

Concept Plan 2

Apartment (Ground Floor)

Block 95, Stage 4
 Stauffer Woods Subdivision (30T-08203)
 City of Kitchener

LEGEND

Subject Lands

Zoning Summary (RES-6) **Multiple Dwelling** City of Kitchener Zoning By-law 2019-051

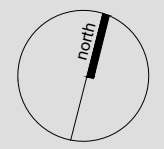
	Required (min)	Provided
Lot Area	-	4,572m ²
Lot Width	30.0m	46.1m
Min. Front Yard (Jacob Detweiller Dr)	3.0m	4.5m
Ext. Side Yard	3.0m	6.2m/4.6m
Int. Side Yard	4.5m	-
Rear Yard	7.5m	10.2m
Landscaped Area	20%	TBD
FSR (max.)	0.6-2.0	1.98*
Bldg Height	11.0-25.0m (8 storeys)	±19.5m (6 storeys)
Parking	102 spaces (1.0 spaces/unit)	109 spaces** (26 surface; ±83 underground)
Visitor Parking	16 spaces (0.15 spaces/unit)	16 spaces
Total Parking	118-143 spaces (1.15-1.4 spaces/unit)	125 spaces (1.2 spaces/unit)
Barrier Free	5-6 spaces (1+3% total parking req'd)	5 spaces
Electric Vehicle	2-3 spaces (2.5% total parking req'd)	2 space
Future Electric Vehicle	23-28 spaces (20% total parking req'd)	TBD

Number of Units - ±102

* FSR/Bldg Footprint is approximate, to be determined by architect
 Ground Floor - ±2 Units
 Floors 2-6 - ±20 Units/Flr
 ** Parking
 - 17 tandem spaces not included in parking total
 - Underground parking layout is approximate (to be determined by architect)

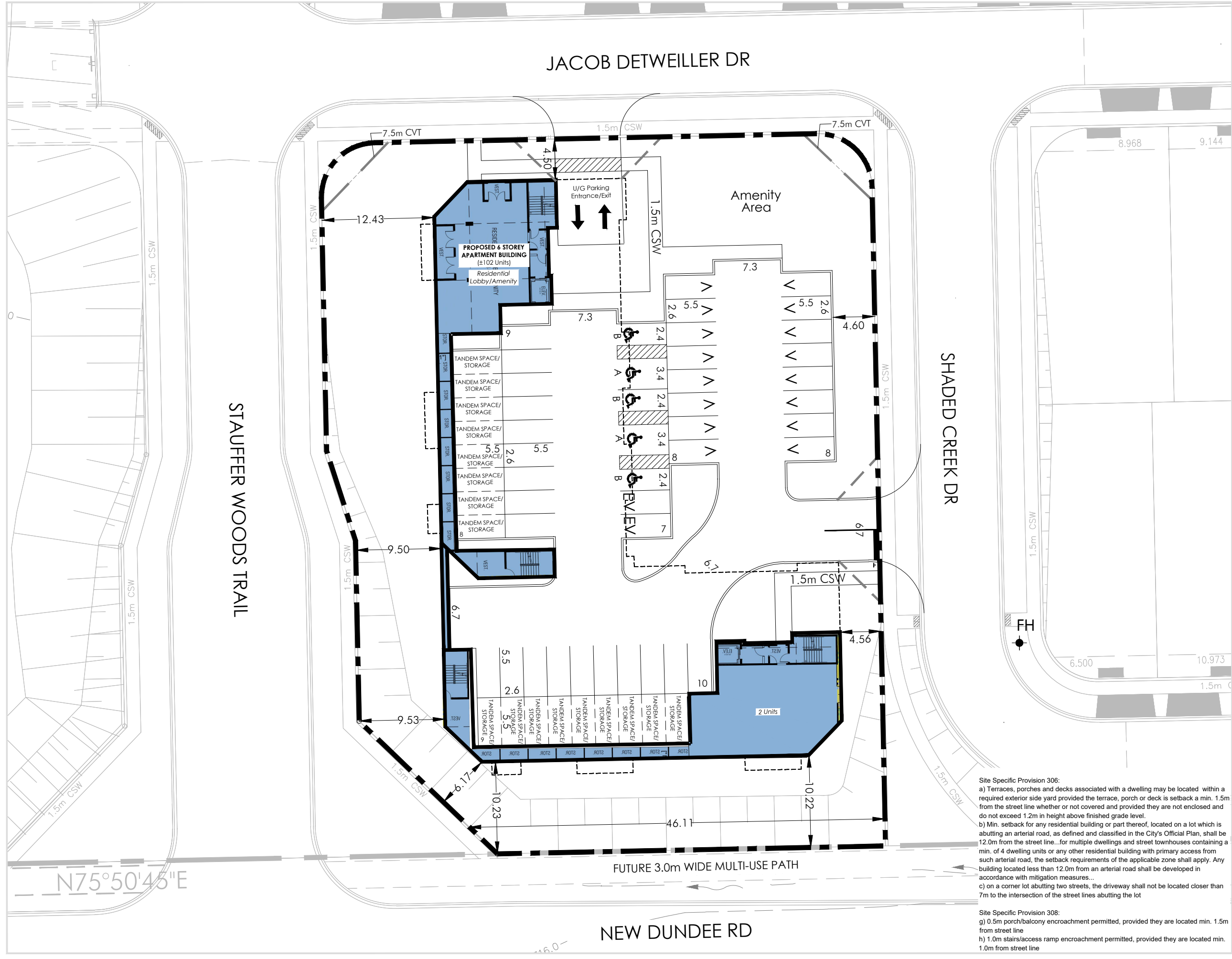
Sources:
 Base - Draft Plan of Subdivision, MHBC Planning Ltd (August 2017)

DATE	January 2024
SCALE	1:400
DRN	CAC
FILE	8784DG



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PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
 200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM



Site Specific Provision 306:
 a) Terraces, porches and decks associated with a dwelling may be located within a required exterior side yard provided the terrace, porch or deck is setback a min. 1.5m from the street line whether or not covered and provided they are not enclosed and do not exceed 1.2m in height above finished grade level.
 b) Min. setback for any residential building or part thereof, located on a lot which is abutting an arterial road, as defined and classified in the City's Official Plan, shall be 12.0m from the street line...for multiple dwellings and street townhouses containing a min. of 4 dwelling units or any other residential building with primary access from such arterial road, the setback requirements of the applicable zone shall apply. Any building located less than 12.0m from an arterial road shall be developed in accordance with mitigation measures...
 c) on a corner lot abutting two streets, the driveway shall not be located closer than 7m to the intersection of the street lines abutting the lot

Site Specific Provision 308:
 g) 0.5m porch/balcony encroachment permitted, provided they are located min. 1.5m from street line
 h) 1.0m stairs/access ramp encroachment permitted, provided they are located min. 1.0m from street line


N75°50'45"E

Concept Plan 2

Apartment (Floors 2-6)

Block 95, Stage 4
 Stauffer Woods Subdivision (30T-08203)
 City of Kitchener

LEGEND

 Subject Lands



Site Specific Provision 306:
 a) Terraces, porches and decks associated with a dwelling may be located within a required exterior side yard provided the terrace, porch or deck is setback a min. 1.5m from the street line whether or not covered and provided they are not enclosed and do not exceed 1.2m in height above finished grade level.
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 c) on a corner lot abutting two streets, the driveway shall not be located closer than 7m to the intersection of the street lines abutting the lot

Site Specific Provision 308:
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 h) 1.0m stairs/access ramp encroachment permitted, provided they are located min. 1.0m from street line

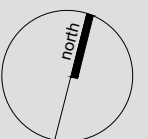
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DATE January 2024

