

Zoning- MU-3, 544R, 788R
C of A Application- SP23/075/K/CD
Lot Area- 6,492.2 m²
Building Coverage- 3,668.7 m² (56.5%)
Landscaped Area- 1,200.8 (18.5 %)
Asphalt / Hard Surface Area- 1,622.7 (25.0 %)
Parking Provided- 337
Residential - 0.55 per dwelling unit = 285
Visitor - 0.1 per dwelling unit = 52 Parking
Barrier Free Parking = 10
EV Parking = 66
Space Minimum Dimensions- 2.6m x 5.5m

MULTI-RESIDENTIAL

Number of Units- 514 Number of Visitor Spaces- 52 Floor Space Ratio- 8.1 Ground Floor Commercial Area: 336.0 m² BUILDING HEIGHT - 95.2 m (29 Storeys) Class A Bicycle parking- 0.5 per Unit = 257 Class B Bicycle parking- 6

SITE STATISTICS-PHASE A

Zoning- MU-3, 544R, 788R
C of A Application- SP23/075/K/CD
Lot Area- 6,492.2 m²
Building Coverage- 1943.8 m² (29.9%)
Landscaped Area- 3612.7 (55.7 %)
Asphalt / Hard Surface Area- 935.5 (14.4 %)
Parking Provided- 154
Residential - 0.58 per dwelling unit = 110
Visitor = 43 Parking
Barrier Free Parking = 3
EV Parking = 35
Space Minimum Dimensions- 2.6m x 5.5m

MULTI-RESIDENTIAL

Number of Units- 267 Number of Visitor Spaces- 27 Floor Space Ratio- 8.1 Ground Floor Commercial Area: 227.9 m² BUILDING HEIGHT - 95.2 m (29 Storeys) Class A Bicycle parking- 0.5 per Unit = 134 Class B Bicycle parking- 6

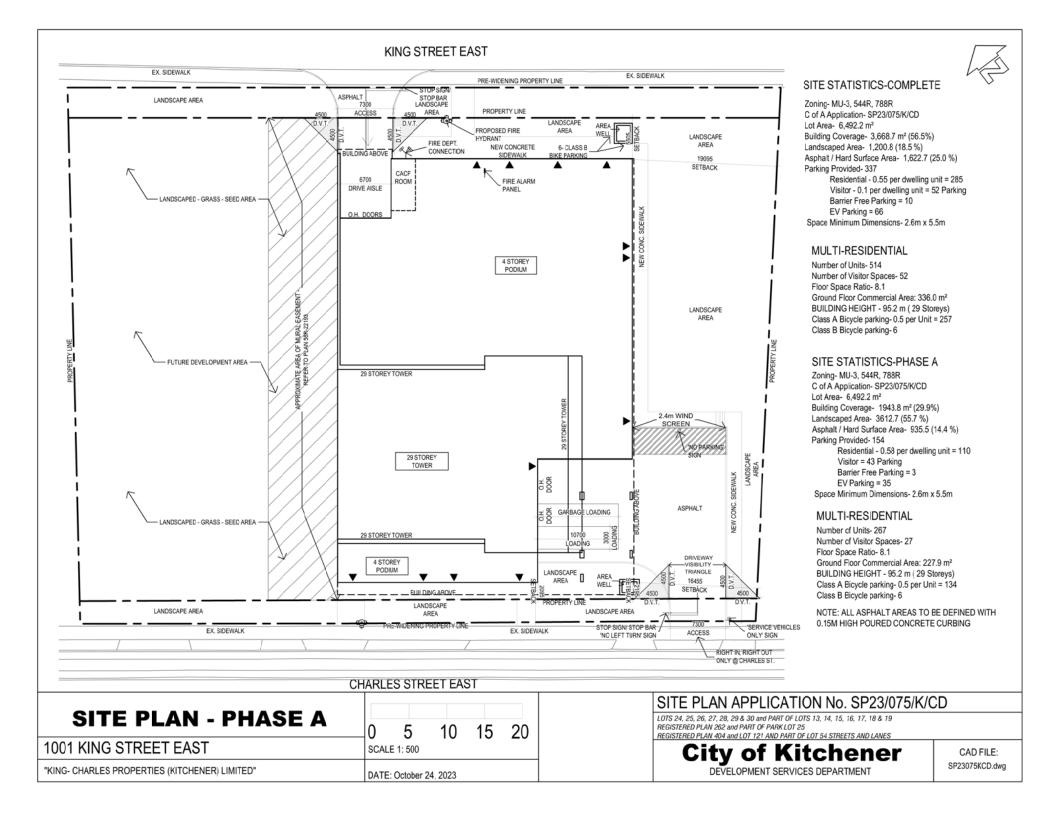
NOTE: ALL ASPHALT AREAS TO BE DEFINED WITH 0.15M HIGH POURED CONCRETE CURBING

UNDERGROUND PARKING -						
PHASE A	0	5	10	15	20	
1001 KING STREET EAST	SCALE 1: 500					
"KING- CHARLES PROPERTIES (KITCHENER) LIMITED"	DATE: October 24, 2023					

