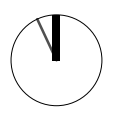
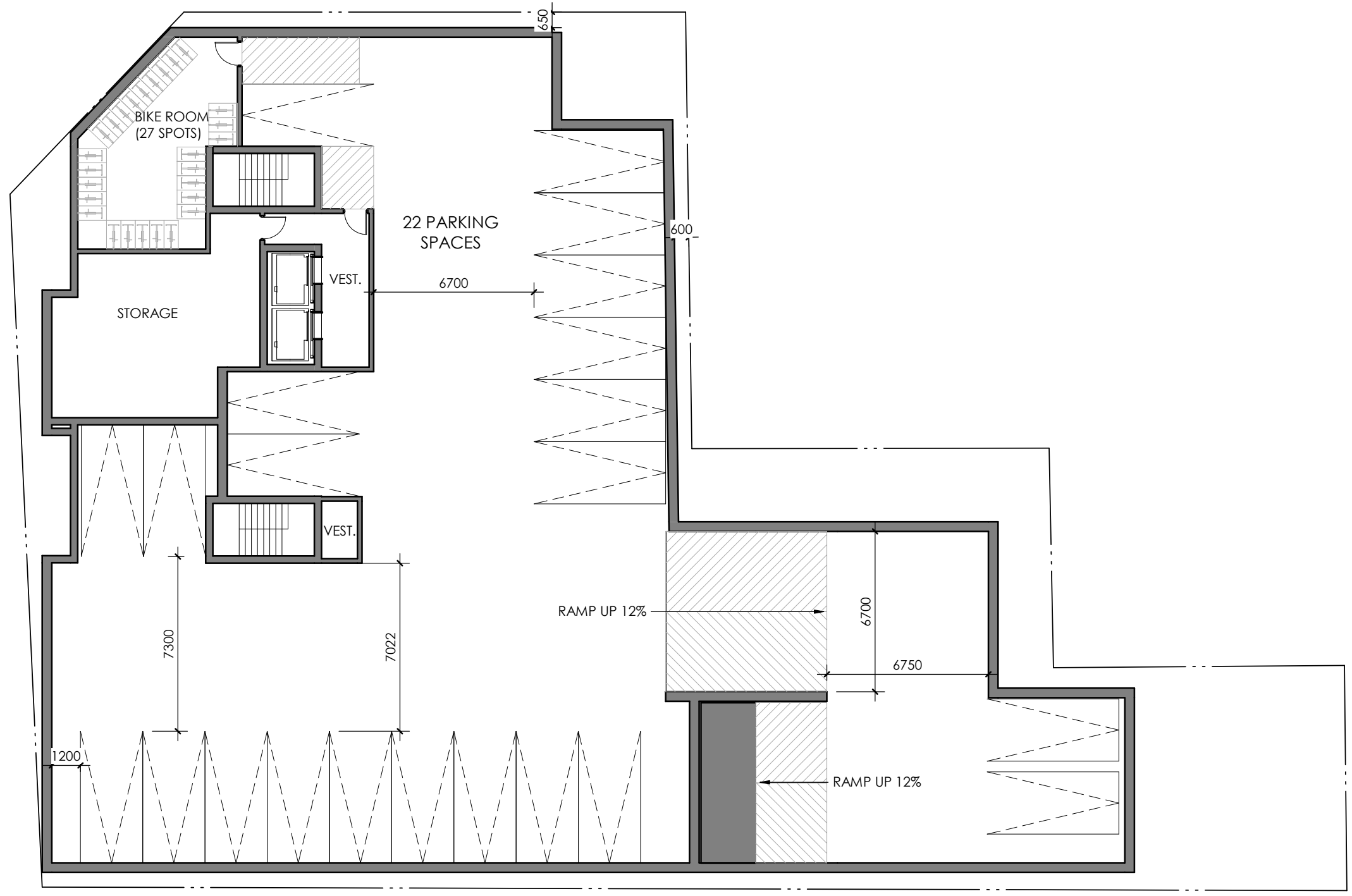


