

CONCEPT PLAN

30 Shaftsbury Drive, City of Kitchener,
Ontario

21207F

KEY PLAN



Source: ESRI

LEGEND

Subject Lands

SITE STATISTICS

Zoning By-law Medium Rise Residential Six Zone (RES-6)		
Regulation	Required	Provided
Multiple Dwelling - Apartment		
Total Units	-	82 Units
Lot Area (min)	495 m ²	7,172 m ² (0.717 ha)
Lot Width (min)	30.0 m	22.0 m
Front Yard and Exterior Yard (min)	3.0 m	14.1 m
Interior Side Yard (min)	4.5 m	28.8 m
Rear Yard (min)	7.5 m	14.8 m
Landscaped Open Space (min)	20 %	42 %
Floor Space Ratio (min-max)	0.6-2.0	0.9
Building Height (min-max)	11.0 m-25.0 m	TBD
Number of Storeys (max)	8	6
Parking Spaces (min)	1.0/unit (82)	1.0/unit (82)
Visitor Parking Spaces (min)	0.1/unit (8)	0.15/unit (13)
Barrier-Free Accessible Parking	4% (4 Spaces)	4 Spaces

Zoning By-law Low Rise Residential Five Zone (RES-5)		
Street Townhouse		
Total Units	-	6 Units
Lot Area (min)	135 m ²	1,298 m ² (0.130 ha) Unit 1: 250.1 m ² Unit 2-5: 174.4 m ² /unit Unit 6: 350.3 m ²
Lot Width - Internal Unit (min)	5.5 m	6.0 m
Lot Width - External Unit (min)	9.5 m	N/A
Corner Lot Width (min)	11.5 m	N/A
Front Yard and Exterior Yard (min)	4.5 m	5.7 m and 6 m to Garage
Interior Side Yard (min)	2.5 m	2.5 m
Rear Yard (min)	7.5 m	6.0 m
Lot Coverage (max)	55 %	49 %
Building Height (max)	11.0 m	TBD
Number of Storeys (max)	3	2
Parking Spaces (min)	1.0/unit (6)	1.0/unit (6)

Area Summary:	Apartment	Street Townhouse
Building Coverage	1,113 m ² 16%	636 m ² 49%
Landscaped Area	3,012 m ² 42%	548 m ² 42%
Asphalt Area	3,047 m ² 42%	114 m ² 9%
Total	7,172 m ² 100%	1,298 m ² 100%

NOTES

- All dimensions are in metres unless otherwise shown.
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- City of Kitchener Imagery, 2022
- FC - Flush Curb

DATE: November 3, 2025



SCALE: 1:600

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