SCALE 1:400

DRN CAC

FILE 8784DG




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Concept Plan 2

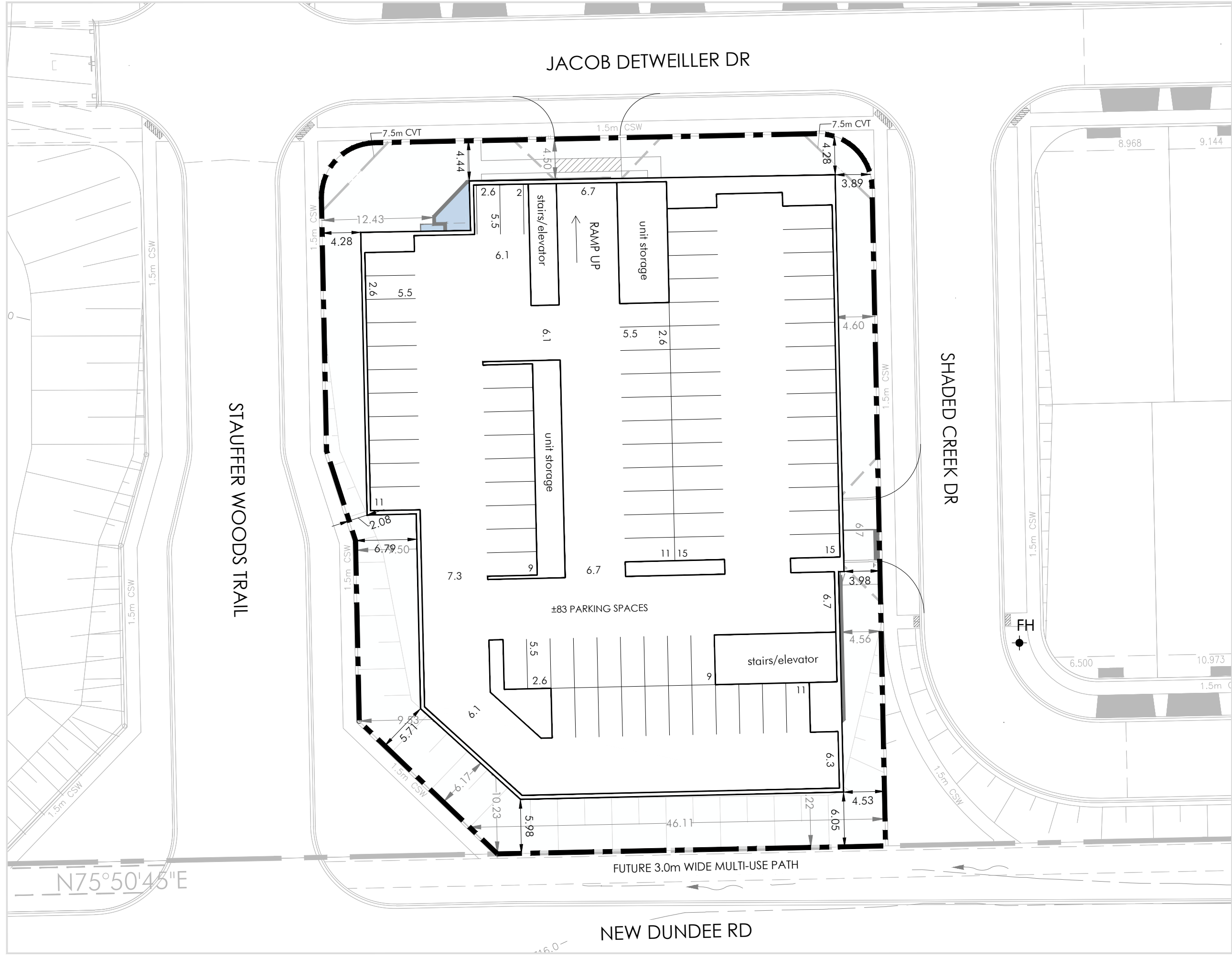
Apartment (Underground Parking)

Block 95, Stage 4
 Stauffer Woods Subdivision (30T-08203)
 City of Kitchener

LEGEND

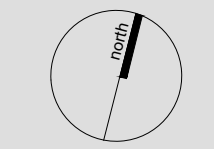


Subject Lands



Sources:
 Base - Draft Plan of Subdivision, MHBC Planning Ltd (August 2017)

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SCALE	1:400
DRN	CAC
FILE	8784DG



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**PLANNING
 URBAN DESIGN
 & LANDSCAPE
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200-540 BINGEMANS CENTRE DR., KITCHENER, ON, N2B 3X9
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Concept Plan Apartments

Block 12, Stage 5
Stauffer Woods Subdivision (30T-08203)
City of Kitchener

LEGEND

 Subject Lands

Zoning Summary (RES-6) Multiple Dwelling City of Kitchener Zoning By-law 2019-051 (306, 308, 310)		
	Required (min)	Provided
Lot Area	-	5,839m ²
Lot Width	30.0m	75.7m
Min. Front Yard (Jacob Detweiller Dr)	3.0m	4.5m
Ext. Side Yard	3.0m (Stauffer Woods Tr/New Dundee Rd) 2.0m (All Other Streets)	3.0m/3.9m
Int. Side Yard	1.2m	-
Rear Yard	7.0m	8.2m
Landscaped Area	15%	TBD
FSR	0.6-2.0	1.95*
Bldg Height	11.0-25.0m (8 storeys max.)	6 storeys
Parking	150 spaces (1.0 spaces/unit)	150 space
Visitor Parking	15 spaces (0.1 spaces/unit)	15 spaces
Total Parking	165-210 spaces (1.15-1.4 spaces/unit)	165 spaces** (46 surface; 119 u/g)
Number of Units - ±150		

* FSR/Bldg Footprint is approximate, to be determined by architect
Blocks A & B - 1,139.5m²/FIR (±15 Units/FIR)
** Parking
- Underground parking is approximate (to be determined by architect)

**FOR DISCUSSION
PURPOSES ONLY**

Sources:
Preliminary Area Grading Plan Stage 9, MTE (TBD)

