

SITE STATISTICS

Zoning- R-9
Lot Area- 2 352.30m²
Building Coverage- 641.40m² (27.27 %)
Landscape Area- 913.65m² (38.84 %)
Asphalt / Hard Surface Area- 797.25m² (33.89 %)

Parking Required: **# to be assigned when COA application on agenda**
C of A 2024 -

Parking Provided:
Underground: 100 (B1: 51 spaces, B2: 49 spaces)
Surface: 17 (4 on surface under building + 13 on surface open to air)
TOTAL provided: 117

Barrier-free Parking Spaces Required/Provided:
3 Type A
2 Type B
Visitor Parking Spaces: 8 (COA)

Parking Space Minimum Dimensions-
Standard - 2.6m x 5.5m
Barrier Free (Type A) - 3.4m x 5.5m
Barrier Free (Type B) - 2.4m x 5.5m
Access Aisle Minimum 1.5 m x 5.6 m

NOTE: Barrier Free Sign on post at front of each Barrier Free space

MULTI-RESIDENTIAL

Number of Units-
108 Existing
112 Proposed

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

CONDITION:

- 1) Parking spaces to be demarcated as shown on the plan;
- 2) Barrier-free parking space signage to be provided as required by the City of Kitchener Urban Design Manual,
- 3) Bike rack storage to be installed as approved on the plan.
- 4) Parkland dedication required taken as cash-in-lieu, (\$15,320.00).
- 5) Conditions noted above to be completed by 6 months from C of A decision.



CITY OF KITCHENER
DEVELOPMENT AND HOUSING
APPROVALS DIVISION

SITE PLAN APPROVAL
PURSUANT TO SECTION 41
OF THE PLANNING ACT

Garett Stevenson
Signature

Signed with Consigno Cloud (2024/06/10)
Verify with verifio.com or Adobe Reader.



DATE

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.

Ludmila Karakulov
Signature

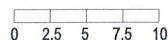
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notarius

DATE:

SITE PLAN

250 FREDERICK INC.
250 FREDERICK ST.



SCALE 1: 500

DATE: May 24 2024

REVISED:

SITE PLAN APPLICATION: SP 24/032/F/SRM
PLAN SHOWING LOTS 1 & 2 OF R.P.429

City of Kitchener
DEVELOPMENT AND HOUSING APPROVALS DIVISION

CAD FILE:
250 Frederick St. - SP.DWG

Exact date to be noted when COA application approved