SITE DATA - 93-99 Benton St./39-43 St George St., Kitchener				ZBL 2019-051/MIX-4
DENSITY	Minimum	Maximum	Provided	
Units / hectare		200	714.5	
Beds / hectare			873	
Total Floor Space Ratio (FSR)	0.6	5.0	5.0	
AREAS	Metric	Imperial	%	
Gross Site Area	1,530.0 sq m	16,468.8 sq ft	-	
Road widenings & Daylight Triangles	144.3 sq m	1,553.7 sq ft	-	
Net Site Area	0.1386 ha	0.3 acre	-	
	1,385.7 sq m	14,915.1 sq ft	99%	
Building Footprint at grade	- sq m	- sq ft	0%	
Asphalt Area	794.2 sq m	8,548.7 sq ft	57%	
Concrete Area	331.5 sq m	3,567.8 sq ft	24%	
Concrete Sidewalks	20.0 sq m	215.3 sq ft	1%	
Total Impervious Area	1,125.7 sq m	12,331.7 sq ft	81%	
Landscaped/Sodded Area	240.0 sq m	2,583.3 sq ft	17%	
Total Permeable Area	240.0 sq m	2,583.3 sq ft	17%	
SETBACKS		Building Face		
		ZBL 2019-051 - NPR MIX-4		
		Min Req'd	Max Req'd	Provided
Front Yard Setback		1.5m	4.0m	1.5m
Rear Yard Setback		7.5m	-	7.5m
Ext Side Yard Setback		1.5m	4.0m	0m
Int Side Yard Setback		4.0m	-	4.0m
FRONTAGE	Min Required	Provided		
Lot Frontage (Min Lot width = 15m)	15.0 m	28.20 m		
LANDSCAPING	Min Required	Provided		
ZBL 2019-051/NPR MIX-4 Zone				
Landscaped Area (15% of Lot Area)	49.7 sq m	240.00 sq m	21%	
Landscaped Buffer	3.0 m	1.50 m		
BUILDING DATA				
BUILDING AREAS				
Below Grade	<i>Area (sq.m.)</i>	<i># of Floors</i>	Metric	Imperial
P2 (Underground)	883.9	1	883.9 sq m	9,514.5 sq ft
P1 (Underground)	624.9	1	624.9 sq m	6,726.6 sq ft
Gross Floor Area (Below Grade)			1,508.8 sq m	16,241.1 sq ft
Above Grade	<i>Area (sq.m.)</i>	<i># of Floors</i>	Metric	Imperial
Level 1 (Ground Floor)	292.1	1	292.1 sq m	3,144.1 sq ft
Levels 2-12	600	11	6,600.0 sq m	71,041.8 sq ft
Mechanical Penthouse	200	1	200.0 sq m	2,152.8 sq ft
Gross Floor Area (Above Grade)			7,717.0 sq m	83,065.1 sq ft
Total Gross Floor Area			9,225.8 sq m	99,305.7 sq ft
BUILDING HEIGHT			Metric	Imperial
	<i>Height (m)</i>	<i># of Floors</i>		
Level 1 (Ground Floor)	4.5	1	4.5 m	14.0 ft
Levels 2-12(Tower)	3.05	11	33.6 m	110.0 ft
Parapet	1.1		1.1 m	3.0 ft
Total Building Height (Max: 12m within 15m of lot with low-rise Res zone or 25 m within 30m of lot with low-rise res zone)		12	39.2 m	128.0 ft
Mechanical Penthouse (not included in Building Height Calculation)			4.0 m	13.0 ft
COMMERCIAL			Metric	Imperial
Gross Floor Areas				
Level 1 (Ground Floor)	53.7 sq m		578.0 sq ft	
Total Commercial Gross Floor Area	53.7 sq m		578.0 sq ft	

RESIDENTIAL					
UNITS	<i># of Floors</i>	1 Bed	2 Bed	Units	Beds
Level 1 (Ground Floor)	1	0	0	0	0
Levels 2-12	11	7	2	9	11
Total		77	22	99	121
Unit Mix		1	0	1	
AMENITY		Metric		Imperial	
REQUIRED					
x sq m / dwelling unit		N/A		N/A	
PROVIDED					
Common (Terrace/Green Roof)		45.2 sq m		486.5 sq ft	
Landscaped Open Space (landscaped area + conc. walkways)		246.6 sq m		2,654.4 sq ft	
Total		291.8 sq m		3,140.9 sq ft	