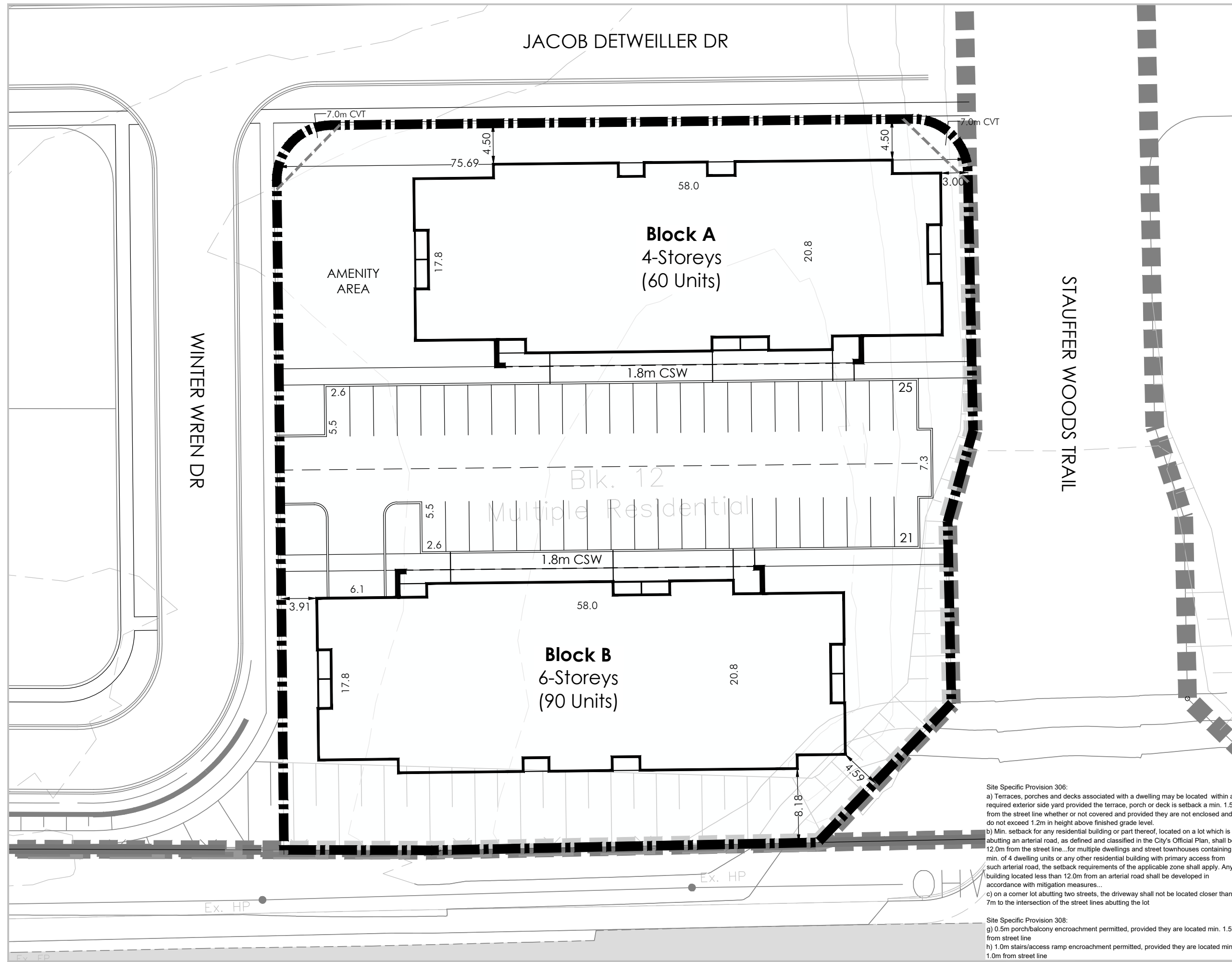
DATE January 2025

SCALE 1:400

DRN CAC

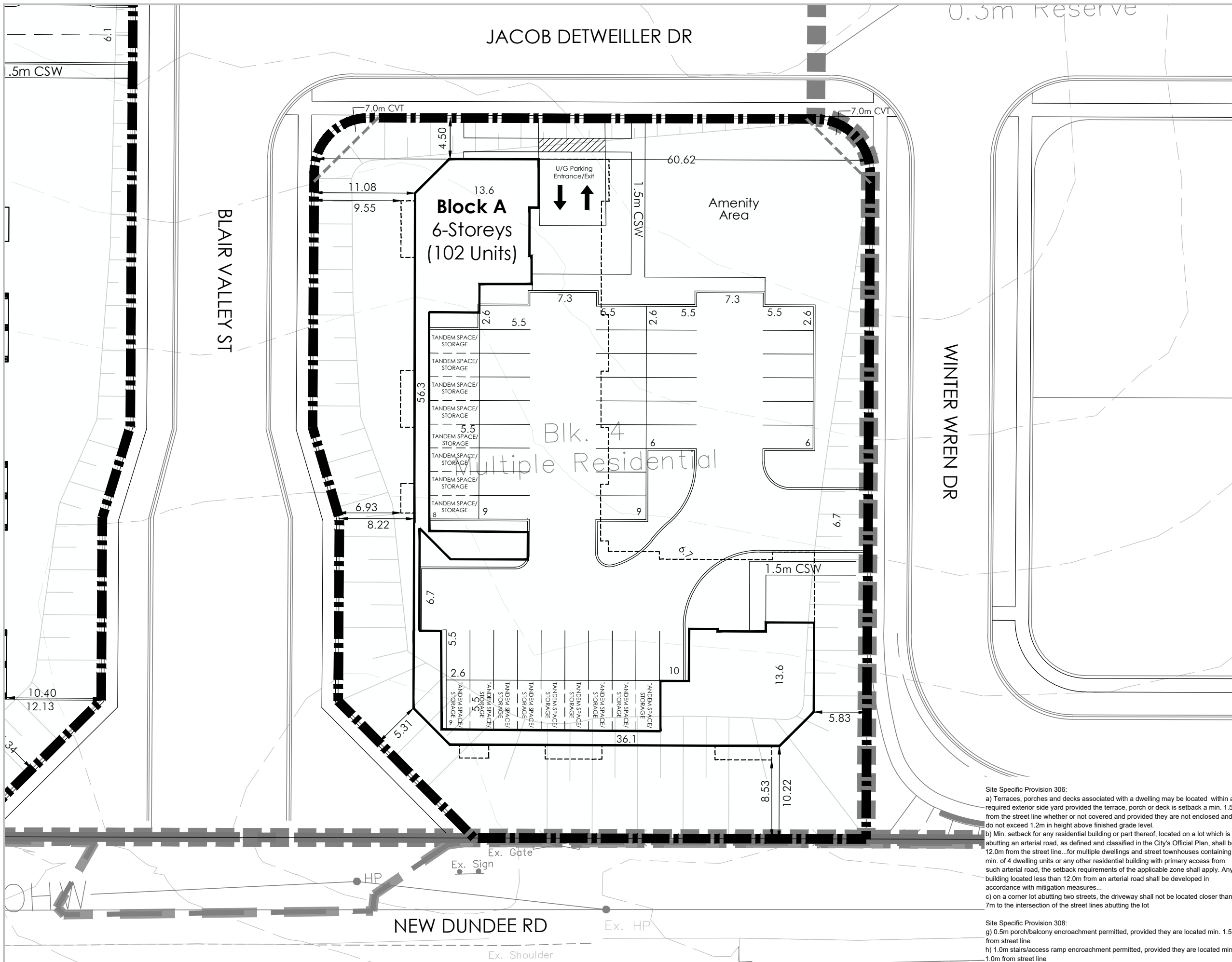
FILE 8784DP

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CONCEPTS\CPI\APARTMENT CONCEPTS-2024\CONCEPTPLAN_JAN2025.DWG



Site Specific Provision 306:
a) Terraces, porches and decks associated with a dwelling may be located within a required exterior side yard provided the terrace, porch or deck is setback a min. 1.5m from the street line whether or not covered and provided they are not enclosed and do not exceed 1.2m in height above finished grade level.
b) Min. setback for any residential building or part thereof, located on a lot which is abutting an arterial road, as defined and classified in the City's Official Plan, shall be 12.0m from the street line...for multiple dwellings and street townhouses containing a min. of 4 dwelling units or any other residential building with primary access from such arterial road, the setback requirements of the applicable zone shall apply. Any building located less than 12.0m from an arterial road shall be developed in accordance with mitigation measures...
c) on a corner lot abutting two streets, the driveway shall not be located closer than 7m to the intersection of the street lines abutting the lot

Site Specific Provision 308:
g) 0.5m porch/balcony encroachment permitted, provided they are located min. 1.5m from street line
h) 1.0m stairs/access ramp encroachment permitted, provided they are located min. 1.0m from street line



Concept Plan Apartments (Ground Floor)

Block 4, Stage 6
Stauffer Woods Subdivision (30T-08203)
City of Kitchener

LEGEND

Subject Lands

Zoning Summary (RES-6) **Multiple Dwelling**
City of Kitchener Zoning By-law 2019-051
(306, 308, 310)

	Required (min)	Provided
Lot Area	-	4,571m ²
Lot Width	30.0m	60.6m
Min. Front Yard (Jacob Detweiller Dr)	3.0m	4.5m
Ext. Side Yard	3.0m (Blair Valley St/New Dundee Rd) 2.0m (All Other Streets)	5.3m/5.8m
Int. Side Yard	1.2m	-
Rear Yard	7.0m	10.2m (Bldg) 8.5m (Balcony)
Landscaped Area	15%	TBD
FSR (max.)	0.6-2.0	1.98*
Bldg Height	11.0-25.0m (8 storeys max.)	6 storeys
Parking	102 spaces (1.0 spaces/unit)	102 space
Visitor Parking	11 spaces (0.1 spaces/unit)	11spaces
Total Parking	113-143 spaces (1.15-1.4 spaces/unit)	113 spaces** (40 surface; 73 u/g)

Number of Units - ±102

* FSR/Bldg Footprint is approximate, to be determined by architect
Ground Floor - 531.5m² (±2 Units)
Floors 2-6 - 1,703m²/Flr (±20 Units/Flr)

** Parking
- 17 tandem spaces not included in parking total
- Underground parking is approximate (to be determined by architect)

**FOR DISCUSSION
PURPOSES ONLY**

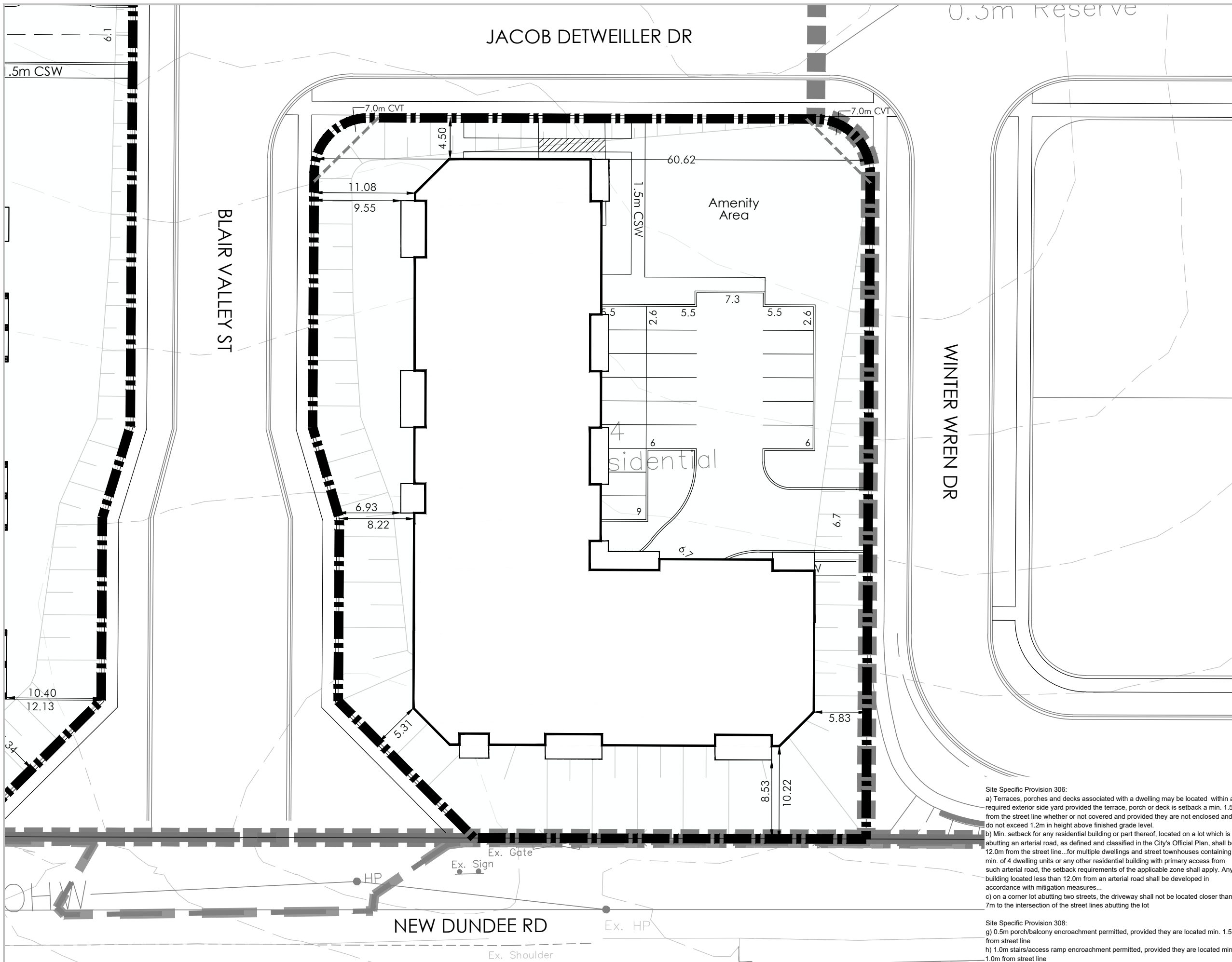
Sources:
Preliminary Area Grading Plan Stage 9, MTE (TBD)

