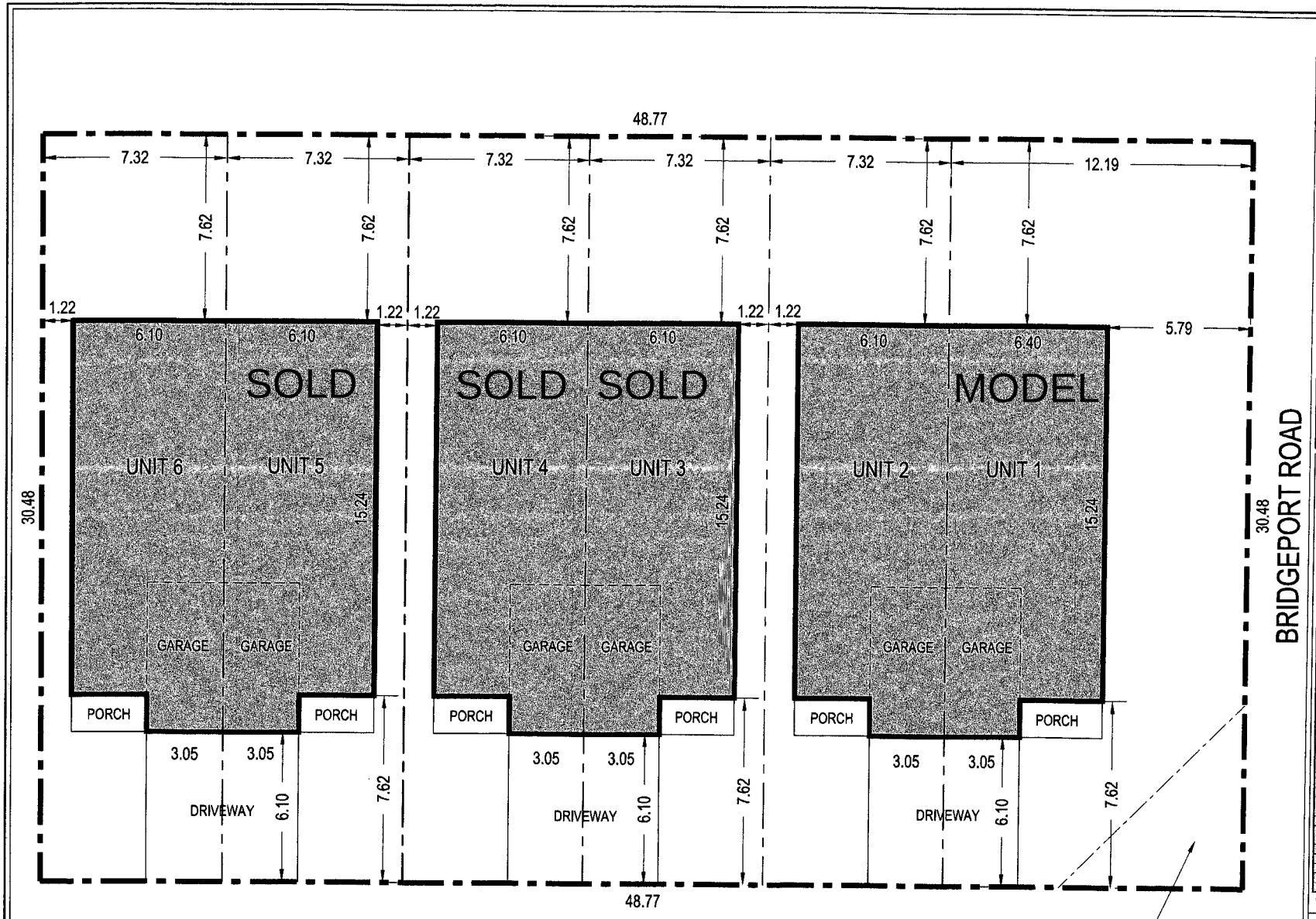
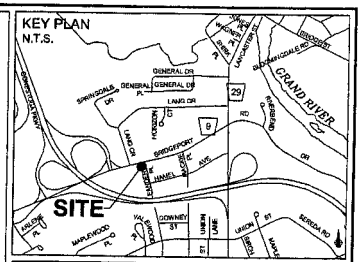


KEY PLAN
N.T.S.



CONCEPT PLAN

439 Bridgeport Road
City of Kitchener
Regional Municipality of Waterloo

SITE DATA

ZONING: Residential Four Zone (R-4)

	REQUIRED	UNIT 1	UNIT 2
Lot Area	235.0m² for each semi-detached house	371.61m²	222.97m²*
Min. Lot Width	7.5m for each semi-detached house	N/A	7.32m*
Min. Corner Lot Width	20m for each dwelling and 12.5m for each dwelling unit	12.19m*	N/A
Min. Front Yard	6.0m	6.1m	6.1m
Min Side Yard Abutting a Street	4.5m, 12.0m from regional road	5.79m*	N/A
Min. Side Yard	1.2m	1.22m	1.22m
Min. Rear Yard	7.5m	7.62m	7.62m
Max. Building Height	10.5m		
Max. Lot Coverage	55%, habitable portion 45%	27.50%	43.70%
Off-Street Parking	1 space per dwelling unit	2 per unit	2 per unit

	REQUIRED	UNIT 3	UNIT 4
Lot Area	235.0m² For each semi-detached house	222.97m²*	222.97m²*
Min. Lot Width	7.5m for each semi-detached house	7.32m*	7.32m*
Min. Corner Lot Width	20m for each dwelling and 12.5m for each dwelling unit	N/A	N/A
Min. Front Yard	6.0m	6.1m	6.1m
Min Side Yard Abutting a Street	4.5m, 12.0m from regional road	N/A	N/A
Min. Side Yard	1.2m	1.22m	1.22m
Min. Rear Yard	7.5m	7.62m	7.62m
Max. Building Height	10.5m		
Max. Lot Coverage	55%, habitable portion 45%	43.70%	43.70%
Off-Street Parking	1 space per dwelling unit	2 per unit	2 per unit

	REQUIRED	UNIT 5	UNIT 6
Lot Area	235.0m² for each semi-detached house	222.97m²*	222.97m²*
Min. Lot Width	7.5m for each semi-detached house	7.32m*	7.32m*
Min. Corner Lot Width	20m for each dwelling and 12.5m for each dwelling unit	N/A	N/A
Min. Front Yard	6.0m	6.1m	6.1m
Min Side Yard Abutting a Street	4.5m, 12.0m from regional road	N/A	N/A
Min. Side Yard	1.2m	1.22m	1.22m
Min. Rear Yard	7.5m	7.62m	7.62m
Max. Building Height	10.5m		
Max. Lot Coverage	55%, habitable portion 45%	43.70%	43.70%
Off-Street Parking	1 space per dwelling unit	2 per unit	2 per unit

* Denotes Site-Specific Requirements

GSP group

www.gspgroup.ca

REVISIONS

Date: January 20, 2012 | Drawn By: JBurton | Dwg. File Name: cp12013a.dwg
Scale: 1: 150 metric | Project No.: 12013