

Site Statistics

Zoning Res-5, Low-Rise Residential

C of A Application- N/A

Lot Area - 2596.02m²

Building Coverage- 466.73/2596.02m² (17.98%)

Landscaped Area- 1011.07m² (38.95%)

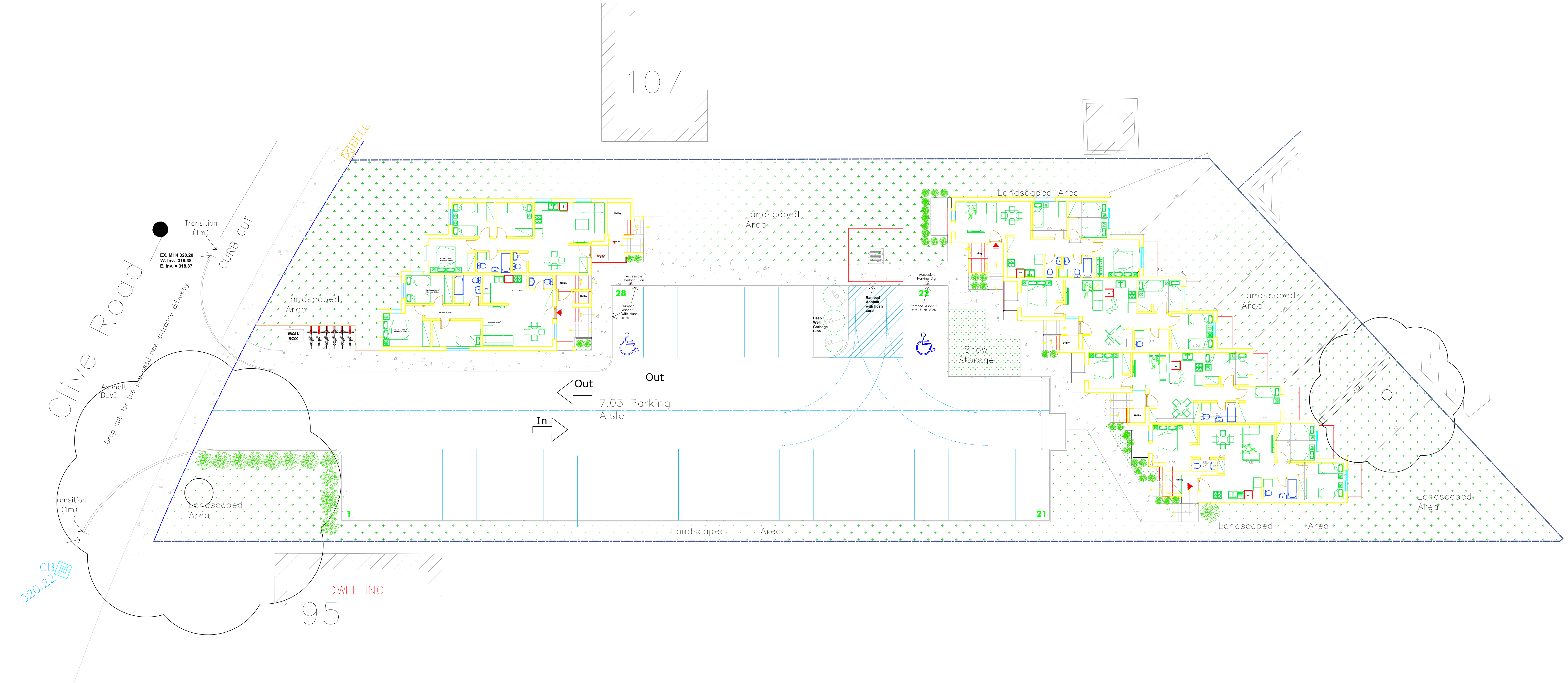
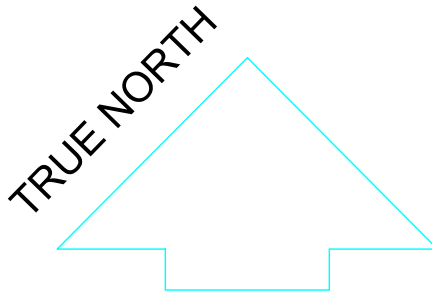
Asphalt / Hard Surface Area- 864.25m²/217.48m²

