



NOTE:  
 - ALL ASPHALT AREAS TO BE DEFINED WITH 0.15M HIGH  
 POURED CONCRETE CURBING  
 -PRIVATE GARBAGE COLLECTION  
 ▽ FIRE ROUTE/NO PARKING/BARRIER-FREE PARKING SIGN

**SITE STATISTICS**  
 Zoning - Residential Zone Eight: R-8  
 (with Special Regulation 551R)  
 C of A Application -  
 Lot Area - 12,210.9m<sup>2</sup>  
 Building Coverage - 4,006m<sup>2</sup> (32.8%)  
 Landscaped Area - 6,053m<sup>2</sup> (49.6%)  
 Asphalt / Hard Surface Area - 2,152m<sup>2</sup> (17.6%)

Parking Required - 59 spaces (1.25 spaces/unit)  
 Parking Provided- 54 (1.1 spaces/unit)  
 Parking Space Minimum Dimensions- 2.6m x 5.5m  
 Barrier Free Required - 3 spaces (4% of required)  
 Barrier Free Provided - 3 spaces (1 Type A + 2 Type B)  
 Bicycle Parking Provided - 53 spaces (47 - Class A, 6 - Class B)

**MULTI-RESIDENTIAL**  
 Number of Units - 47  
 Number of Visitor Spaces Required - 11 spaces (20% of provided spaces)  
 Number of Visitor Spaces Provided - 7 spaces  
 Building Height (Max.) - 13.5m  
 Floor Space Ratio - 0.9  
 \*MINOR VARIANCE APPLICATION - REQUIRED AS AN APPROVAL CONDITION

**SITE PLAN**

ACTIVA HOLDINGS INC  
 30-40 MARGARET AVENUE

REVISD:

SCALE 1: 800

DATE: JUNE 6, 2023

**SITE PLAN APPLICATION No. SP22/187/M/AP**

LOTS 193-198, 211-213 AND PART OF LOTS 199-203, 214-218; REGISTERED PLAN 374

**City of Kitchener**  
 DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:  
 .DWG



Margaret Ave. Towns





Rear Towns Facing Ellen St.