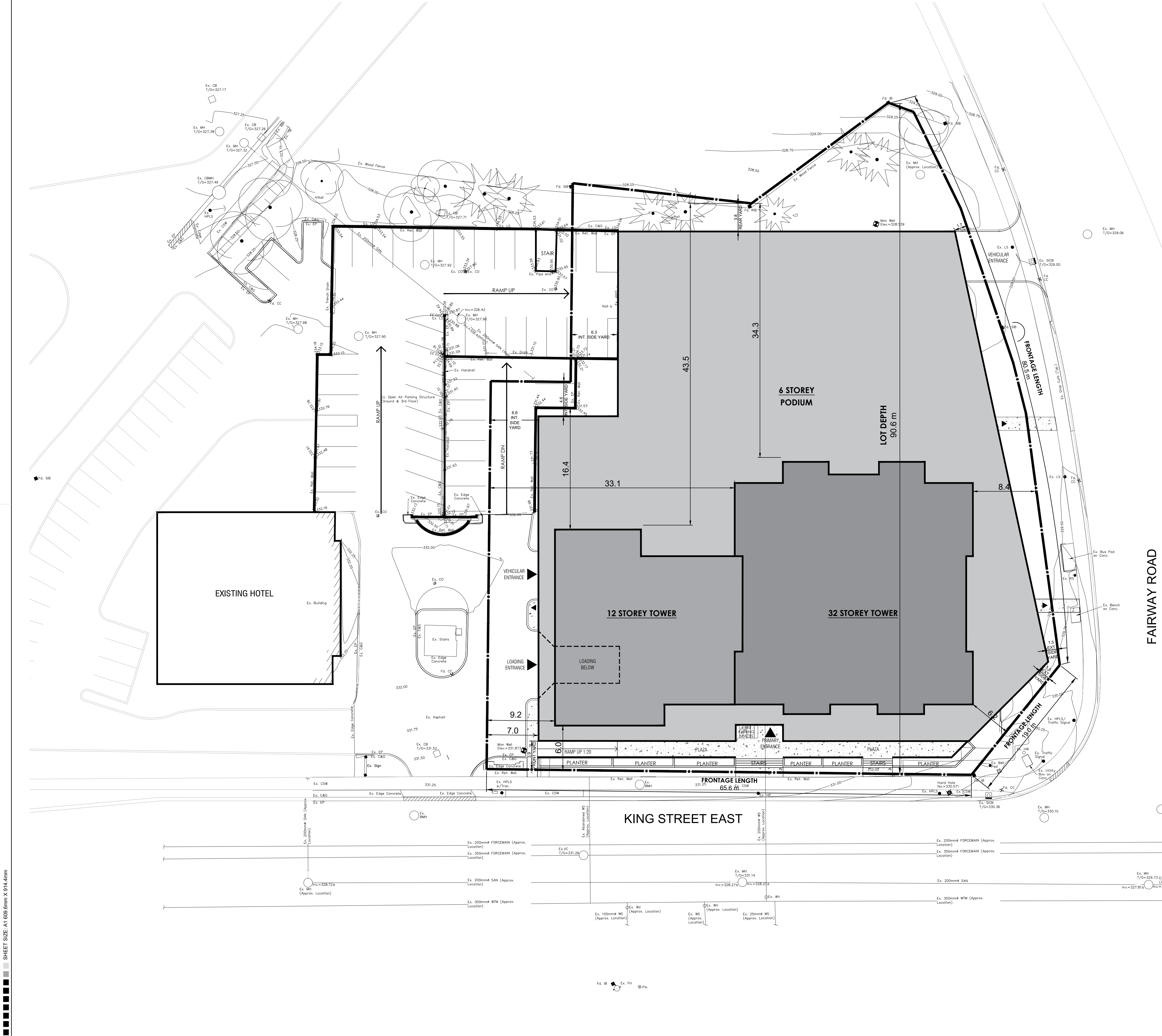


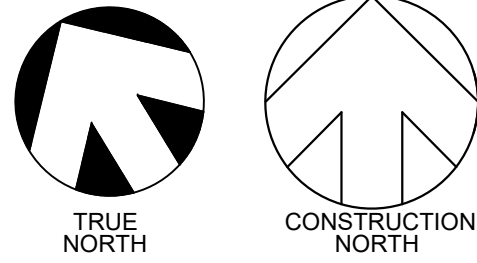


LEGEND:	
	PROPERTY LINE
	BUILDING SETBACK LINE
	PROPOSED TREE PROTECTION HOARDING
	TALL BUILDING SETBACK
	PROPOSED FIRE ROUTE (USING HEAVY DUTY PAVING)
	HEAVY DUTY PAVING
	LIGHT DUTY PAVING
	CONCRETE PAD OR SIDEWALK
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE CURB WITH CURB CUT OR DEPRESSED CURB
	NEW BUILDING AREA (FOOTPRINT)
	EXISTING CHAIN LINK FENCE
	PROPOSED BOARD FENCE
	PRINCIPAL ENTRANCE TO THE BUILDING
	SECONDARY ENTRANCES TO, OR EGRESSES FROM THE BUILDING
	FIRE ROUTE SIGNS
	BARRIER FREE SIGNS (RB93)
	BARRIER FREE LOGO (PAVED ON ASPHALT)
	TACTILE STRIPS ON CONCRETE OR ASPHALT SURFACES (AODA COMPLIANT)
	EXISTING CATCHBASIN AND STRUCTURE
	PROPOSED CATCHBASIN AND STRUCTURE
	PROPOSED DOUBLE CATCHBASIN AND STRUCTURE
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING CATCHBASIN AND MANHOLE
	PROPOSED SIAMESE CONNECTION TO SPRINKLER SYSTEM
	PROPOSED HIGH POINT
	PROPOSED LOW POINT
	PROPOSED DRAINAGE FLOW
	DRIVE WAY VISIBILITY TRIANGLE
	DEPRESSED CURB
	FIRE HYDRANT (EXISTING)

SITE STATISTICS

ITEM	PROPOSED ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY (CURRENTLY 'EMP-1')	MIX-2 (118), (49)	MIX-2 (118), (49)
LOT AREA (sqm)	N/A	5,491 sq.m
MIN LOT WIDTH	15 m	65.5 m
LOT DEPTH	N/A	90.6 m
GROUND FLOOR AREA (sqm)	N/A	3,928.9 sq.m
LOT COVERAGE (max.)	-%	71.5%
FRONT YD. (min.)	1.5m	3.9m
REAR YARD (min.)	7.5m	3.8m
EXTERIOR SIDE YARD SETBACK (min.)	1.5m	1.5m
INTERIOR SIDE YARD SETBACK (min.)	0m	4.6m
GROUND FLOOR BUILDING HEIGHT WITH STREET LINE FACADE (min.)	4.5m	4.5m