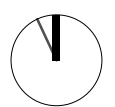
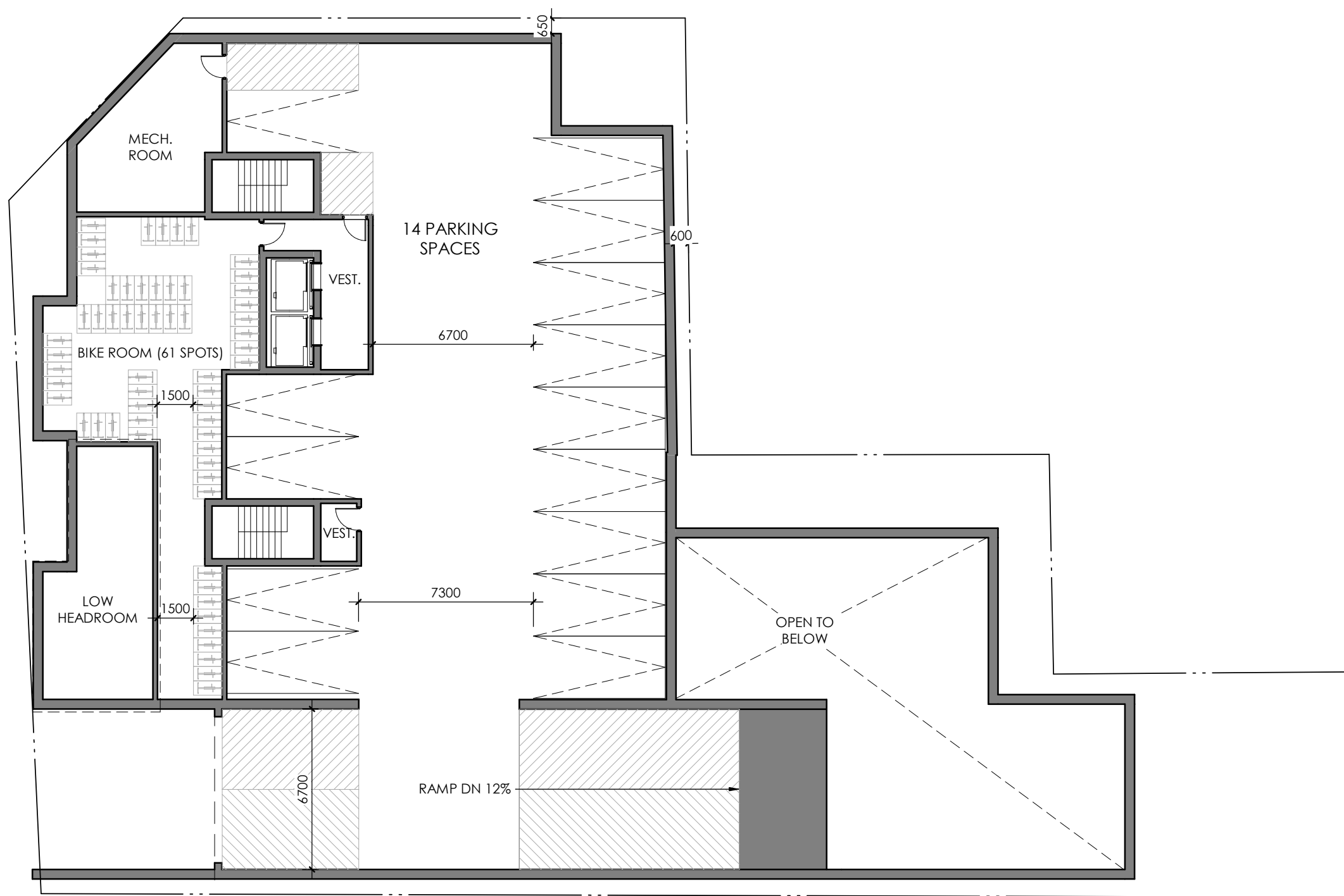
Parking Data						
VEHICLES						
REQUIRED (ZBL 2019-051/MIX-4 Parking Requirements)		Min.		Max.		
Min 1 space / 50 sq.m. (Retail)		2		2		
Min 0.9 spaces / dwelling unit (Residential Parking Required)		89				
Max 1.3 spaces / dwelling unit (Residential Parking Required)				129		
Subtotal		91		131		
Total Parking Required						
Loading					1	
Visitor Parking (min 0.1 spaces/dwelling unit only where 5 or more dwelling units are on a lot)					10	
Barrier Free Parking Required					2	
Type A Required					1	
Type B Required					1	
PROVIDED	<i># of Floors</i>	Type A	Type B	Standard	Compact	Total:
P2 (Underground)	1			22		22
P1 (Underground)	1			14		14
Surface Parking	1			16		16
Total Parking Provided		1	1	52	0	52
<i>Provided Parking Includes:</i>						
Visitor Parking (min 0.1 spaces/dwelling unit only where 5 or more dwelling units are on a lot)						5
Electric Vehicle Ready Parking						0
Car Share Parking						0
BICYCLES						
REQUIRED						
Bicycle Parking						
Class A (Min 1 space/dwelling unit without private garage)						99
Class B (Min 2, or 6 for more than 20 dwelling units)						6
PROVIDED						
P1 (Underground)						88
Level 1 (Ground Floor)						6
Bike Parking Total						94



