



ITEM	EXISTING ZONING BY LAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	RES-4(R) (2007) (Continued)	RES-4(R)
LOT AREA (m ²)	N/A	1,946.15m ²
BUILDING HEIGHT (max.)	11.0 m	2 stories
NUMBER OF STOREYS (max.)	3 stories	2.5 stories
LOT COVERAGE (max.)	10%	37%
ASPHALT PAVING	N/A	(117.8m ²) (11.26%)
WALKWAY & CURBS	N/A	(197.8m ²) (18.90%)
MIN LOT WIDTH (INTERNAL UNIT)	6.0 m	6.2 m
MIN LOT WIDTH (EXTERNAL UNIT)	10.0 m	10.0 m
FRONT YD. (min.)	4.5 m	4.5 m
REAR YARD (min.)	7.5 m	7.5 m
RT. SIDE YARD (min.)	2.5 m	2.5 m
NUMBER OF PARKING SPACES - RESIDENTIAL	5 + (7 x 0.3) = 7.1	10
PARKING STALL DIMENSIONS	2.6 m x 5.5 m	3 m x 6 m
DRIVEWAY WIDTH	2.6 m	3 m
BICYCLE PARKING (m ²)	3 SPACES	4 (0.8m x 1.8m)

LEGEND	
↓	ENTRY TO GROUND FLOOR UNIT
↓	ENTRY TO UPPER FLOOR UNIT
↓	ENTRY TO LOWER FLOOR UNIT

LANDSCAPE/OPEN SPACE	BLDG A - 3 UNITS = 76.8 m ²	FRONT YARD AREA = 71.4m ²
		REAR YARD YARD (10%) = 14.9m ²
		YARD WIDENING = 26.8m ²
	BLDG E - 3 UNITS = 77.8 m ²	FRONT YARD AREA = 61.7m ²
		REAR YARD YARD (10%) = 12.4m ²
		TOTAL PROVIDED = 18.8m ²
		NEAR YARD LANDSCAPE AREA - REQUIRED 30% PROVIDED - 100%

MINIMUM LOT AREA (APARTMENT UNITS)	140m ² /UNIT	1046.15 m ² = 208m ²
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S.B.C. - 5.2.2.47 GROUP C, UP TO 3 STOREYS (WOOD FRAME CONSTRUCTION)

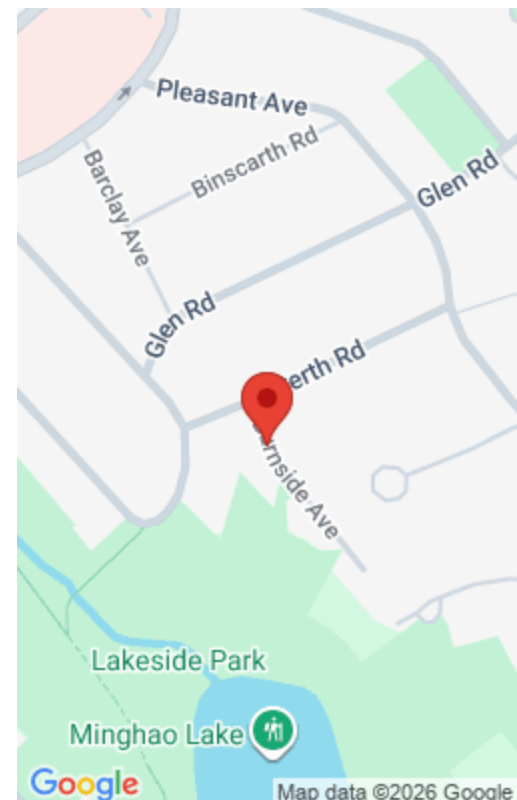
59 PERTH RD, KITCHENER, ON N2M 3G6, CANADA

<https://krealtypros.com>

Rare development opportunity with exceptional flexibility! This cleared 129' x 94' RES-4 zoned parcel offers multiple possibilities—from a custom estate home to duplex, triplex, fourplex, semis or a 5-unit freehold street townhouse development. Backing onto a protected woodlot and Lakeside Park, this premium setting offers future owners the rare benefit of natural green space and [...]

\$678,900

- Residential
- Land
- Active





Amenities & Features

Water Source: Municipal

Sewer: Septic Tank, Sewer (Municipal)

Frontage Type: North