BUILDING HEIGHT (max.)	25m	102.1m
NUMBER OF STOREYS (max.)	8	32
MINIMUM STREET LINE STEPBACK FOR MID-RISE BUILDINGS AND TALL BUILDING	3m	2.8m
MAXIMUM FLOOR SPACE RATIO	4.0	10.5
MAXIMUM TOTAL RETAIL GROSS FLOOR AREA WITHIN A MULTI-UNIT BUILDING, MULTI-UNIT DEVELOPMENT, MIXED-USE BUILDING, OR MIXED-USE DEVELOPMENT	7,500 m ²	692.4 sq.m
MINIMUM GROUND FLOOR STREET LINE FAÇADE WIDTH AS A PERCENT OF THE WIDTH OF THE ABUTTING STREET LINE	50%	85%
MINIMUM PERCENT STREET LINE FAÇADE OPENINGS	50%	50%
MINIMUM LANDSCAPED AREA	15%	916.9 sq.m (16.7%)
TOTAL PARKING SPACES	423	339 (0.78/unit)
RESIDENTIAL: 0.9 per dwelling unit x 400 units	362	319
COMMERCIAL: RETAIL: MAXIMUM 1 PARKING SPACE PER 23.5 SQ. M (2,500 SQ. FT.)	31	6
MINIMUM CLASS A BICYCLE PARKING STALLS	218 (0.5/unit)	286 (0.66/unit)
MINIMUM CLASS B BICYCLE PARKING STALLS	6	6
2.4 m clear aisle (for 1.2 m parking stalls) min x 1.8 m		
ACCESSIBLE PARKING SPACE	11	11
2, plus 2% of total required parking spaces		
NUMBER OF TYPE A ACCESSIBLE PARKING SPACES	6	6
NUMBER OF TYPE B ACCESSIBLE PARKING SPACES	5	5
PARKING STALL DIMENSIONS (m)	2.6m X 5.5m	2.6m X 5.5m
TYPE A ACCESSIBLE PARKING SPACE (m)	3.4m X 5.5m	3.4m X 5.5m
TYPE B ACCESSIBLE PARKING SPACE (m)	2.4m X 5.5m	2.4m X 5.5m
ACCESSIBLE PARKING AISLE (m)	1.5m X 5.5m	1.5m X 5.5m
AMENITY AREA	N/A	1,699 m ² (4.0m ² /unit)
OUTDOOR AMENITY AREA		140.2 m ²
INDOOR AMENITY AREA		246.8 m ²

HEIGHT FROM HIGHEST GRADE (332.2 FFE) TO PENTHOUSE = 441.3



no.	revisions	date	init.
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KITCHENER, ON

drawing
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