0m 2 4 10 20

FLOOR PLANS
P2

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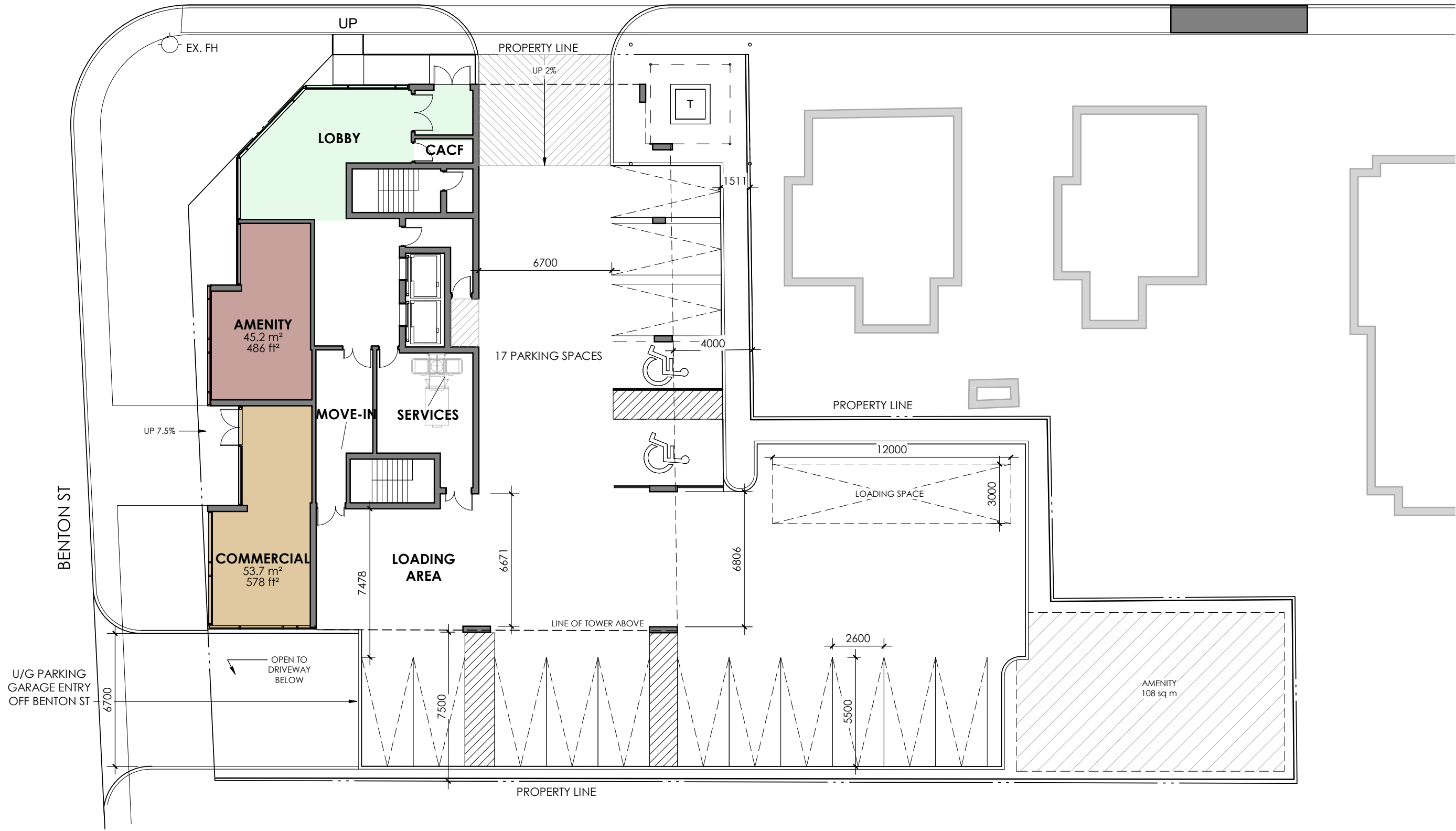
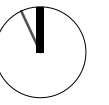


