



### SITE STATISTICS

#### SERVICE BUSINESS PARK EMPLOYMENT (EMP-4) ZONE

ITEM	REQUIRED	PROPOSED
Parking	1 space/ 35m <sup>2</sup> of GFA (multi-unit rate)	1 space/ 66m <sup>2</sup> of GFA (44 spaces existing)

#### VARIANCES TO CITY OF KITCHENER ZONING BY-LAW NO. 2019-051 (EMP) ZONE.

**VARIANCE NO. 1:** TO PERMIT A MINIMUM MULTI-USE PARKING RATE OF 1 SPACE / 66m<sup>2</sup> OF GFA WHEREAS THE REQUIRED MULTI-USE PARKING RATE SHALL BE 1 SPACE / 35m<sup>2</sup> OF GFA.

#### VARIANCE NO. 1

#### SITE STATISTICS

Zoning- EMP-4 (Service Business Park Employment)  
C of A Application- TBC  
Lot Area- 5,837 m<sup>2</sup>  
Building Coverage- 2,550m<sup>2</sup> ( 44%)  
Landscaped Area- 1,268m<sup>2</sup> (22%)  
Asphalt / Hard Surface Area- 2,000m<sup>2</sup> (34 %)

Parking Required- 81 Spaces  
[(1 space per 35m<sup>2</sup> GFA ) 2,830m<sup>2</sup>/35 = 80.8]  
Parking Provided- 44 spaces  
Parking Space Minimum Dimensions- 2.6m x 5.5m

#### MULTI-RESIDENTIAL

Number of Units- N/A  
Number of Visitor Spaces- N/A  
Floor Space Ratio- N/A

#### COMMERCIAL

Total Gross Floor Area  
(including mezzanine)- N/A

#### INDUSTRIAL

Total Gross Floor Area  
(including mezzanine)- 2,830 m<sup>2</sup>

#### INSTITUTIONAL

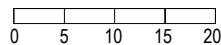
Floor Space Ratio- N/A

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

## MINOR VARIANCE SKETCH

BELLAIR (SHOEMAKER) INC.

55 SHOEMAKER STREET



SCALE 1: 700

DATE: MAY 29, 2025

REVISED:

SITE PLAN APPLICATION No. SPB25/027/S

PLAN 1478 PART LOT 2, RP 58R-5396 PART 1

**City of Kitchener**

DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:  
509-24 Minor Variance  
(2025-05-29)