No. of Residential Units = 24 Units
Floor Space Ratio = 68.41%

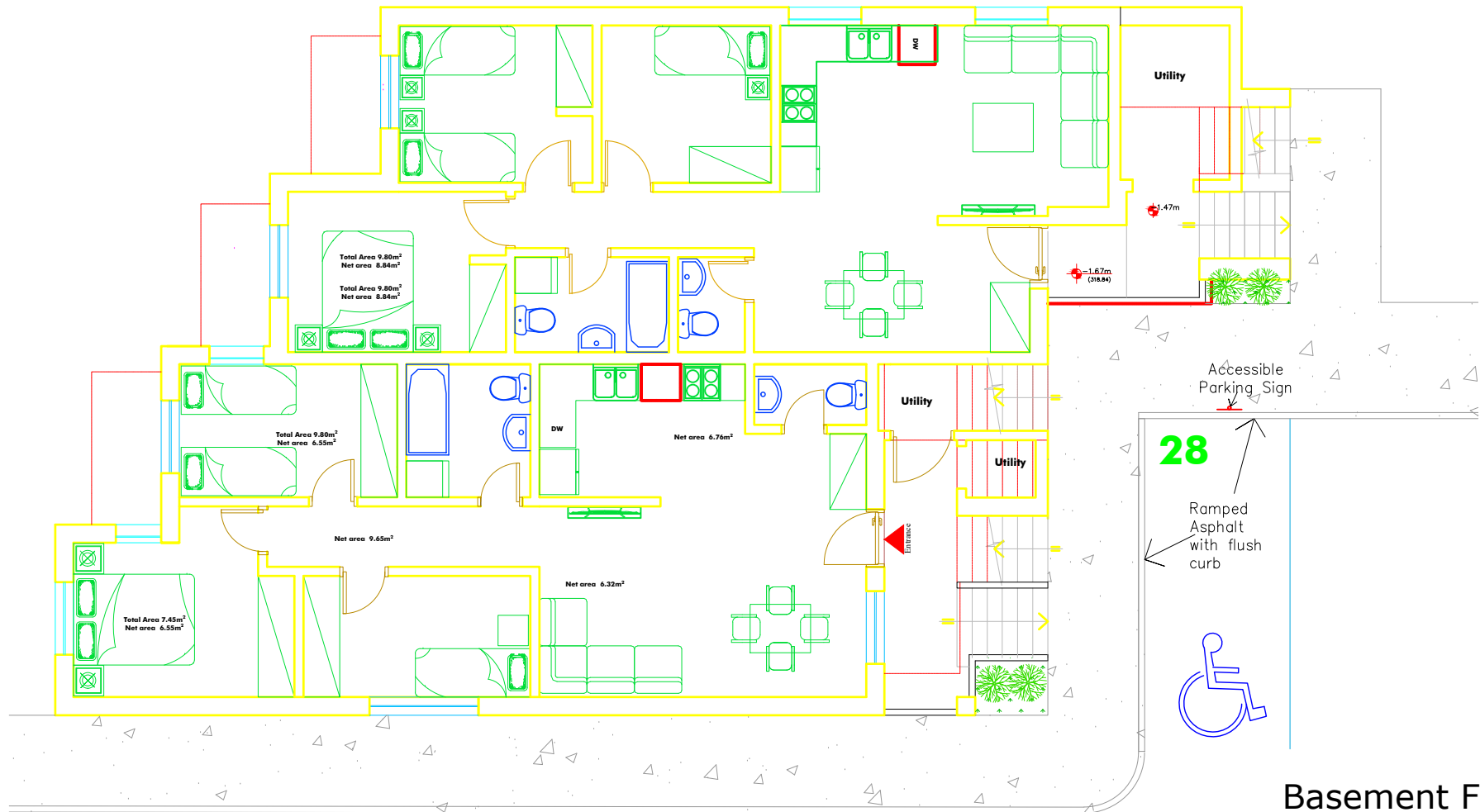
Note: ALL ASPHALT AREAS TO
BE DEFINED WITH 0.15M HIGH
POURED CONCRETE CURBING.

Parking Required: 1.25 spaces per unit
1.15X24=28
Parking Provided: 28 Spaces
Visitor Parking:
15% of 28 = 4.2
Visitor Parking Provided: 5 spaces
Barrier Free Parking:
4% of 28= 1.12

Provided Barrier Free Parking
2 spaces
Type A: 1
Type B: 1
Bicycle Parking Required: 10% of
28 = 2.8
Bicycle Parking Provided:
6 Bicycle stalls



SITE PLAN: Architectural Site Plan Concept		
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Basement Floor
158.80m²

PLAN: Block A-Arch. Floor Plans - Basement

OWNER NAME: 12134225 Canada Inc.