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FLOOR PLANS
P1

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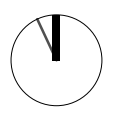
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FLOOR PLANS
GROUND FLOOR

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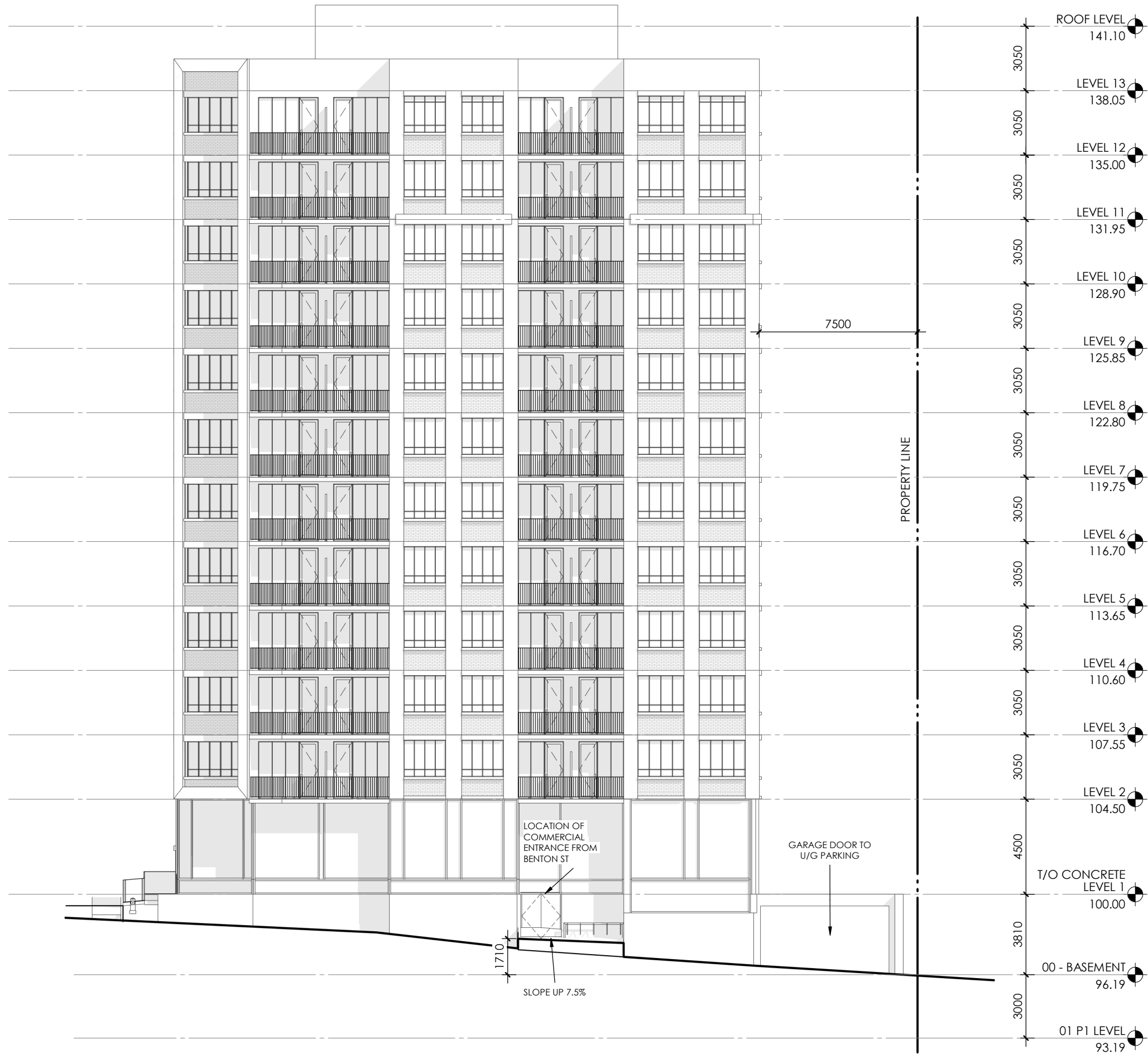


