



**MINOR VARIANCE SKETCH PLAN**

92 RIVER ROAD E.  
 PLAN 764, PT LOT 42  
 CITY OF KITCHENER  
 REGION OF WATERLOO  
 ROLL# 301202000812100

**ZONING REQUIREMENTS:**

**RES-6 (Residential)**

	REQUIRED	PROVIDED	COMPLIANCE
LOT AREA (MIN.)	N/A	1,098.6 ±m <sup>2</sup>	YES
LOT WIDTH (MIN.)	30.0 m	19.47 m	NO (EXISTING)
FRONT YARD SETBACK	3.0 m	3.0 ±m	YES
SIDE YARD SETBACK	4.5 m	3.0 ±m	NO (MV REQ.)
REAR YARD SETBACK	7.5 m	21.9 ±m	YES
MAX. HEIGHT/STOREYS	25m / 8 storeys	3 storeys (12.19m)	YES
LANDSCAPED AREA	20 %	29.3 %	YES
FRONT YARD LANDSCAPING	20 %	72.0 %	YES
MAX. FLOOR SPACE RATIO	2.0 FSR.	0.74 FSR.	YES

PARKING	REQUIRED	PROVIDED	COMPLIANCE
MIN. PARKING (resident)	10 spaces (1.0/unit)	11 spaces (1.1/unit)	YES
MIN. PARKING (visitor)	2 spaces (0.15/unit)	2 spaces (0.15/unit)	YES
BARRIER FREE	1 (3% of req. spaces)	1 space	YES
EV-READY SPACES	3 (20% of req. spaces)	3 EV-Ready spaces	YES
CLASS-A BICYCLE STALLS	0.5/unit (5 stalls)	0.5/unit (5 stalls)	YES
CLASS-B BICYCLE STALLS	2 stalls	2 stalls	YES

**DEVELOPMENT DETAILS**

- Proposing redevelopment to construct a 10-unit multiple dwelling, with 13 parking spaces (11 Resident, and 2 Visitor). The building will be 3-storeys (above-grade), with basement level units.
- The building will feature a cantilever design, with Floors 2 & 3 being located above the 1.5m walkway. This creates a shaded walkway area for residents, and allows for greater floor areas on Floors 2 and 3.
- To permit this proposal the following variances are requested from By-Law 2019-051:
  - Requesting relief from Section 7 (Table 7-6) to recognize the existing lot frontage of 19.47m;**
  - Relief from Section 7 (Table 7-6) to permit a side yard setback of 3.0±m, whereas the By-law requires 4.5m;**
    - The side yard reduction is justified due to the lot having similar size/scale to properties with RES-5 zoning designation, where the side yard requirement would be 3.0m for a 3-storey building
  - Relief from Section 4.12.4.a) to permit for no provided pedestrian entrance (0) facing the street facade, instead of the required one (1) pedestrian entrance.**
    - This is justified due to the intention of this regulation being to ensure that the design of the building addresses the street. In this case, the building will be located approx. 20m from the street line, and therefore not having a formal entrance will not directly affect the streetscape. The requirement to provide 20% of street line facade has been met, with juliet balconies, windows, and other design elements provided along this side of the facade.
    - This variance is necessary to provide sufficient size/height to the basement units.
  - Relief from Section 5.3.e) to allow for the parking area to be setback 0.15m from the rear lot line, and 0.50m from the south facing side lot line, instead of the required 1.5m setback parking area setback.**
    - This is justified in this infill scenario, as the lot does not have the lot width available to accommodate this setback on all sides of the parking area due to required size of the parking spaces and drive aisle.

**NOTES**

- Five (5) Class A Bicycle Parking lockers will be provided within a secure, weather protected structure.
- The lockers within this structure will allow bicycles to be stored vertically, with locker dimensions of 1.2m (length) x 0.6m (width).
- The Class A Bicycle parking structure can be accessed via the 1.5m access aisle/pedestrian walkway.

**KEY MAP**



DATE: JUNE 27, 2024 (original sub.)  
 SCALE:  
 FILE NAME: 92RIVERRD\_MVPLAN  
 FILE NO.: 17040  
 DRAWN BY: B.L.

REVISION: **AUGUST 30, 2024**