DATE January 2025	
SCALE 1:400	
DRN CAC	
FILE 8784DP	

K18784DP-ACTIVA-STAUFFER WOODS-HARVEST PARK MULTIPLE BLOCK CONCEPTS/CI/APARTMENT CONCEPTS-2024/CONCEPTPLAN_JAN2025.DWG

Site Specific Provision 306:
a) Terraces, porches and decks associated with a dwelling may be located within a required exterior side yard provided the terrace, porch or deck is setback a min. 1.5m from the street line whether or not covered and provided they are not enclosed and do not exceed 1.2m in height above finished grade level.
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c) on a corner lot abutting two streets, the driveway shall not be located closer than 7m to the intersection of the street lines abutting the lot


Site Specific Provision 308:
g) 0.5m porch/balcony encroachment permitted, provided they are located min. 1.5m from street line
h) 1.0m stairs/access ramp encroachment permitted, provided they are located min. 1.0m from street line



Concept Plan Apartments (Floors 2-6)

Block 4, Stage 6
Stauffer Woods Subdivision (30T-08203)
City of Kitchener

LEGEND

 Subject Lands

*FOR DISCUSSION
PURPOSES ONLY*

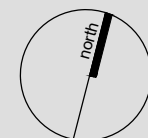
Sources:
Preliminary Area Grading Plan Stage 9, MTE (TBD)

DATE January 2025

SCALE 1:400

DRN CAC

FILE 8784DP



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CONCEPTS\CPI\APARTMENT CONCEPTS\2024\CONCEPTPLAN_JAN2025.DWG


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Site Specific Provision 308:
g) 0.5m porch/balcony encroachment permitted, provided they are located min. 1.5m from street line
h) 1.0m stairs/access ramp encroachment permitted, provided they are located min. 1.0m from street line

Concept Plan Apartments

Block 5, Stage 6
Stauffer Woods Subdivision (30T-08203)
City of Kitchener

LEGEND

 Subject Lands

Zoning Summary (RES-6) **Multiple Dwelling**
City of Kitchener Zoning By-law 2019-051
(306, 308, 310)

	Required (min)	Provided
Lot Area	-	22,195m ²
Lot Width	30.0m	126.7m
Min. Front Yard (Blair Valley St)	3.0m	4.5m (Bldg) 2.7m (Balcony)
Ext. Side Yard	3.0m (New Dundee Rd)	6.3m
Int. Side Yard	1.2m	3.2m (Bldg) 1.5m (Balcony)
Rear Yard	7.0m	10.46m
Landscaped Area	15%	TBD
FSR (max.)	0.6-2.0	2.26*
Bldg Height	11.0-25.0m (8 storeys max.)	10 storeys
Parking	616 spaces (1.0 spaces/unit)	616 spaces (1.0 spaces/unit)
Visitor Parking	62 spaces (0.1 spaces/unit)	62 spaces
Total Parking	678-863 spaces (1.1-1.4 spaces/unit)	678 spaces** (120 surface; 558 u/g)

Number of Units - ±616

* FSR/Bldg Footprint is approximate, to be determined by architect
Block A/C - 1,346m²/Flr (±16 Units/Flr)
Block B/D - 1,178m²/Flr (±14 Units/Flr)
Block E - 1,181m²/Flr (±16 Units/Flr)

** Parking
- Underground parking is approximate (to be determined by architect)

**FOR DISCUSSION
PURPOSES ONLY**

Sources:
Preliminary Area Grading Plan Stage 9, MTE (TBD)

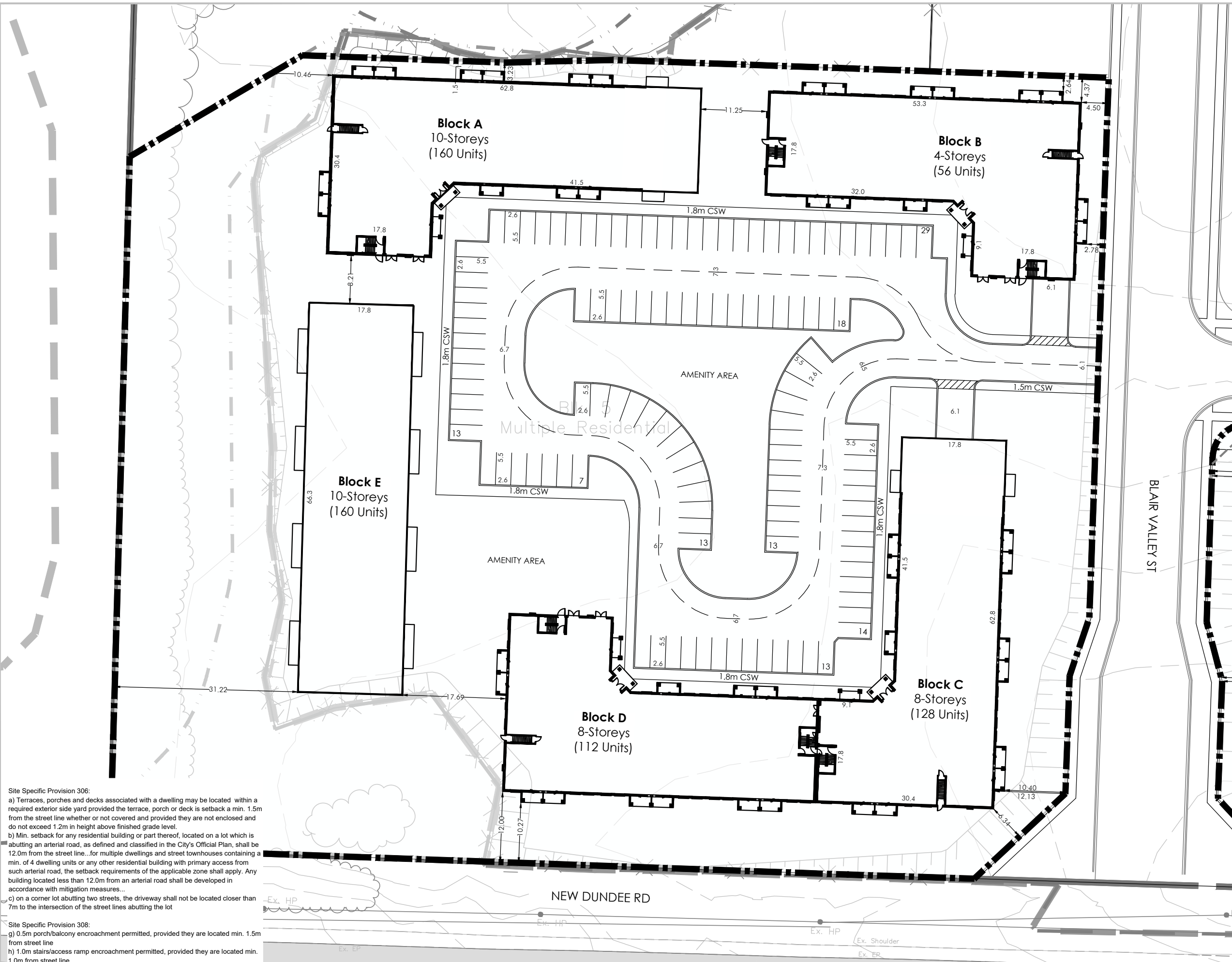
DATE January 2025

SCALE 1:1,250

DRN CAC

FILE 8784DP

K18784DP-ACTIVA-STAUFFER WOODS-HARVEST PARK MULTIPLE BLOCK
CONCEPTS/CI/APARTMENT CONCEPTS-2024/CONCEPTPLAN_JAN2025.DWG



Site Specific Provision 306:
a) Terraces, porches and decks associated with a dwelling may be located within a required exterior side yard provided the terrace, porch or deck is setback a min. 1.5m from the street line whether or not covered and provided they are not enclosed and do not exceed 1.2m in height above finished grade level.
b) Min. setback for any residential building or part thereof, located on a lot which is abutting an arterial road, as defined and classified in the City's Official Plan, shall be 12.0m from the street line...for multiple dwellings and street townhouses containing a min. of 4 dwelling units or any other residential building with primary access from such arterial road, the setback requirements of the applicable zone shall apply. Any building located less than 12.0m from an arterial road shall be developed in accordance with mitigation measures...
c) on a corner lot abutting two streets, the driveway shall not be located closer than 7m to the intersection of the street lines abutting the lot

