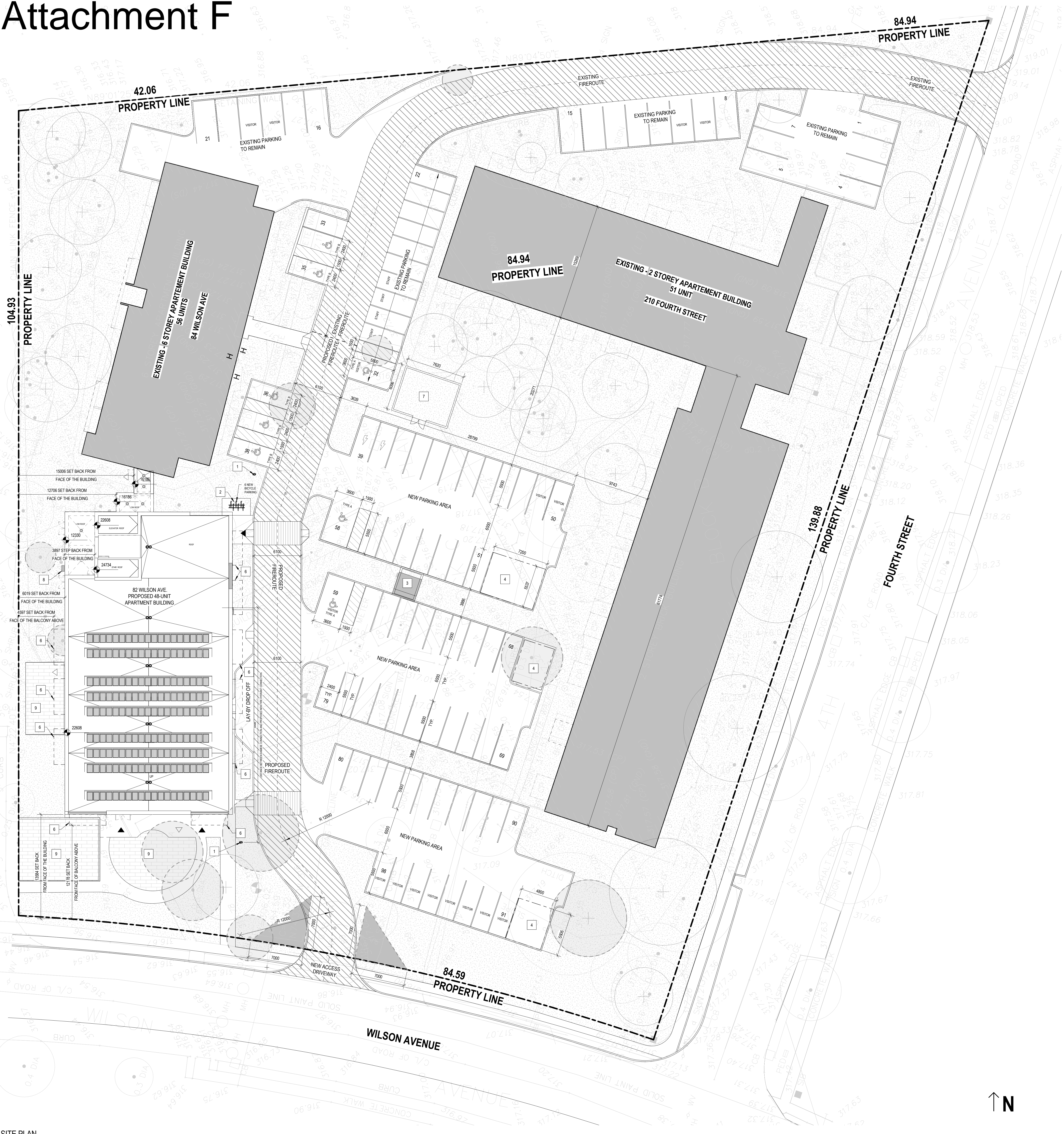


# Attachment F

NOTE: This drawing is the property of the architect and may not be reproduced or used without the expressed consent of the architect. The contractor shall be responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the architect and obtain clarification prior to commencing work. Not for construction unless stamped by the architect and issued for such purpose.  
DO NOT SCALE DRAWINGS



**ZONING**  
LOW/MEDIUM DENSITY RESIDENTIAL  
RESIDENTIAL USE CLASS ZONE R6

**PERMITTED USES**

MULTIPLE DWELLING (APARTMENT HOUSE)	YES
TOWNHOUSES (MIXED TERRACE)	YES

**SITE STATISTICS**

SITE AREA:	12322 m <sup>2</sup>
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SITE STATISTICS	ALLOWED	EXISTING	PROPOSED
FLOOR SPACE RATIO	0.6	0.24	0.26

SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT YARD	9 m	9 m	9 m
REAR YARD	7.5 m	7.5 m	7.5 m
INTERIOR SIDE YARD	6.0 m	6.0 m	6.0 m
EXTERIOR SIDE YARD	4.5 m	4.5 m	4.5 m
MAXIMUM BUILDING HEIGHT	10.5 m	Existing	20.9 m
MINIMUM LANDSCAPE AREA	20%	Existing	48%
PARKING SPACE	1.5 SPACES PER UNIT	0.7 SPACES PER UNIT	0.7 SPACES PER UNIT