ADDRESS: 101 Clive Road, Kitchener, ON N2H 3N5

0 5 10 15 20 25 30
SCALE 1" = 30'

DATE: Feb. 9th, 2024

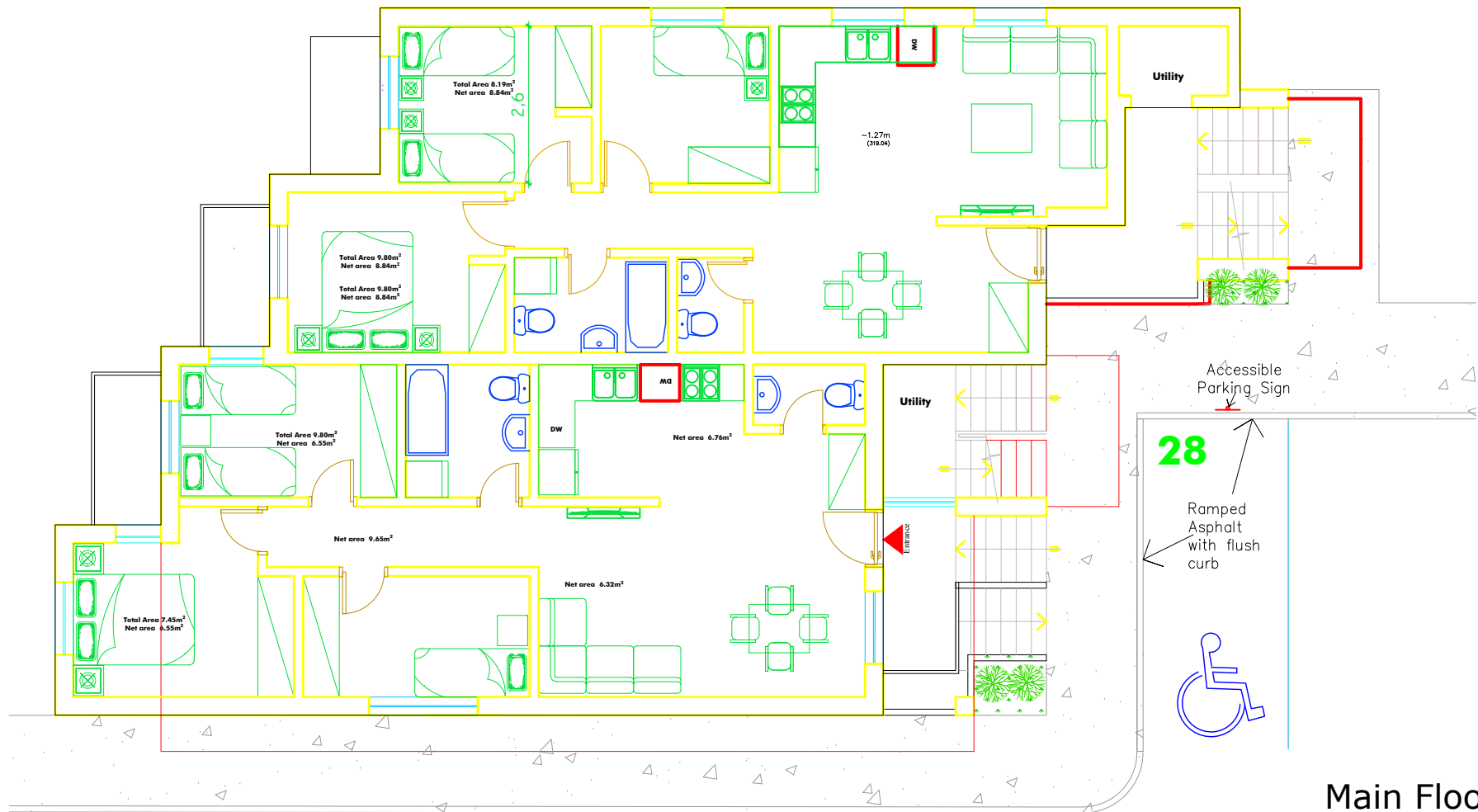
REVISED:

Site Plan Application No.:SP22/014/C/ES

LEGAL DESCRIPTION: PT LT170 PL 651 OF WATERLOO AS IN 768760 City of Kitchener

City of Kitchener - DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:
SP.DWG



Main Floor
153.95m²

PLAN: Block A-Arch. Floor Plans - Basement

CLIENT'S NAME: 12134225 Canada Inc.

