

SITE STATISTICS

Zoning = MU-1, 487U, 597R, 812R
Lot Area = 25,714 m²
Building Coverage = 6348 m² (25%)
FSR = 0.61
Landscaped Area = 7900.5 m² (30.7%)
Asphalt / Hard Surface Area = 11,679.8 m² (44.1%)
Parking Provided = 101 residential, 12 visitor
Parking Space Minimum Dimensions = 2.6m x 5.5m
Parking Space Requirements
Minimum Required Parking Spaces: 1.0 per dwelling unit = 101 spaces
Parking Spaces provided: 1.0 per dwelling unit (within garage) = 101 spaces
Minimum Required Visitor Parking Spaces = 0.1 per dwelling unit = 10 spaces
Visitor Parking Spaces provided = 12
Minimum Class B Bike Racks = 21
Garage Parking Spaces = 101
Barrier-free Accessible Parking Required = 1 + 3% of total parking required = 4 spaces - 6 provided

MULTI-RESIDENTIAL

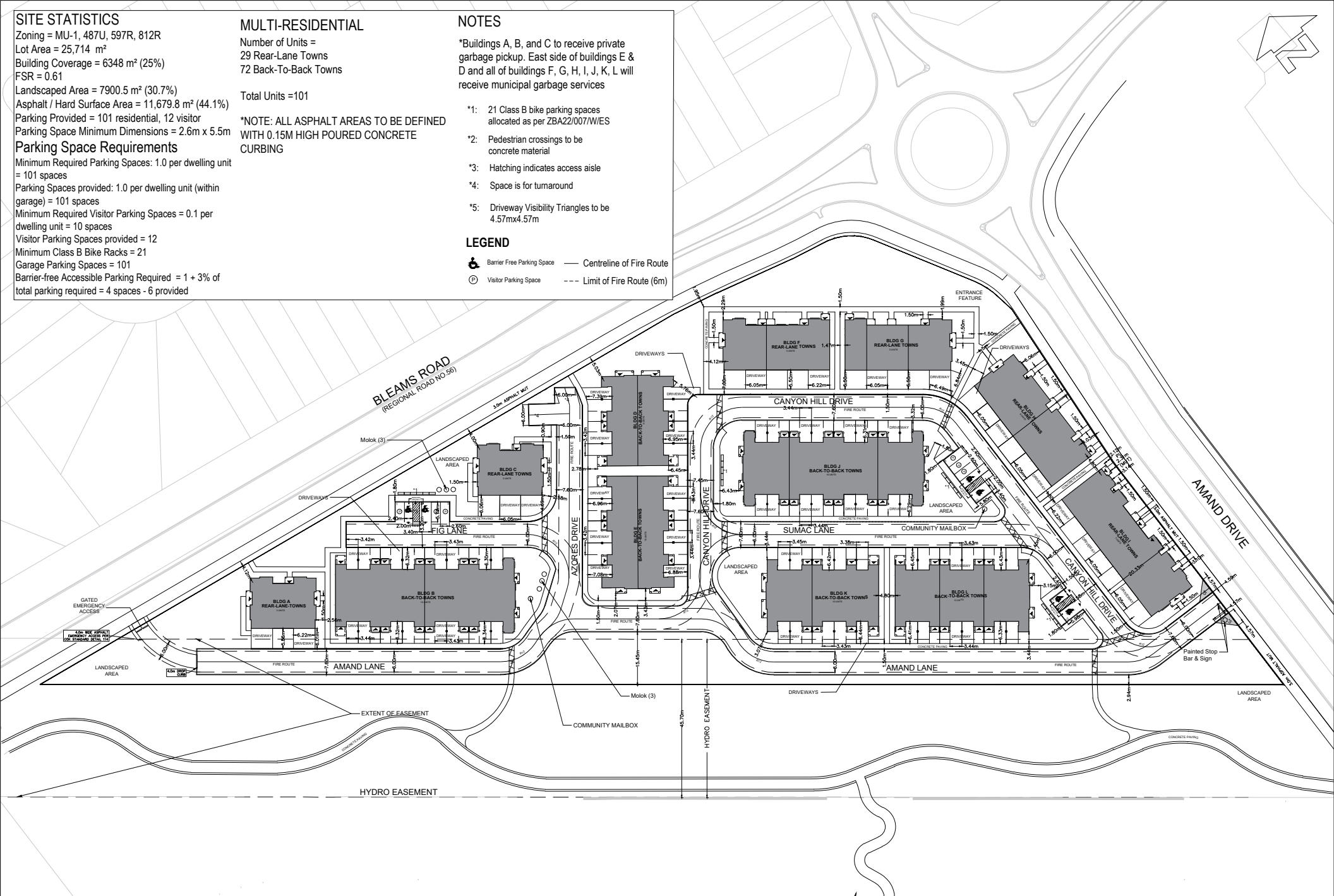
Number of Units =
29 Rear-Lane Towns
72 Back-To-Back Towns
Total Units =101
*NOTE: ALL ASPHALT AREAS TO BE DEFINED WITH 0.15M HIGH POURED CONCRETE CURBING

NOTES

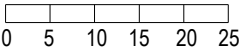
- *Buildings A, B, and C to receive private garbage pickup. East side of buildings E & D and all of buildings F, G, H, I, J, K, L will receive municipal garbage services
- *1: 21 Class B bike parking spaces allocated as per ZBA22/007/W/ES
 - *2: Pedestrian crossings to be concrete material
 - *3: Hatching indicates access aisle
 - *4: Space is for turnaround
 - *5: Driveway Visibility Triangles to be 4.57mx4.57m

LEGEND

- Barrier Free Parking Space
- Visitor Parking Space
- Centreline of Fire Route
- Limit of Fire Route (6m)



SITE PLAN



SCALE 1: 40
DATE: July 4, 2025

REVISED:

SITE PLAN APPLICATION No. SP24/090/A/ES
LEGAL DESCRIPTION - PLAN 58M-724 BLOCK 284

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:
SP.DWG

KITCHENER GREEN DEVELOPMENTS INC.
995 AMAND DRIVE