**EXISTING SITE BUILDING AREA**

82 WILSON AVENUE	=	546.0 M <sup>2</sup>
84 WILSON AVENUE	=	662.0 M <sup>2</sup>
210 FOURTH AVENUE	=	1751.1 M <sup>2</sup>

TOTAL = 2959.8 m<sup>2</sup>  
LOT COVERAGE = 2959.8 m<sup>2</sup> / 12322 m<sup>2</sup> = 24.0%

**PROPOSED SITE BUILDING AREA**

82 WILSON AVENUE	=	789.0 m <sup>2</sup>
84 WILSON AVENUE	=	662.0 m <sup>2</sup>
210 FOURTH AVENUE	=	1751.1 m <sup>2</sup>

TOTAL = 3202.1 m<sup>2</sup>  
LOT COVERAGE = 3202.1 m<sup>2</sup> / 12322 m<sup>2</sup> = 26.0%

**GROSS FLOOR AREA EXISTING**

82 WILSON AVENUE	=	1092 m <sup>2</sup>
84 WILSON AVENUE	=	3976.2 M <sup>2</sup>
210 FOURTH AVENUE	=	3502.2 m <sup>2</sup>

TOTAL = 8570 m<sup>2</sup>  
LOT COVERAGE = 8570 m<sup>2</sup> / 12322 m<sup>2</sup> = 69.5%

**GROSS FLOOR AREA PROPOSED**

82 WILSON AVENUE	=	4750.0 m <sup>2</sup>
84 WILSON AVENUE	=	3976.2 m <sup>2</sup>
210 FOURTH AVENUE	=	3502.2 m <sup>2</sup>

TOTAL = 12,113.3 m<sup>2</sup>  
LOT COVERAGE = 12,113.3 m<sup>2</sup> / 12322 m<sup>2</sup> = 98.3%

TOTAL UNITS EXISTING = 123  
PROPOSED UNITS REMOVED = 16  
PROPOSED UNITS CONSTRUCTION = 48  
TOTAL UNITS PROPOSED = 155

**SITE PARKING SUMMARY**

USE	ZBL REQUIREMENT	DEMAND REVIEW	PROPOSED PROVISION	PARKING DEFICIT
OFFICE	1s /33 sm 7s FOR 203 sm	7 SPACES	7 SPACES	-
RESIDENTIAL	1.1s /u 171 FOR 155 u INCL 16 VISITOR	0.2 s/u FOR RESIDENTS (31 FOR 155 u) PLUS 3 FOR STAFF AND 16 FOR VISITORS = 50 SPACES	91 SPACES (or 0.58 s/u)	80 SPACES
<b>TOTAL</b>		<b>57 SPACES</b>	<b>98 SPACES</b>	<b>80 SPACES</b>

**REQUIRED PARKING**  
1.5 STALLS PER DWELLING UNIT = 233 STALLS AS PER SECTION 6.1 OF THE CITY OF KITCHENER ZONING BY-LAW

**B.F. PARKING**  
101-200 STALLS = 1+3% OF TOTAL REQUIRED PARKING = 1 + (113 X 3%) = 1 + 3.39 = 5 STALLS REQUIRED

**BICYCLE PARKING**  
TOTAL REQUIRED :  
CLASS A : 0.5 PER UNIT = 48 UNITS x 0.5 = 24  
CLASS B : 6 WHERE MORE THAN 20 UNITS ARE ON A LOT

**82 WILSON AVE SUITE SUMMARY**

	1 BED	TOTAL
EXISTING	16	16
PROPOSED	48	48

**SITE PLAN NOTES**

- PROPOSED NEW FIRE HYDRANT
- CLASS 'B' BICYCLE PARKING
- PROPOSED TRANSFORMER
- SNOW REMOVAL AREA
- SIAMSE CONNECTION
- LINE OF BALCONY ABOVE
- DROP IN PRE-CAST CONCRETE TRANSFORMER VAULT WITH HM DOOR & FRAME
- GAS METER
- PROPOSED OUTDOOR AMENITY SPACE

**LEGEND**

- ▲ PRINCIPLE ENTRANCE
- ▲ SECONDARY ENTRANCE
- ⬇ EXIT
- EXISTING TREE TO BE REMOVED

**SITE PLAN GENERAL NOTE:**

A MINIMUM 1.5 METER LANDSCAPED BUFFER HAS BEEN PROVIDED ON ALL PROPERTY LINES

**ISSUE DATE:**

NO.	DATE	DESCRIPTION
1	2021.11.22	ISSUED FOR RE-ZONING

**PROJECT:**  
WRH 82 WILSON AVE

SENIOR HOUSING

82 WILSON AVENUE, KITCHENER, ONTARIO

**DRAWING TITLE:**  
SITE PLAN

**PROJECT NO:** 20917  
**SCALE:** As indicated  
**DRAWN BY:** MV  
**REVIEWED BY:** KP

**DRAWING NO:**  
**A01**