ADDRESS: 101 Clive Road, Kitchener, ON N2H 3N5

SCALE 1: 300

DATE: Feb. 9th, 2024

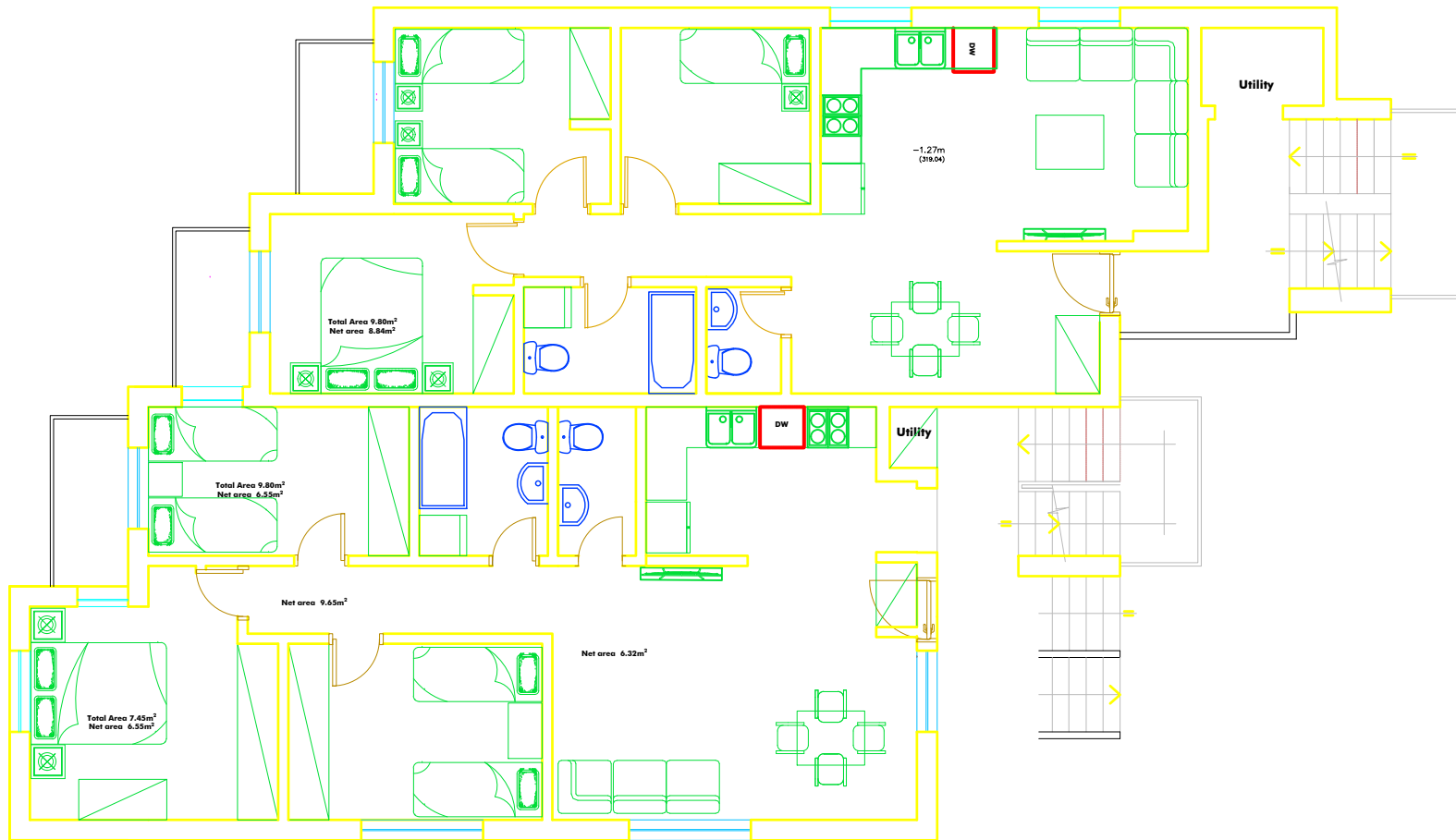
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City of Kitchener - DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:
SP.DWG



2nd Floor
167.13m²

E PLAN: Block A-Arch. Floor Plans - Basement

ER'S NAME: 12134225 Canada Inc.