SITE PLAN APPLICATION No. SP23/075/K/CD

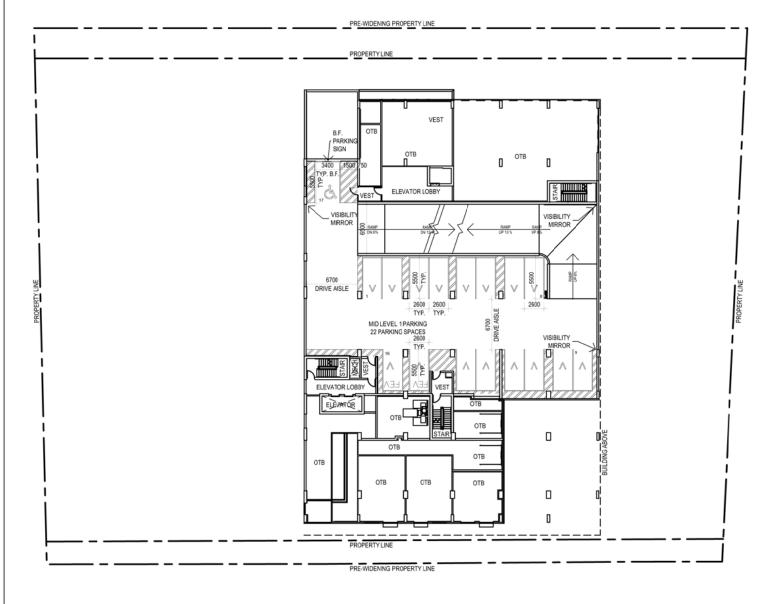
LOTS 24, 25, 26, 27, 28, 29 & 30 and PART OF LOTS 13, 14, 15, 16, 17, 18 & 19 REGISTERED PLAN 262 and PART OF PARK LOT 25 REGISTERED PLAN 404 and LOT 121 AND PART OF LOT 54 STREETS AND LANES

