

SITE STATISTICS

Zoning- MU-2, 740R, 743R, 469U
C of A Application-
Required for relief from Maximum Front Yard

Lot Area- 7,945 m²
Building Coverage- 1,810 m² (22.8%)
Landscape Area- 2418.1 m² (30.4 %)
Asphalt / Hard Surface Area- 3716.9 m² (46.8%)

Parking Required-
RESIDENTIAL: MULTI DWELLINGS WITHIN
MU-2 = 1.0 SPACES PER UNIT
202 UNITS = 202 SPACES
(Including 6 live/work units, ie dwelling unit,
including a home business, per 469U)

Parking Provided- 203 SPACES
Tandem Parking P1 Level - 1 SPACE
(Tandem Not Included in Above Total)

Parking Space Minimum Dimensions- 2.7m x 5.5m
Barrier - free parking

Required: 2+2% stalls per unit = 7 stalls

Provided:
Surface BF: 2 Stalls Type A
Underground BF: 1 Type A, 4 Type B.
Total BF Stalls: 7

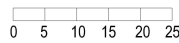
MULTI-RESIDENTIAL

Number of Units- 202 UNITS
Number of Visitor Spaces- 40

Floor Space Ratio-
FSR to be calculated based on Regulations
(1)and(2) of 740R: Subject proposal has BFA of
21,765m². Commercial site at 1270 Fischer
Hallman Rd has BFA of 7,311m². Calculation:
(21,765 + 7,311) / 58,801m² = 0.49 FSR.

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

SITE PLAN



REVISED:

SITE PLAN APPLICATION No. SP 23/015/F/AP

PART LOT 1, RCP 1471 PIN 22607 - 2459 (LT)

B & R TOWER (BLEAMS) LTD.

SCALE 1:1,000

1295 BLEAMS RD, KITCHENER, ONTARIO

DATE: 2024-09-11

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:
SP23015FAP.dwg