ADDRESS: 101 Clive Road, Kitchener, ON N2H 3N5



DATE: Feb. 9th, 2024

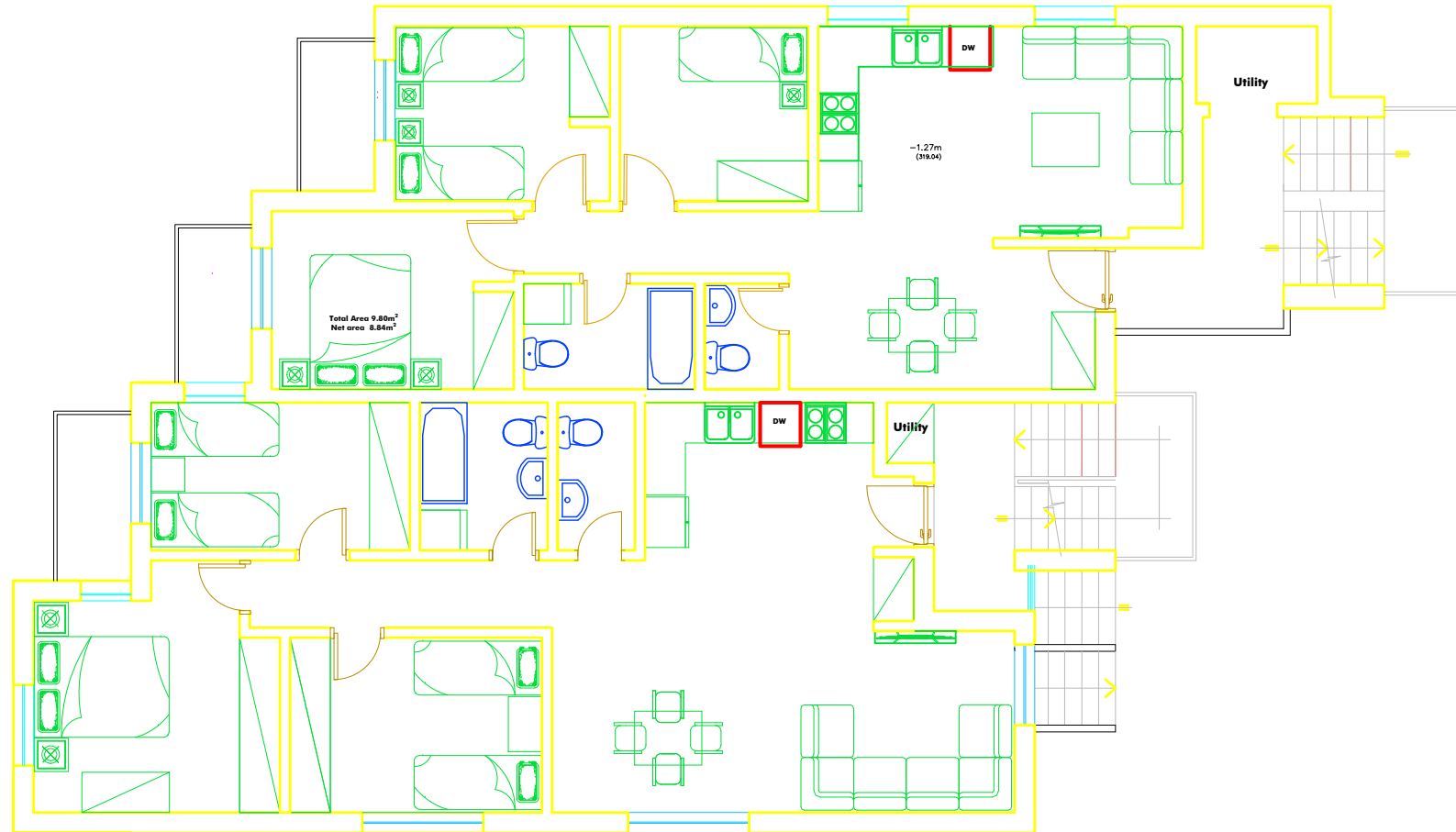
REVISED:

Site Plan Application No.:SP22/014/C/ES

LEGAL DESCRIPTION: PT LT170 PL 651 OF WATERLOO AS IN 768760 City of Kitchener

City of Kitchener - DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:
SP.DWG



3rd Floor
167.13m²

PLAN: Block A-Arch. Floor Plans - Basement

R'S NAME: 12134225 Canada Inc.