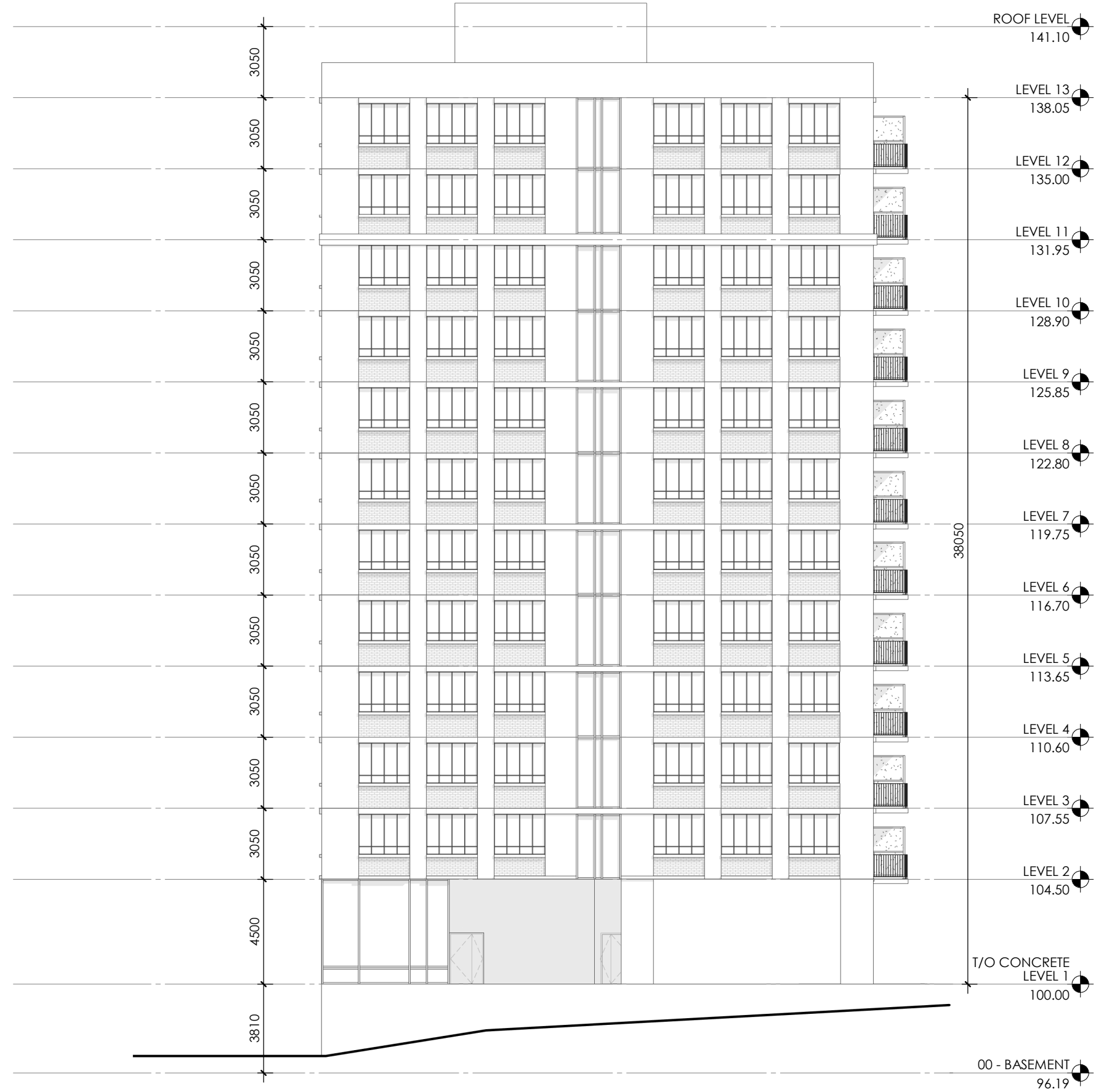
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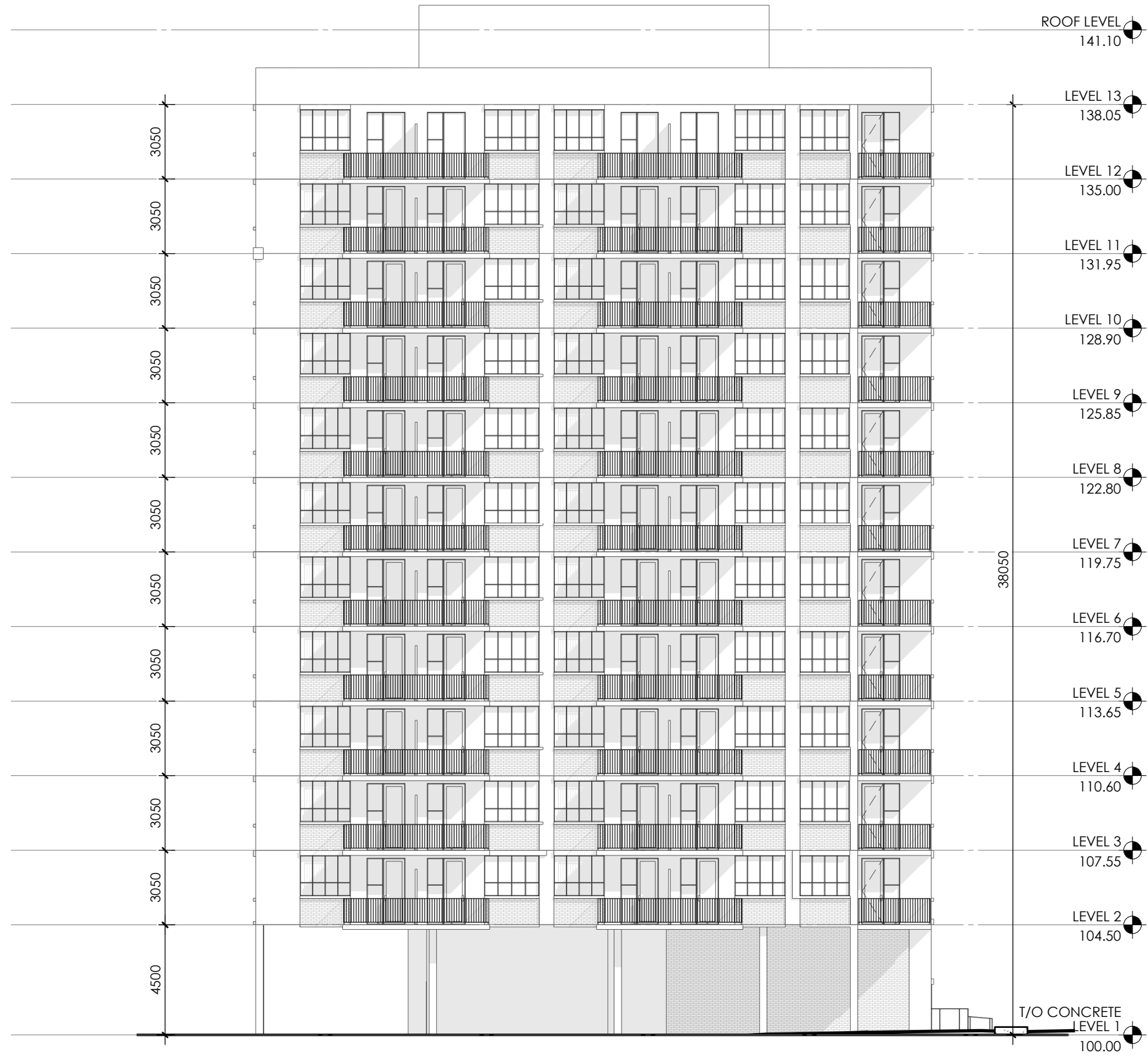
FLOOR PLANS
LEVEL 2-12

1:200
2023.03.10









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ELEVATIONS
EAST ELEVATION

1:250
2023.03.10



VIEW LOOKING EAST



VIEW LOOKING WEST DOWN ST GEORGE ST





VIEW LOOKING SOUTH TOWARDS COURTLAND



VIEW LOOKING NORTH UP BENTON ST