City of Kitchener DEVELOPMENT SERVICES DEPARTMENT



KING STREET EAST EX. SIDEWALK EX. SIDEWALK PRE-WIDENING PROPERTY LINE SITE STATISTICS-COMPLETE STOP SIGN/ Zoning- MU-3, 544R, 788R STOP BAR C of A Application- SP23/075/K/CD Lot Area- 6,492.2 m² D.V.T LANDSCAPE AREA 🕟 Building Coverage- 3,668.7 m² (56.5%) LANDSCAPE PROPOSED FIRE LANDSCAPE ARFA ANDSCAF Landscaped Area- 1,200.8 (18.5 %) AREA FIRE DEPT. NEW CONCRETE 6- CLASS B Asphalt / Hard Surface Area- 1,622.7 (25.0 %) Parking Provided-337 BUILDING ABOV Residential - 0.55 per dwelling unit = 285 6700 Visitor - 0.1 per dwelling unit = 52 Parking DRIVE AISLE FIRE ALARM Barrier Free Parking = 10 PANEL EV Parking = 66 MEMORY O.H. DOORS COMMERCIAL WALL Space Minimum Dimensions- 2.6m x 5.5m ELEV BUILDING LOBBY MULTI-RESIDENTIAL Number of Units- 514 Number of Visitor Spaces- 52 VISIBILIT VISIBILITY MIRROR Floor Space Ratio- 8.1 MIRROF Ground Floor Commercial Area: 336.0 m² BUILDING HEIGHT - 95.2 m (29 Storeys) Class A Bicycle parking- 0.5 per Unit = 257 Class B Bicycle parking-6 6700 DRIVE AISLE SITE STATISTICS-PHASE A 2600 2600 TYP. TYP. Zoning- MU-3, 544R, 788R LEVEL 1 PARKING C of A Application- SP23/075/K/CD 19 PARKING SPACES VISIBILITY Lot Area- 6,492.2 m² Building Coverage- 1943.8 m² (29.9%) 2.4m WIND Landscaped Area- 3612.7 (55.7 %) SCREEN Asphalt / Hard Surface Area- 935.5 (14.4 %) ELECT. Parking Provided- 154 Residential - 0.58 per dwelling unit = 110 Visitor = 43 Parking ELEVATOR VEST LANDSCAP AREA Barrier Free Parking = 3 SIDEWALK MOVE-IN EV Parking = 35 ROOM Space Minimum Dimensions- 2.6m x 5.5m CORRIDOR CONC. ASPHALT GARBAGE LOADING GARBAGE MULTI-RESIDENTIAL LOADING Number of Units- 267 LIVEWORK LIVEWORK ENTRY 10700 Number of Visitor Spaces- 27 LOBBY UNIT UNIT LOADING Floor Space Ratio- 8.1 LIVE/WORK UNIT Ground Floor Commercial Area: 227.9 m² LANDSCAPE [BUILDING HEIGHT - 95.2 m (29 Storeys) AREA AREA Class A Bicycle parking- 0.5 per Unit = 134 WELL 1 BUILDING ABOV SETBÁCK Class B Bicycle parking-6 PROPERTY LINE LANDSCAPE NOTE: ALL ASPHALT AREAS TO BE DEFINED WITH CONC. LANDSCAPE AREA AREA WALK 0.15M HIGH POURED CONCRETE CURBING PRE-WIDENING PROPERTY LINE STOP SIGN/ STOP BAR 'SERVICE VEHICLES EX. SIDEWALK EX. SIDEWALK ACCESS ONLY'SIGN 'NO LEFT TURN' SIGN RIGHT IN, RIGHT OUT ONLY @ CHARLES ST. CHARLES STREET EAST SITE PLAN APPLICATION No. SP23/075/K/CD **GROUND FLOOR - PHASE A** LOTS 24, 25, 26, 27, 28, 29 & 30 and PART OF LOTS 13, 14, 15, 16, 17, 18 & 19 REGISTERED PLAN 262 and PART OF PARK LOT 25 15 REGISTERED PLAN 404 and LOT 121 AND PART OF LOT 54 STREETS AND LANES 1001 KING STREET EAST City of Kitchener SCALE 1: 500 CAD FILE: SP23075KCD.dwg "KING- CHARLES PROPERTIES (KITCHENER) LIMITED" DEVELOPMENT SERVICES DEPARTMENT DATE: October 24, 2023





Zoning- MU-3, 544R, 788R C of A Application- SP23/075/K/CD Lot Area- 6,492.2 m² Building Coverage- 3,668.7 m² (56.5%) Landscaped Area- 1,200.8 (18.5 %) Asphalt / Hard Surface Area- 1,622.7 (25.0 %) Parking Provided- 337 Residential - 0.55 per dwelling unit = 285

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MULTI-RESIDENTIAL

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

GROUND FLOOR + 3m - PHASE A	0	5	10	15	20	
1001 KING STREET EAST	SCAL	E 1: 500	10			
"KING- CHARLES PROPERTIES (KITCHENER) LIMITED"	DATE: October 24, 2023					

SITE PLAN APPLICATION No. SP23/075/K/CD

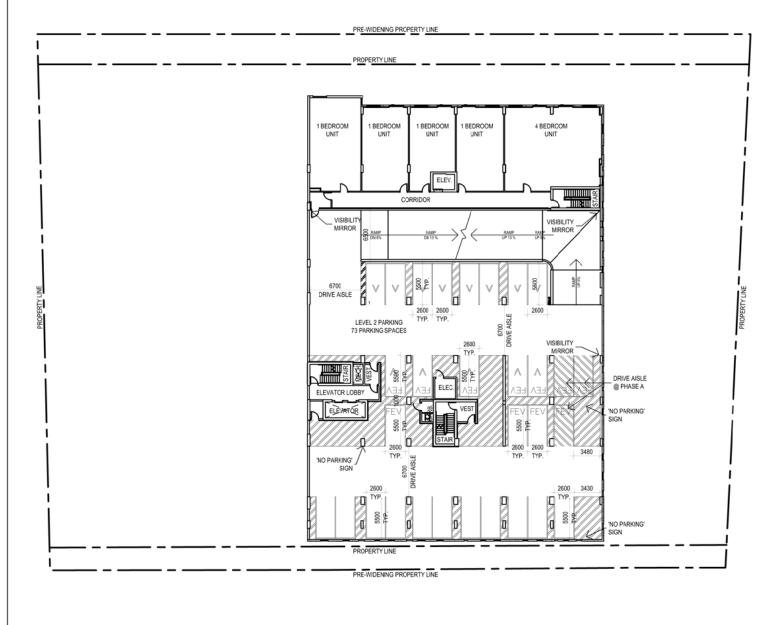
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City of Kitchener