Site Specific Provision 308:
g) 0.5m porch/balcony encroachment permitted, provided they are located min. 1.5m from street line
h) 1.0m stairs/access ramp encroachment permitted, provided they are located min. 1.0m from street line

Concept Plan

Apartments

Block 14, Stage 9
 Stauffer Woods Subdivision (30T-08203)
 City of Kitchener

LEGEND

 Subject Lands

Zoning Summary (RES-6) Multiple Dwelling City of Kitchener Zoning By-law 2019-051 (306, 308, 310)		
	Required (min)	Provided
Lot Area	-	7,136m ²
Lot Width	30.0m	57.8m
Min. Front Yard	3.0m	6.7m (Bldg) 5.6m (Balcony)
Ext. Side Yard	3.0m (Blair Creek Dr/ Reidel Dr) 2.0m (All Other Streets)	3.0m (Bldg) 1.5m (Balcony)
Int. Side Yard	1.2m	-
Rear Yard	7.0m	7.0m (Bldg) 5.5m (Balcony)
Landscaped Area	15%	TBD
FSR	0.6-2.0	1.98*
Bldg Height	11.0-25.0m (8 storeys max.)	6 storeys
Parking	168 spaces (1.0 spaces/unit)	168 spaces
Visitor Parking	17 spaces (0.1 spaces/unit)	17 spaces
Total Parking	185-236 spaces (1.0-1.4 spaces/unit)	185 spaces (67 surface; 118 u/g)
Number of Units - ±168		

* FSR/Bldg Footprint is approximate, to be determined by architect
 Blocks A & B - 1,178.4m²/Flr (±14 Units/Flr)
 ** Parking
 - Underground parking is approximate (to be determined by architect)

**FOR DISCUSSION
 PURPOSES ONLY**

Sources:
 Preliminary Area Grading Plan Stage 9, MTE (TBD)

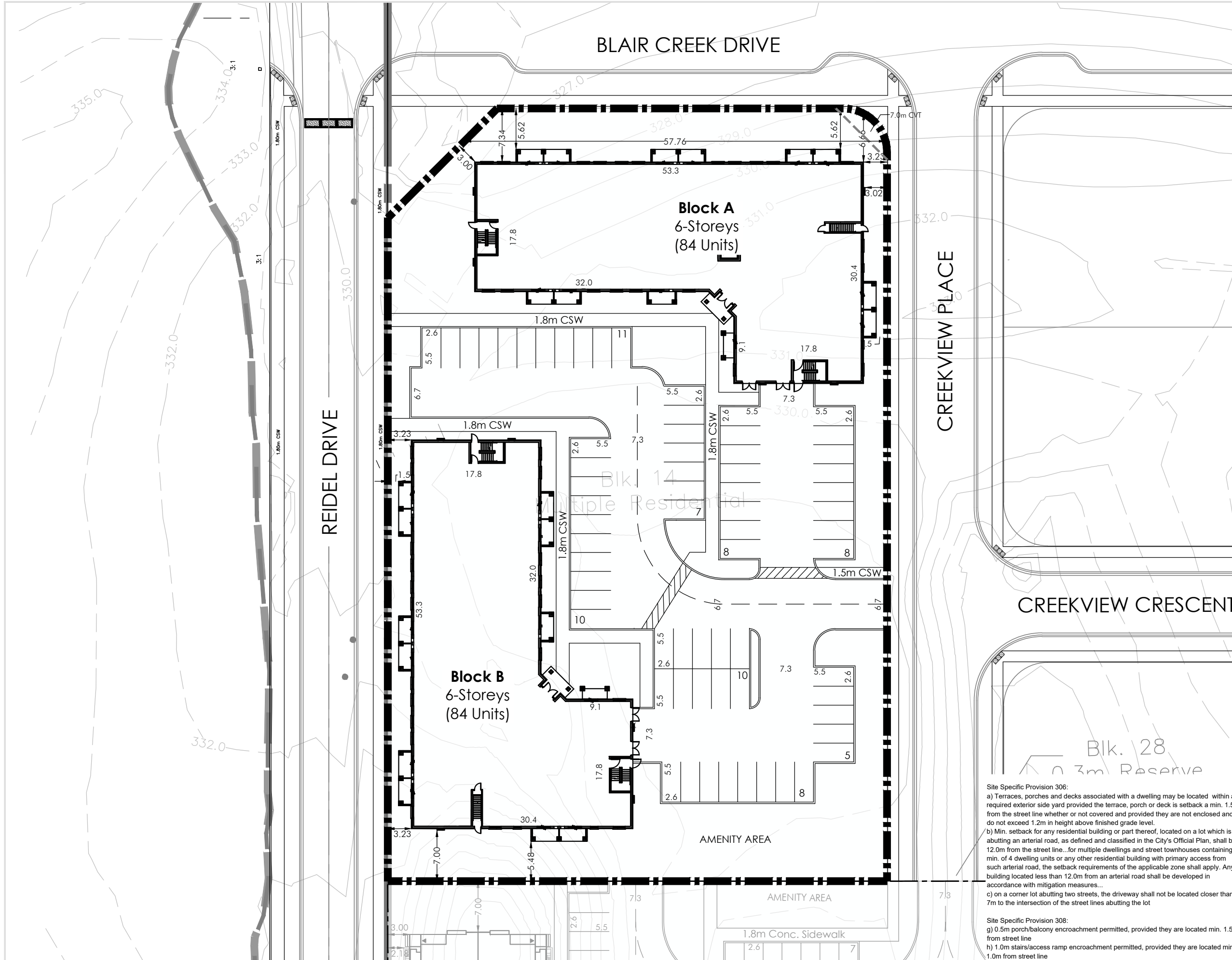
DATE January 2025

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DRN CAC

FILE 8784DP

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Site Specific Provision 308:
 g) 0.5m porch/balcony encroachment permitted, provided they are located min. 1.5m from street line
 h) 1.0m stairs/access ramp encroachment permitted, provided they are located min. 1.0m from street line

Concept Plan Apartments

Block 15, Stage 9
Stauffer Woods Subdivision (30T-08203)
City of Kitchener

LEGEND

 Subject Lands

Zoning Summary (RES-6) Multiple Dwelling City of Kitchener Zoning By-law 2019-051 (306, 308, 310)		
	Required (min)	Provided
Lot Area	-	9,683m ²
Lot Width	30.0m	57.8m
Min. Front Yard	3.0m	4.97m (Bldg) 4.59m (Balcony)
Ext. Side Yard	3.0m (Blair Creek Dr/ Reidel Dr) 2.0m (All Other Streets)	3.0m/2.2m (Bldg) 1.5m (Balcony)
Int. Side Yard	1.2m	18.8m
Rear Yard	7.0m	7.0m (Bldg) 5.3m (Balcony)
Landscaped Area	15%	TBD
FSR	0.6-2.0	1.97*
Bldg Height	11.0-25.0m (8 storeys max.)	6 storeys
Parking	222 spaces (1.0 spaces/unit)	222 spaces
Visitor Parking	23 spaces (0.1 spaces/unit)	23 spaces
Total Parking	245-311 spaces (1.1-1.4 spaces/unit)	245 spaces (57 surface; 188 u/g)
Number of Units - ±222		

* FSR/Bldg Footprint is approximate, to be determined by architect
Block A - 1,590.4m²/Flr (±19 Units/Flr)
Block B - 1,586.4m²/Flr (±18 Units/Flr)

** Parking
- Underground parking is approximate (to be determined by architect)

**FOR DISCUSSION
PURPOSES ONLY**

Sources:
Preliminary Area Grading Plan Stage 9, MTE (TBD)

DATE January 2025

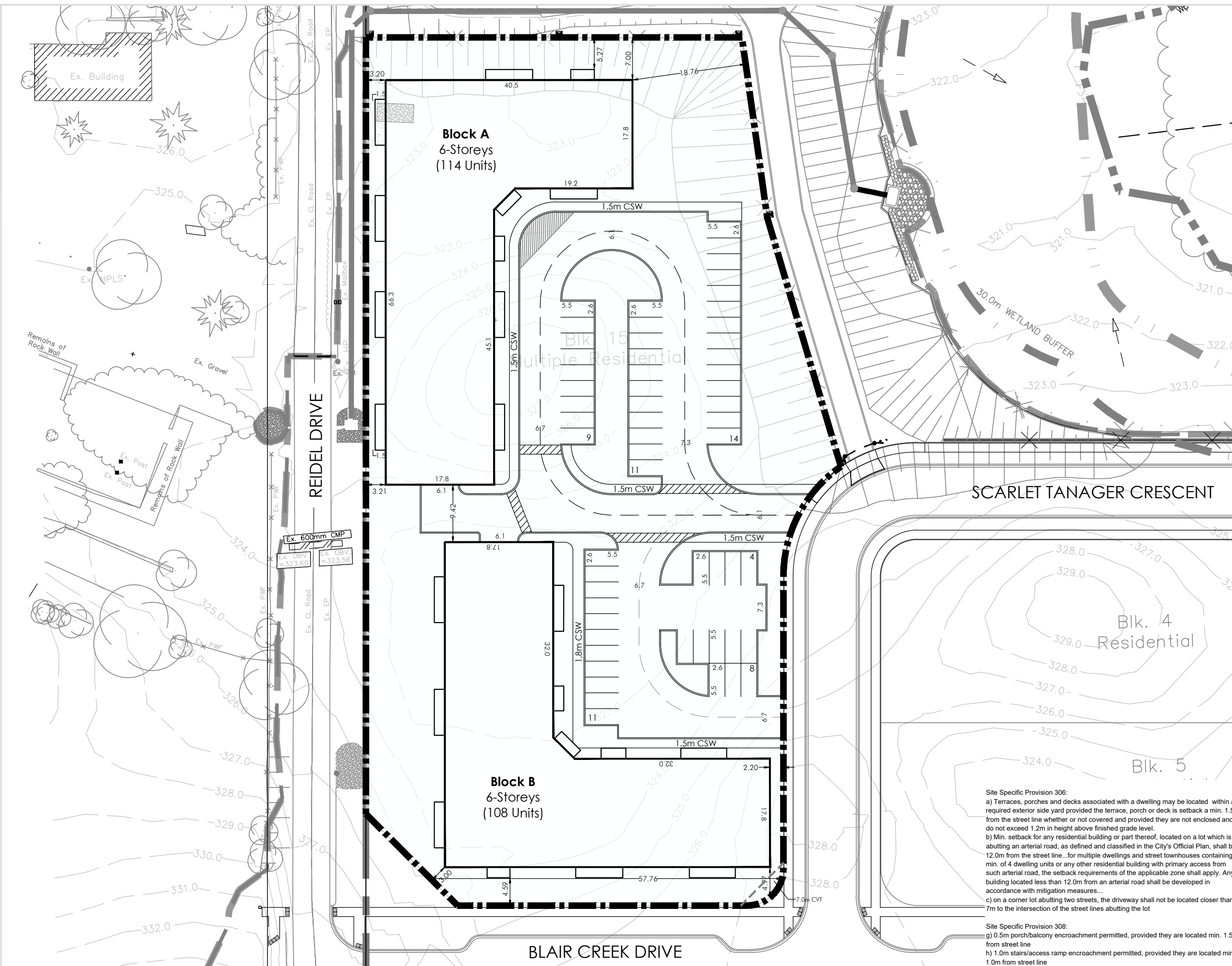
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DRN CAC

FILE 8784DP

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CONCEPTS/CP/APARTMENT CONCEPTS-2024/CONCEPTPLAN_JAN2025.DWG

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
200-540 BINGEMANS CENTRE DR., KITCHENER, ON, N2B 3X9
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Site Specific Provision 306:
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Site Specific Provision 308:
g) 0.5m porch/balcony encroachment permitted, provided they are located min. 1.5m from street line
h) 1.0m stairs/access ramp encroachment permitted, provided they are located min. 1.0m from street line

Concept Plan Rear Entry Towns

Block 16, Stage 9
Stauffer Woods Subdivision (30T-08203)
City of Kitchener

LEGEND

 Subject Lands

Zoning Summary (RES-5) <i>Multiple Dwelling</i> City of Kitchener Zoning By-law 2019-051 (306, 308, 310)		
	Required (min)	Provided
Lot Area	495m ²	5,391m ²
Lot Width	19.0m	107.9m
Min. Front Yard	3.0m	5.7m
Ext. Side Yard	n/a	-
Int. Side Yard	1.2m	1.9m
Rear Yard	7.0m	27.7m
Landscaped Area	15%	TBD
FSR (max.)	0.75	±0.63
Bldg Height (max.)	12.5m (3 storeys)	10.0m
Parking Spaces**	16 spaces (1.0 spaces/unit)	16 spaces (1.0 spaces/unit)
Visitor Spaces**	3 spaces (0.15 spaces/unit)	3 spaces
Total Parking	19 spaces	19 spaces
Barrier Free**	1 spaces (4% of required spaces)	1 spaces
Number of Units - 16		

* FSR is approximate, to be determined by final architect design.
As shown is based on Activa provided footprints (rear garage)
- Dec. 2, 2021 (Total GFA - ±3,448m²)

** Based on Zoning By-law 2019-051

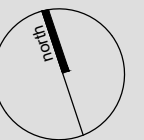
Sources:
Base - Draft Plan of Subdivision, MHBC Planning Ltd (August 2017)
Building Footprints
- Rear Garage, Trailside Laneway (received from Activa Dec. 2, 2021)

DATE January 2025

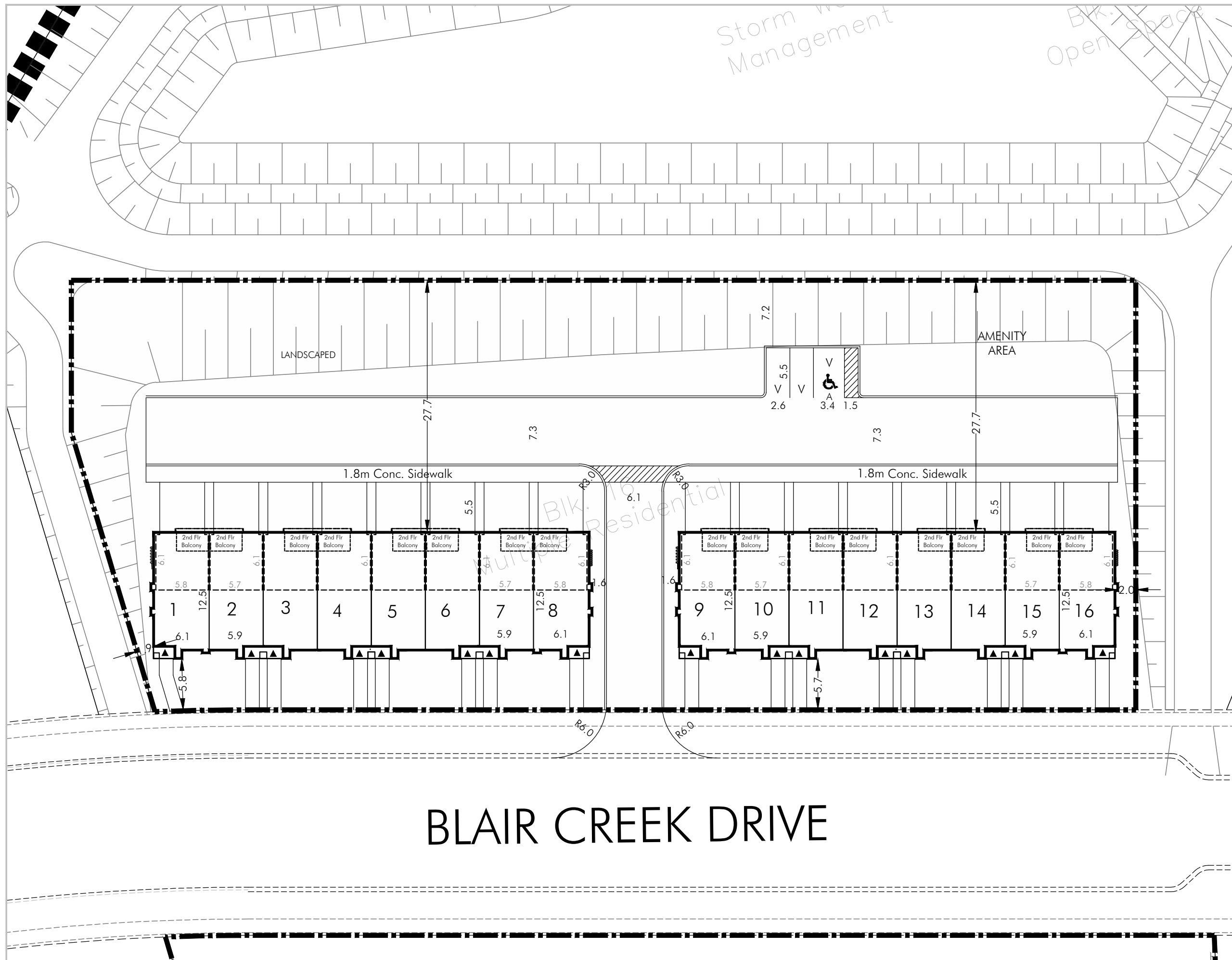
SCALE 1:400

DRN PL

FILE 8784DP



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CONCEPTS\CP\CONCEPTPLAN_BLK16_JAN2025.DWG




