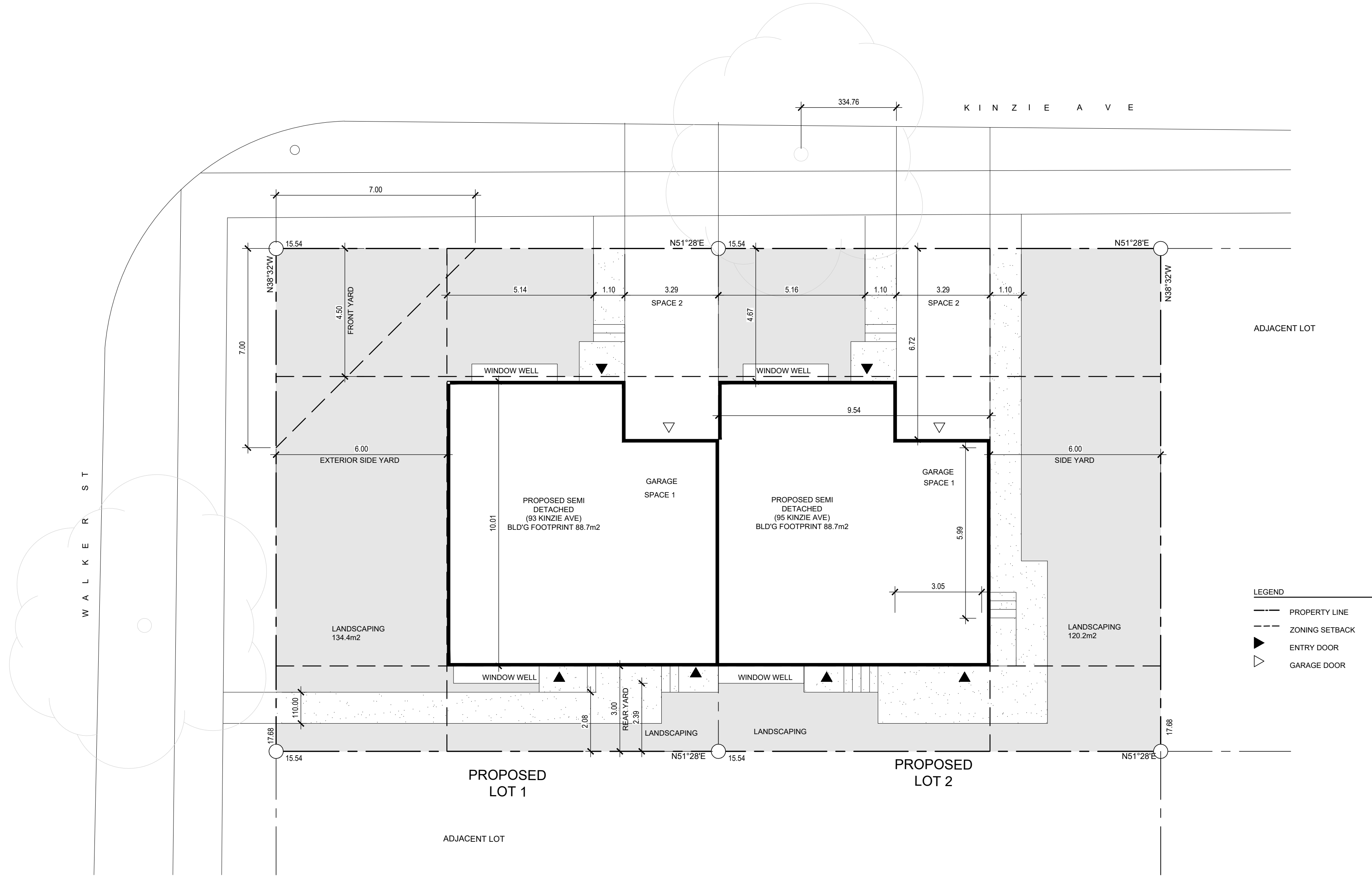


Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to Chris Fernandes Design Corp. before proceeding with the work. All documents remain the property of Chris Fernandes Design Corp. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The Contract Documents were prepared by the Consultant for the account of the Owner. The materials contained herein reflect the Consultant's best judgment in light of the information available to him at the time of preparation. Any use which a third party makes of the Contract Documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.



MUNICIPAL ADDRESS: 93 KINZIE AVE. (EXISTING LOT 1)
BASED ON REFERENCE PLAN
PART OF LOTS 104, 105, 106, 107
REG. PLAN 308
CITY OF KITCHENER.
LAND SURVEY BY J. DOUGLAS ANSLEY

ZONING:	RES-4	
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	235m ² (2529.5.6ft ²)	274.8m ² (2957.9ft ²)
MINIMUM CORNER LOT WIDTH:	12.8.0m (ft)	15.4m (50.5ft)
MINIMUM FRONT YARD:	4.5m (14.7ft)	4.67m (15.3ft)
MINIMUM EXTERIOR SIDE YARD:	6.0m (19.6ft)	6.0m (19.6ft)
MINIMUM INTERIOR SIDE YARD:	n/a	n/a
MINIMUM REAR YARD:	7.5m (24.6ft)	3.0m (9.8ft)
MAXIMUM LOT COVERAGE:	55%	88.7m ² / 274.8m ² 32.3%
MAXIMUM BUILDING HEIGHT:	11.0m (36ft)	9.3m (30.5ft)
MAXIMUM NO. OF STOREYS:	3	2

MUNICIPAL ADDRESS: 95 KINZIE AVE (PROPOSED LOT 2)
BASED ON REFERENCE PLAN
PART OF LOTS 104, 105, 106, 107
REG. PLAN 308
CITY OF KITCHENER.
LAND SURVEY BY J. DOUGLAS ANSLEY

ZONING:	RES-4	
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	235m ² (2529.5.6ft ²)	274.8m ² (2957.9ft ²)
MINIMUM LOT WIDTH:	9m (ft)	15.4m (50.5ft)
MINIMUM FRONT YARD:	4.5m (14.7ft)	4.67m (15.3ft)
MINIMUM EXTERIOR SIDE YARD:	6.0m (19.6ft)	N/A
MINIMUM INTERIOR SIDE YARD:	1.2m (3.9ft)	6.0m (19.6ft)
MINIMUM REAR YARD:	7.5m (24.6ft)	3.0m (9.8ft)
MAXIMUM LOT COVERAGE:	55%	88.7m ² / 274.8m ² 32.3%
MAXIMUM BUILDING HEIGHT:	11.0m (36ft)	9.3m (30.5ft)
MAXIMUM NO. OF STOREYS:	3	2

PROJECT NORTH		TRUE NORTH	
No.	Date	Revision	
1	2024.10.17	ISSUED FOR PERMIT	
2	2025.01.30	ISSUED FOR MV	



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Client:

MATT
PHIPPS

Project Title:

KINZIE
SEMI
95 KINZIEAVE KITCHENER, ON.

Drawings:

SITE PLAN

Scale:
1/4" = 1'-0"
Date:
2024.08.16
Drawn By:
CF
Project No:
14_24

Drawing No.:

A0.0