CAD FILE:

SP23075KCD.dwg





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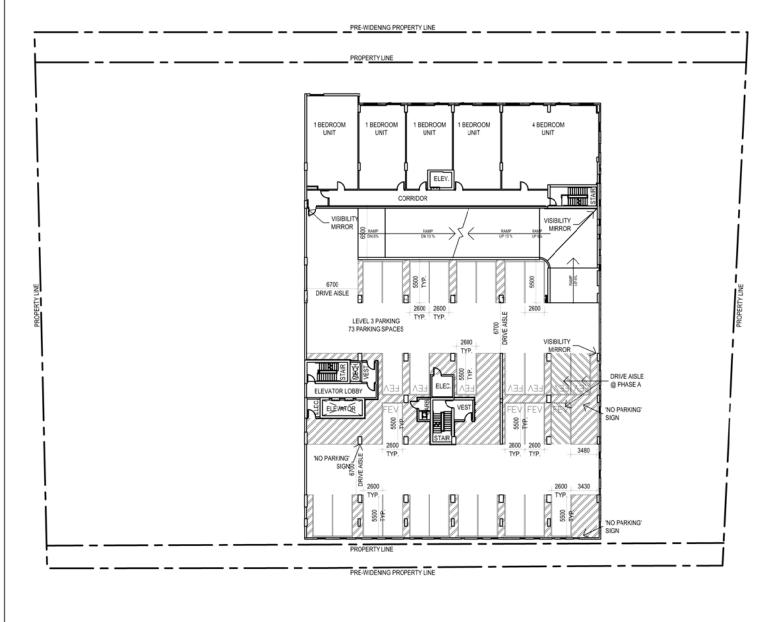
PODIUM LEVEL 2 - PHASE A	0	5	10	15	20		
1001 KING STREET EAST	SCAL	E 1: 500					
"KING- CHARLES PROPERTIES (KITCHENER) LIMITED"	DATE: October 24, 2023						

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City of Kitchener DEVELOPMENT SERVICES DEPARTMENT





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PODIUM LEVEL 3 - PHASE A					
PODIOWI LEVEL 3 - PHASE A	0	5	10	15	20
1001 KING STREET EAST	SCAL	E 1: 500			
"KING- CHARLES PROPERTIES (KITCHENER) LIMITED"	DATE	: October	24, 2023		

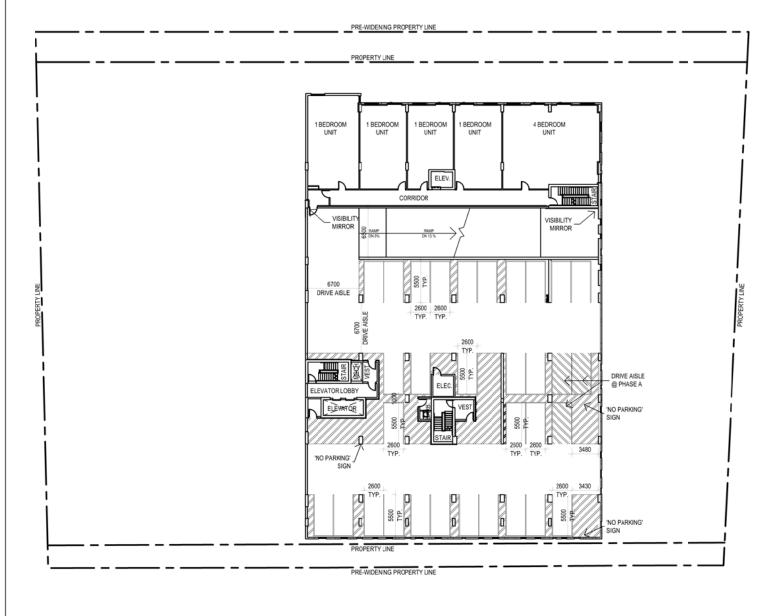
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City of Kitchener

DEVELOPMENT SERVICES DEPARTMENT





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PODIUM LEVEL 4 - PHASE A								
PODIUM LEVEL 4 - PHASE A	0	5	10	15	20			
1001 KING STREET EAST	SCALE 1: 500							
"KING- CHARLES PROPERTIES (KITCHENER) LIMITED"	DATE: October 24, 2023							

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RESIDENTIAL LEVEL 5 - PHASE A							
	0	5	10	15	20		
1001 KING STREET EAST	SCAL	E 1: 500					
"KING- CHARLES PROPERTIES (KITCHENER) LIMITED"	DATE: October 24, 2023						

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