided =	10 Spaces			
Visitor Parking Required-	0.15 Spaces/ Unit (14)			
Visitor Parking Provided-	3 Spaces			
Parking Space Minimum Dimensions-	2.6m x 5.5m			
Barrier Free Parking Required-	4% of Required Parking =			
Type 'A' Barrier Free Provided-	1 Space			
Type 'B' Barrier Free Provided-	0 Spaces			
Total Parking Provided-	12 Spaces			

SITE PLAN APPLICATION No. SP24/009/H/ES

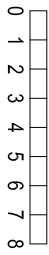
PART OF LOT 24, REGISTERED PLAN 384 IN THE CITY OF KITCHENER, REGIONAL MUNICIPALITY OF WATERLOO

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:
SP24009HES.DWG

SITE PLAN

1000213586 Ontario Inc.
175 Hoffman St.



SCALE 1: 250

DATE: April 11, 2024

REVISED: