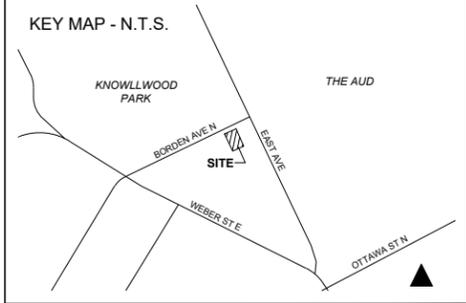
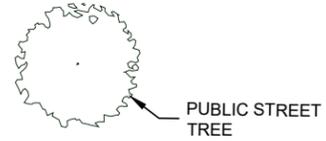
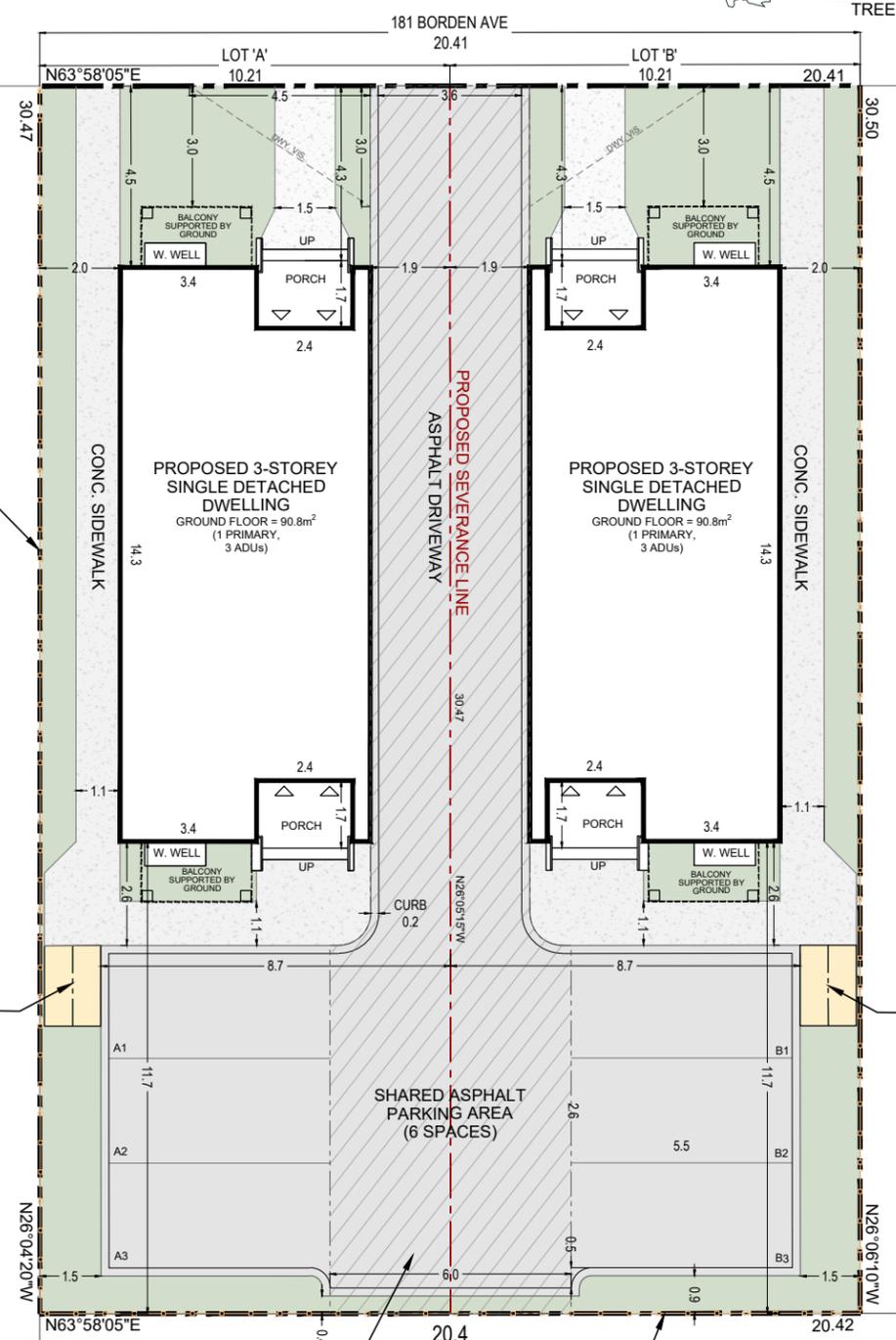


# BORDEN AVE N



## CONCEPT PLAN

PLAN 655 PT LOT 7 PT LOT 8  
181 BORDEN AVENUE NORTH,  
CITY OF KITCHENER



**LOT 'A' - Retained**

Zone: Low Rise Residential Four (RES-4)

Single Detached	Permitted	Provided
Max. Number of Units	1 + 3 ADUs	1 + 3 ADUs
Min. Lot Area	235 m <sup>2</sup>	311.2 m <sup>2</sup>
Min. Lot Width	9.0 m	10.2 m
Min. Int. Side Yard Setback	1.2 m	1.9 m
Min. Front Yard Setback	4.5 m	4.5 m
Min. Rear Yard Setback	7.5 m	11.7 m
Max. Lot Coverage	55.0%	28.5%
Max. Building Height	11.0 m	9.8 m
Max. Num. of Storeys	3	3
Min. Front Porch Depth	1.5 m	1.7 m
Min. Front Porch Setback	3.0 m	4.3 m
Min. Front Balcony Setback	3.0 m	3.0 m
Balcony Supported by Ground	Prohibited	Yes
Min. Front Yard Landscape	20%	51.0%
Min. Rear Yard Landscape	30%	32.9%
Max. Street Facing Entrances	2	2
Unobstructed Walkway	Required	Yes
Max. Driveway Width	8.0 m	8.7 m
Min. Driveway Width adj. Bldg	3.0 m	3.9 m
Min. Parking Stalls	1 spaces	3 spaces
Min. Class C Bicycle Parking	2 spaces	2 spaces
Driveway Visibility	Unobstructed	Unobstructed

**LOT 'B' - Severed**

Zone: Low Rise Residential Four (RES-4)

Single Detached	Permitted	Provided
Max. Number of Units	1 + 3 ADUs	1 + 3 ADUs
Min. Lot Area	235 m <sup>2</sup>	310.7 m <sup>2</sup>
Min. Lot Width	9.0 m	10.2 m
Min. Int. Side Yard Setback	1.2 m	1.9 m
Min. Front Yard Setback	4.5 m	4.5 m
Min. Rear Yard Setback	7.5 m	11.7 m
Max. Lot Coverage	55.0%	28.5%
Max. Building Height	11.0 m	9.8 m
Max. Num. of Storeys	3	3
Min. Front Porch Depth	1.5 m	1.7 m
Min. Front Porch Setback	3.0 m	4.3 m
Min. Front Balcony Setback	3.0 m	3.0 m
Balcony Supported by Ground	Prohibited	Yes
Min. Front Yard Landscape	20%	51.1%
Min. Rear Yard Landscape	30%	32.7%
Max. Street Facing Entrances	2	2
Unobstructed Walkway	Required	Yes
Max. Driveway Width	8.0 m	8.7 m
Min. Driveway Width adj. Bldg	3.0 m	3.9 m
Min. Parking Stalls	0 spaces	3 spaces
Min. Class C Bicycle Parking	2 spaces	2 spaces
Driveway Visibility	Unobstructed	Unobstructed

NOTE:  
1. Per 5.4(c), minimum width of a shared driveway may be measured across the property line to the edges of the reciprocal easement or right-of-way.



Scale: 1:175  
Project: #2098  
Date: May 13, 2025  
Drawn By: GFE

379 Queen Street South  
Kitchener, ON N2T 1W6  
polocorpinc.com  
519-745-3249