DDRESS: 101 Clive Road, Kitchener, ON N2H 3N5



DATE: Feb. 9th, 2024

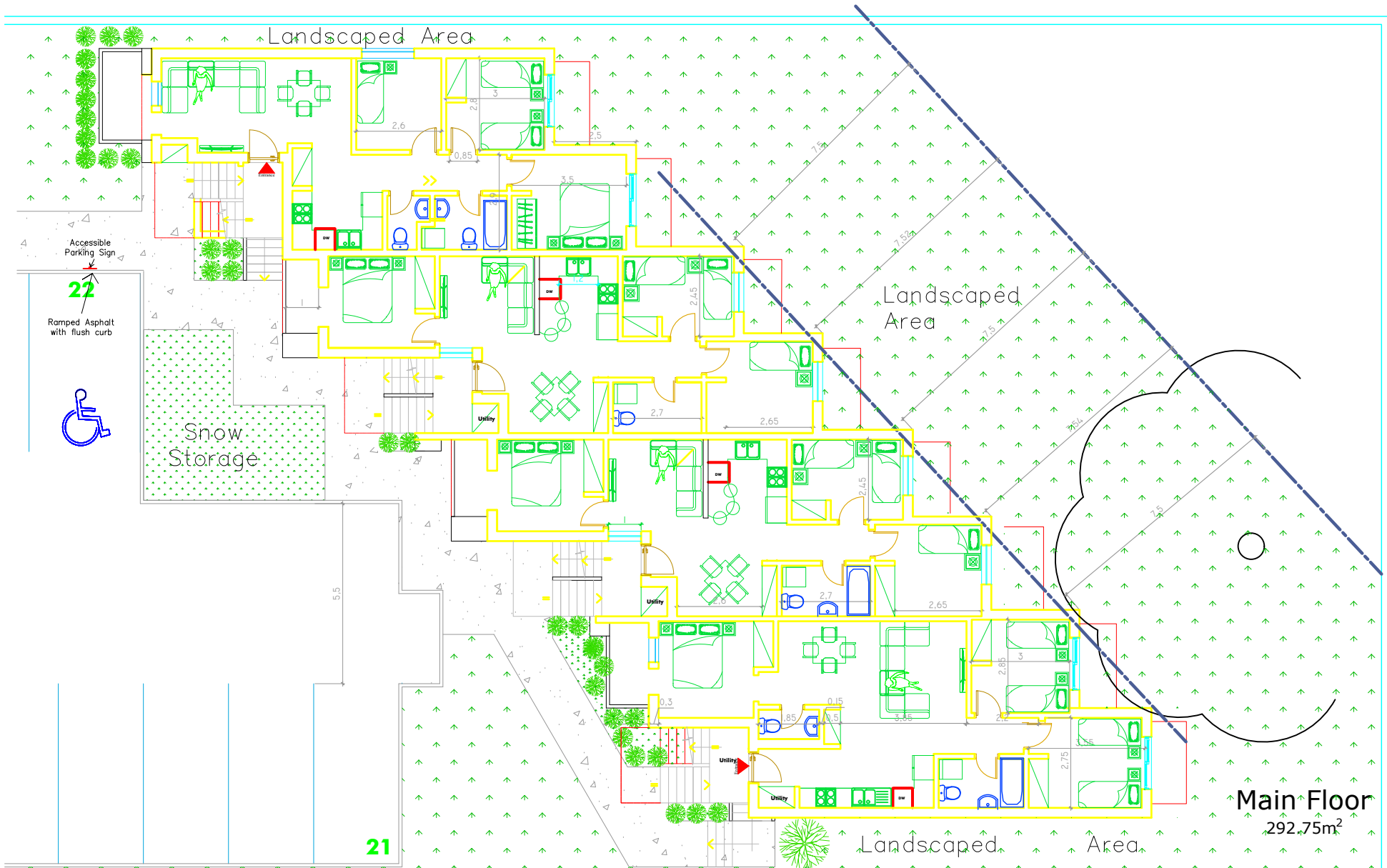
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City of Kitchener - DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:
SP.DWG



ITE PLAN: Block B-Arch. Floor Plans - Basement Level

OWNER'S NAME: 12134225 Canada Inc.

ITE ADDRESS: 101 Clive Road, Kitchener, ON N2H 3N5

0 5 10 15 20 25 30
SCALE 1: 300
DATE: Feb. 9th, 2024

REVISED:

Site Plan Application No.: SP22/014/C/ES

LEGAL DESCRIPTION: PT LT170 PL 651 OF WATERLOO AS IN 768760 City of Kitchener

City of Kitchener - DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:
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