



Concept Plan Overview

Blocks 1-3, Stage 6
 Stauffer Woods Subdivision (30T-08203)
 City of Kitchener

LEGEND
 Subject Lands

Zoning Summary
 City of Kitchener Zoning By-law 2019-051
 Zone RES-4 with site specific provisions 306, 307
Townhouse Dwelling - Street

	Required (min)	Block 1 Provided	Block 2 Provided	Block 3 Provided
No. of Dwelling Units in a Dwelling (max.)	4	6	6	6
Lot Area	148.0m ²	167.7m ²	167.7m ²	167.7m ²
Lot Width (Internal Width)	5.5m	5.50m	5.50m	5.50m
Lot Width (External Width)	10.0m	8.43m	8.17m	8.24m
Corner Lot Width	12.0m	12.26m	-	12.20m
Front Yard (6.0m Garage)	4.5m	6.00m	6.00m	6.00m
Int. Side Yard	2.5m	2.93m	2.67m	2.74m
Ext. Side Yard	4.5m	6.76m	-	6.65m
Rear Yard	7.5m	9.26m	9.26m	9.26m
Lot Coverage (max.)	55%	%	%	%
Bldg Height (max.)	11.0m	10.84m	10.84m	10.84m
Parking Spaces	1 space/unit	1 space/unit	1 space/unit	1 space/unit
Encroachment *	1.5m	0.0m	-	0.0m
Corner Lot Driveway Setback **	7.0m	9.08m	-	9.11m

Notes:

- * Terraces, porches and decks associated with a dwelling may be located within a required exterior side yard provided the terrace, porch or deck is set back a minimum of 1.5 metres from the street line whether or not covered and provided they are **not enclosed** and **do not exceed 1.2 metres in height above finished grade level**. All railings that are attached to a terrace, porch, or deck shall be constructed in a manner and of materials that do not obstruct visibility of approaching traffic. (306)
- ** On a corner lot abutting the two streets, the driveway shall not be located closer than 7.0m to the intersection of the street lines abutting the lot. (306)

FOR DISCUSSION PURPOSES ONLY

DATE April 17, 2025

SCALE SEE PLAN

DRN CAC

FILE 8784DP

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