BLAIR CREEK DRIVE

Concept Plan Apartments

Block 17, Stage 9
Stauffer Woods Subdivision (30T-08203)
City of Kitchener

LEGEND

 Subject Lands

Zoning Summary (RES-6) **Multiple Dwelling**
City of Kitchener Zoning By-law 2019-051
(306, 308, 310)

	Required (min)	Provided
Lot Area	-	8,551m ²
Lot Width	30.0m	114.2m
Min. Front Yard	3.0m	4.5m (bldg) 2.8m (balcony)
Ext. Side Yard	n/a	-
Int. Side Yard	1.2m	1.5m
Rear Yard	7.0m	7.0m
Landscaped Area	15%	TBD
FSR	0.6-2.0	1.91*
Bldg Height	11.0-25.0m (8 storeys max.)	6 storeys
Parking	198 spaces (1.0 spaces/unit)	198 spaces
Visitor Parking	20 spaces (0.1 spaces/unit)	20 spaces
Total Parking	218-278 spaces (1.1-1.4 spaces/unit)	218 spaces** (59 surface; 159 u/g)

Number of Units - ±198

* FSR/Bldg Footprint is approximate, to be determined by architect
Block A - 1,139.5m²/Flr (±15 Units/Flr)
Block B - 1,586.4m²/Flr (±18 Units/Flr)

** Parking
- Underground parking is approximate (to be determined by architect)

FOR DISCUSSION
PURPOSES ONLY

Sources:
Preliminary Area Grading Plan Stage 9, MTE (TBD)

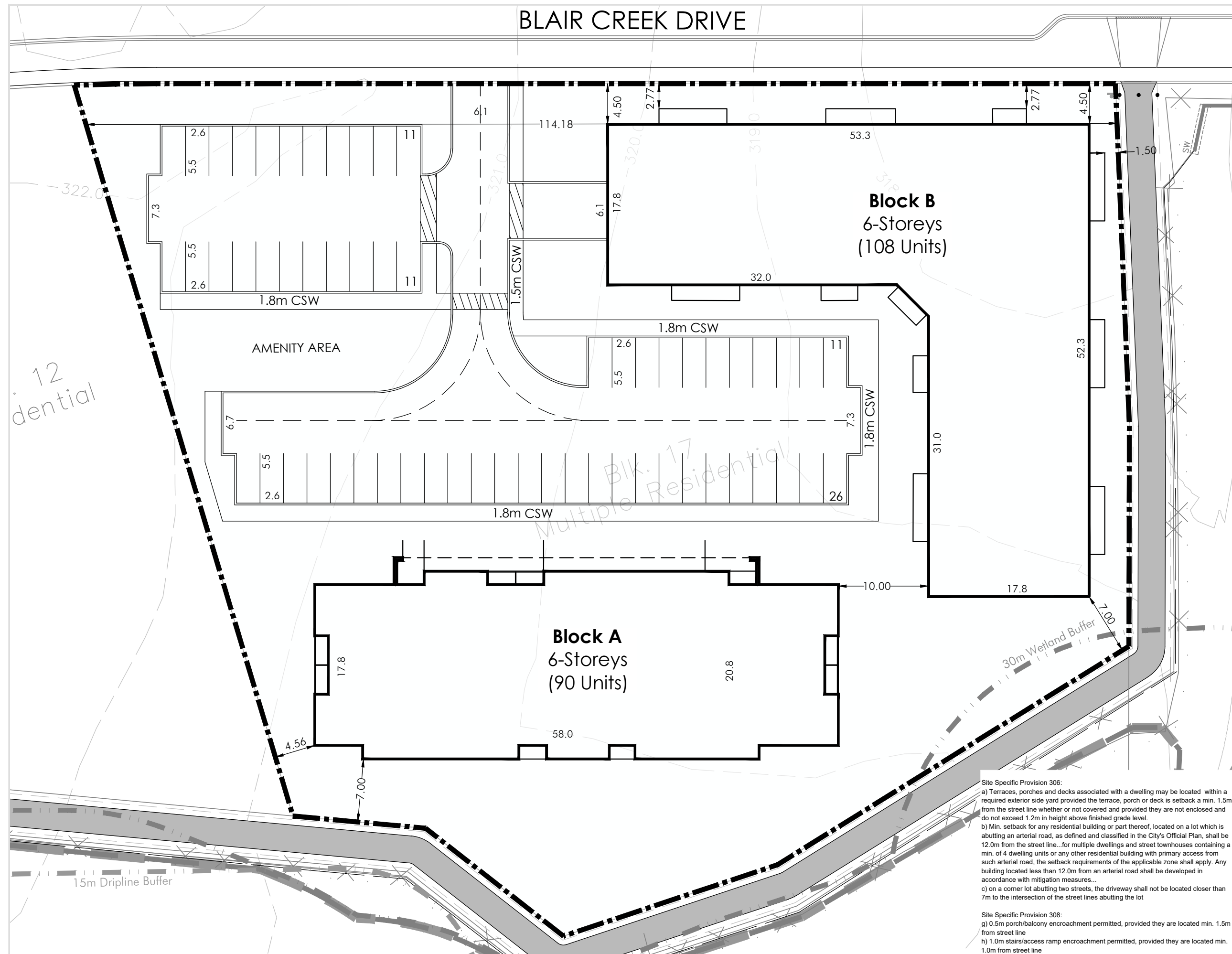
DATE January 2025

SCALE 1:400

DRN CAC

FILE 8784DP

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CONCEPTS/CP/APARTMENT CONCEPTS-2024/CONCEPTPLAN_JAN2025.DWG



Site Specific Provision 306:
a) Terraces, porches and decks associated with a dwelling may be located within a required exterior side yard provided the terrace, porch or deck is setback a min. 1.5m from the street line whether or not covered and provided they are not enclosed and do not exceed 1.2m in height above finished grade level.
b) Min. setback for any residential building or part thereof, located on a lot which is abutting an arterial road, as defined and classified in the City's Official Plan, shall be 12.0m from the street line...for multiple dwellings and street townhouses containing a min. of 4 dwelling units or any other residential building with primary access from such arterial road, the setback requirements of the applicable zone shall apply. Any building located less than 12.0m from an arterial road shall be developed in accordance with mitigation measures...
c) on a corner lot abutting two streets, the driveway shall not be located closer than 7m to the intersection of the street lines abutting the lot

Site Specific Provision 308:
g) 0.5m porch/balcony encroachment permitted, provided they are located min. 1.5m from street line
h) 1.0m stairs/access ramp encroachment permitted, provided they are located min. 1.0m from street line

Concept Plan

Stacked Towns

Block 1-2, Stage 10
 Stauffer Woods Subdivision (30T-08203)
 City of Kitchener

LEGEND

 Subject Lands

Zoning Summary (MIX-1) **Multiple Dwelling**
 City of Kitchener Zoning By-law 2019-051 (56, 69)

	Required (min)	Provided
Lot Area	m ²	33,457m ²
Lot Width	15.0m	130.0m
Min. Front Yard	3.0m	3.0m
Ext. Side Yard	3.0m	3.0m (Building) 2.2m (Window Well)
Int. Side Yard	1.2m	1.2m
Rear Yard	7.0m	7.0m
Tall Bldg Setback	10.40m (14 storey) 15.39m (22 Storey)	10.40m
Landscaped Area	15%	TBD
FSR (max.)	2	2.7
Bldg Height (max.)	36m (12 storeys)	81.5m (22 storeys)
Max. Non-Res. GFA	3,250m ²	1,519m ²
Parking	616 spaces (0.9 spaces/unit)	622 spaces
Visitor Parking	69 spaces (0.1 spaces/unit)	69 spaces
Total Residential Parking	685-890 spaces (1.0-1.3 spaces/unit)	691 spaces
Non-Res. Parking (Services & Retail)	38-57 spaces (27-40 spaces/unit)	38 spaces
Total Parking	723-947 spaces	729 spaces**

