

SITE DATA

ZONING - COMMERCIAL RESIDENTIAL TWO (CR-2-268U) ZONE

LOT AREA - 0.87 ha.

BUILDING AREA - 0.26ha. (29.8%)

LANDSCAPED AREA - 0.17ha. (20.0%)

ASPHALT AREA - 0.43ha. (50%)

PARKING REQUIRED - ZBL 2019-051

(1 SPACE / 23 SQ.M GFA)

TOTAL GFA Existing - 1,892 sq.m

Additions - 3,050 sq.m

TOTAL SPACES REQUIRED Existing - 82

Existing and Additions - 132

PARKING PROVIDED Existing - 65 Spaces

Existing and Additions - 121 Spaces

Note - 12 additional spaces within MTO setback

Total Parking - 133 Spaces

PARKING SPACE MINIMUM DIMENSIONS - 2.6m X 5.5m

BARRIER FREE PARKING REQUIRED: 5 Spaces

PROVIDED: 5 Spaces (3 Type A + 2 Type B)

BARRIER FREE PARKING DIMENSIONS: Type A 3.4x5.5, Type B 2.4x5.5

LOADING SPACES REQUIRED - 2

LOADING SPACES PROVIDED - 2

BICYCLE PARKING PROVIDED : 12 SPACES

INDOOR - 6

OUTDOOR - 6

5% OF REQ'D SPACES TO BE DESIGNATED FOR ELECTRIC VEHICLES

(6 Spaces)

15% OF REQ'D SPACES TO BE DESIGNATED FUTURE ELECTRIC

VEHICLE SPACES (20 Spaces)

(f) EV DENOTES FUTURE ELECTRIC VEHICLE SPACE

EV DENOTES ELECTRIC VEHICLE SPACE

Ⓣ Tandem Parking Space

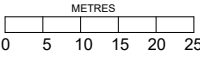
NOTES

1. MUNICIPAL GARBAGE COLLECTION ON BECKER STREET.
2. GARBAGE STORAGE INSIDE BUILDING.
3. ALL ASPHALT AREAS TO BE DEFINED WITH 0.15M HIGH POURED CONCRETE CURBING
4. ALL BARRIER FREE PARKING SPACES SHALL BE FLUSH TO CURB AND SIGNED.
5. HYDRO POLES ON BECKER STREET ARE TO BE RELOCATED

SITE PLAN

Henry Walser Funeral Home

507 Frederick Street



SCALE 1:1000

DATE: Nov 21, 2022

REVISED:

Site Plan Application No.:

Lots 31 & 32, Part of Lots 8, 9, 10, 11 & 23, Registered Plan No. 42

City of Kitchener
COMMUNITY SERVICES DEPARTMENT

CAD FILE:
sp121501.dwg