Number of Units - ±684
 (176 - Stacked Towns; 508 - Apartment)

* FSR is approximate, to be determined by final architect design.
 Footprints/FSR are based on:
 Apartment - Martin Simmons Sweers Floor Plans (Jan. 2024)
 B2B Stacked Towns - Hunt Design main floor plan (Trusser Subdivision, Block 130/136-Nov. 2023)
 ** Podium 1 - 316 parking spaces
 Podium 2 - 120 parking spaces
 Surface Parking - 293 spaces

FOR DISCUSSION PURPOSES ONLY

Sources:
 Preliminary Area Grading Plan Stage 9, MTE (TBD)

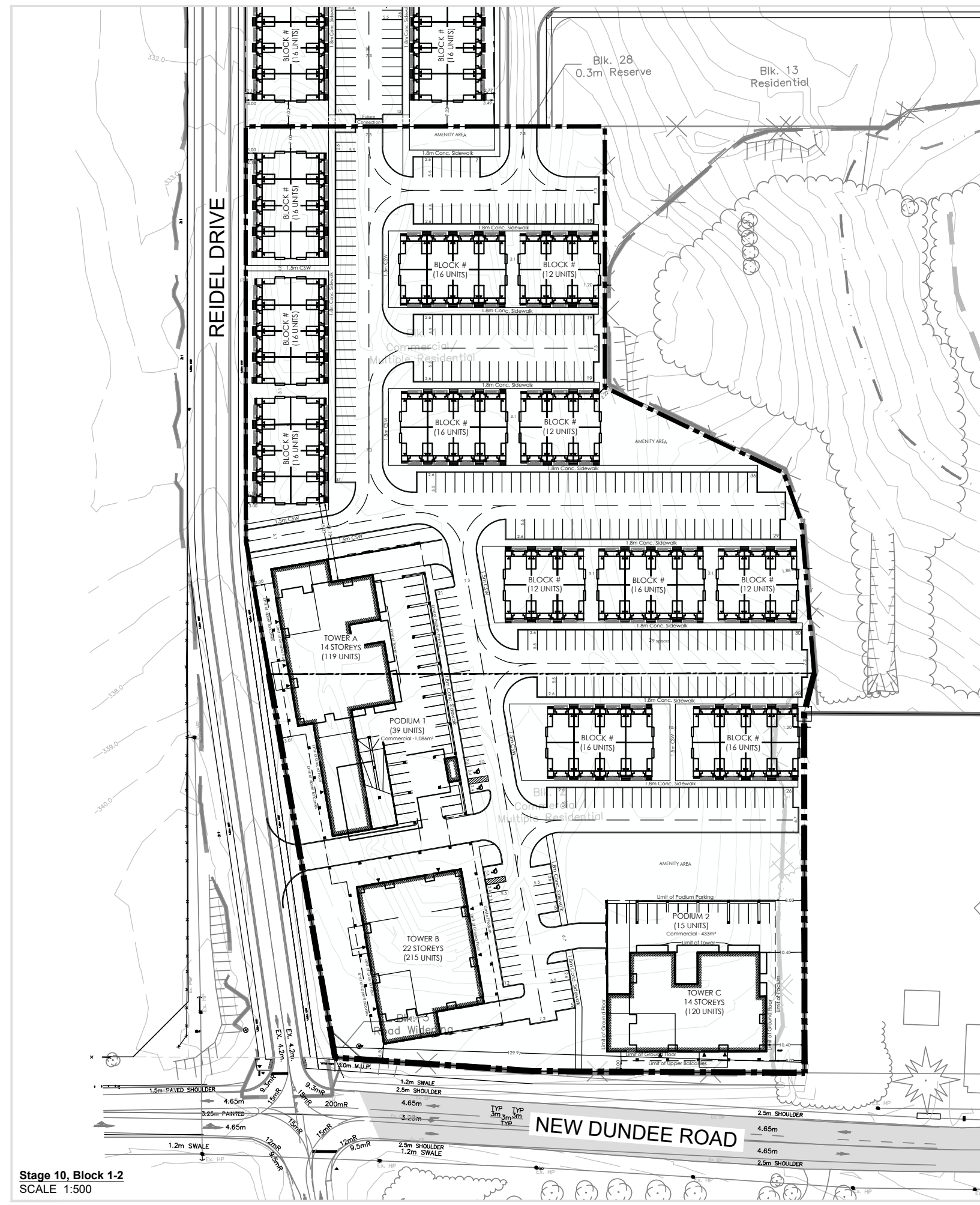
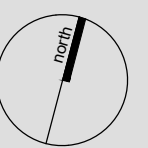
DATE July 2024

SCALE SEE PLAN

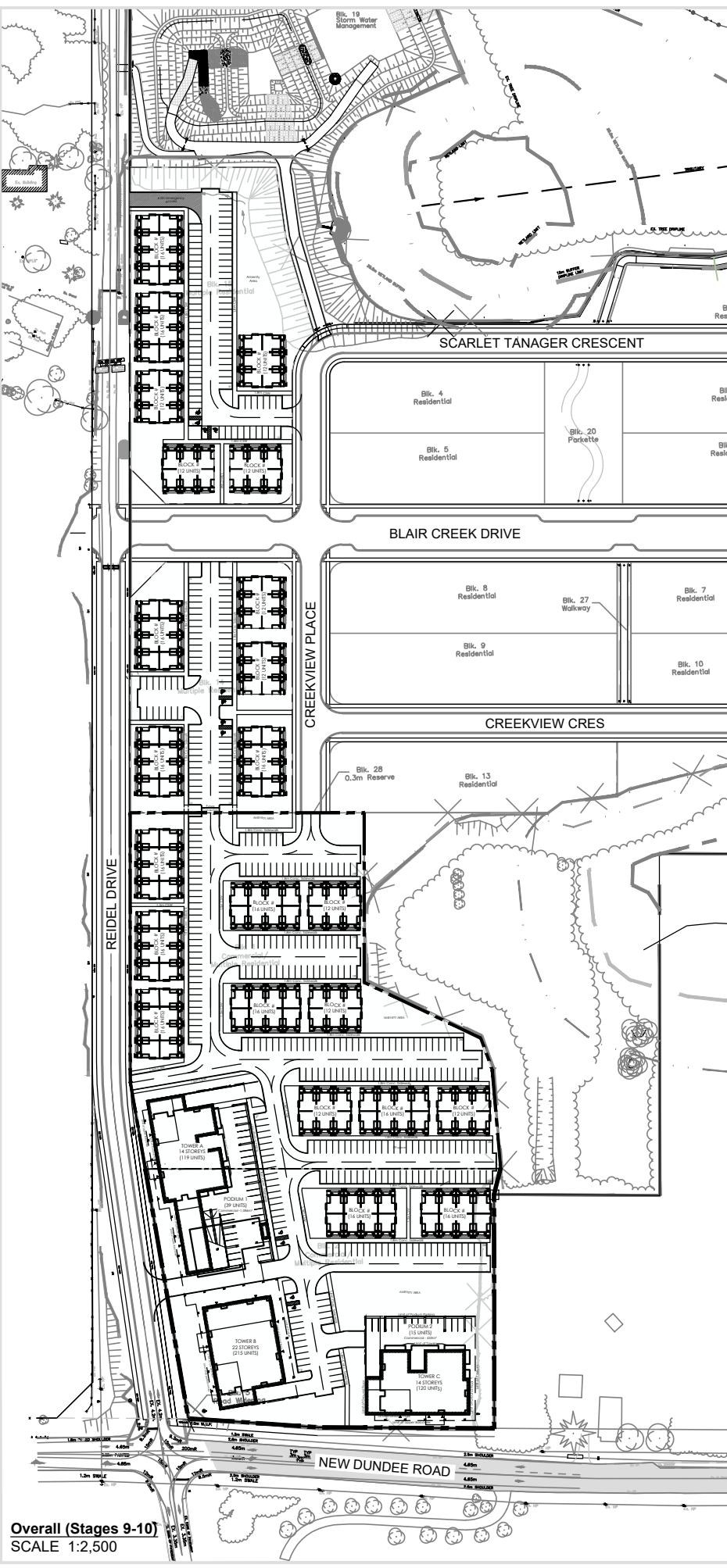
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Stage 10, Block 1-2
 SCALE 1:500



Overall (Stages 9-10)
 SCALE 1:2,500