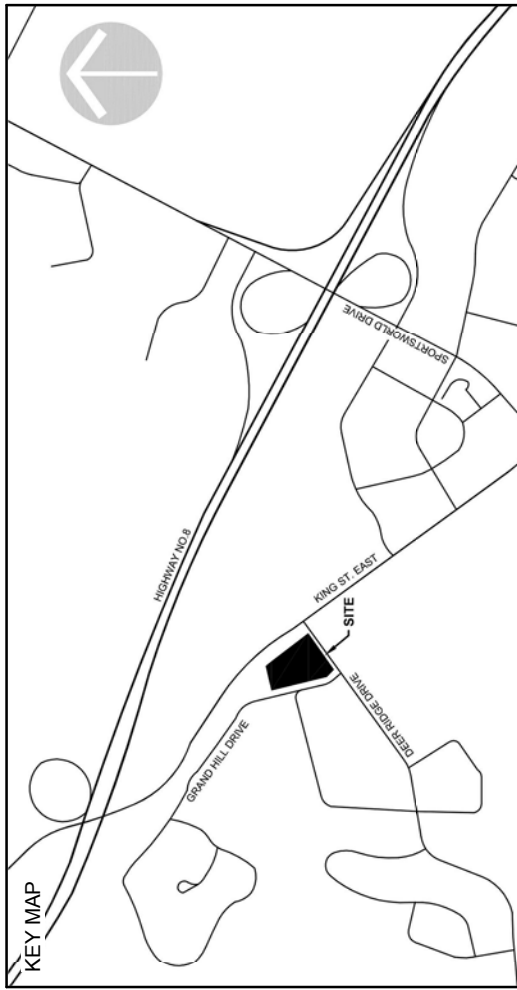
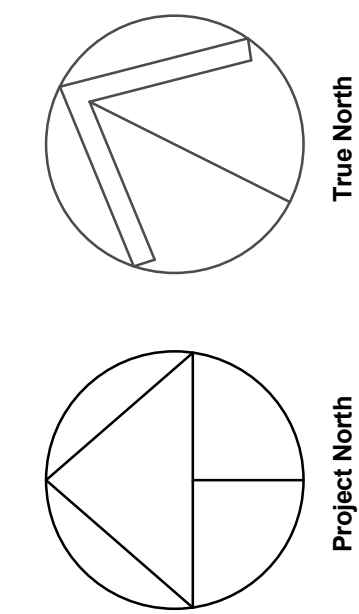




Site Data Chart			
Site Information			
4195/4189 King Street East, Kitchener, Ontario			
BEASLEY'S BROKEN FRONT CONCESSION AND PART OF LOTS 7 AND 8			
MUNICIPAL NO. 4189-4195 KING ST. E.			
CITY OF KITCHENER			
REGIONAL MUNICIPALITY OF WATERLOO			
ZONING: Arterial Commercial Zone "C-6" in By-law 85-1, Gas Station Zone "C-7" in By-law 85-1, Special Policy Area #7			

BUILDING SETBACKS		Required	Proposed
Front Yard		6.0m Min	6.0m
Side Yards		3.0m	6.0m
Side Yard Abutting a Street (Deer Ridge Drive)		6.0m	6.0m
Rear Yard		7.5m Min	7.5m
Lot Width (King St. East)		16.0m Min	86.6m

BUILDING HEIGHT		Maximum	Proposed
Max Building Height		N/A	4 m
Max Number of Storeys		N/A	1 storey

LOT AREA		Required	Provided
NET LOT AREA (C-7 Gas Station)	0.1400 Ha (1400.0m²) Min	0.9768 Ha (9766.38m²)	

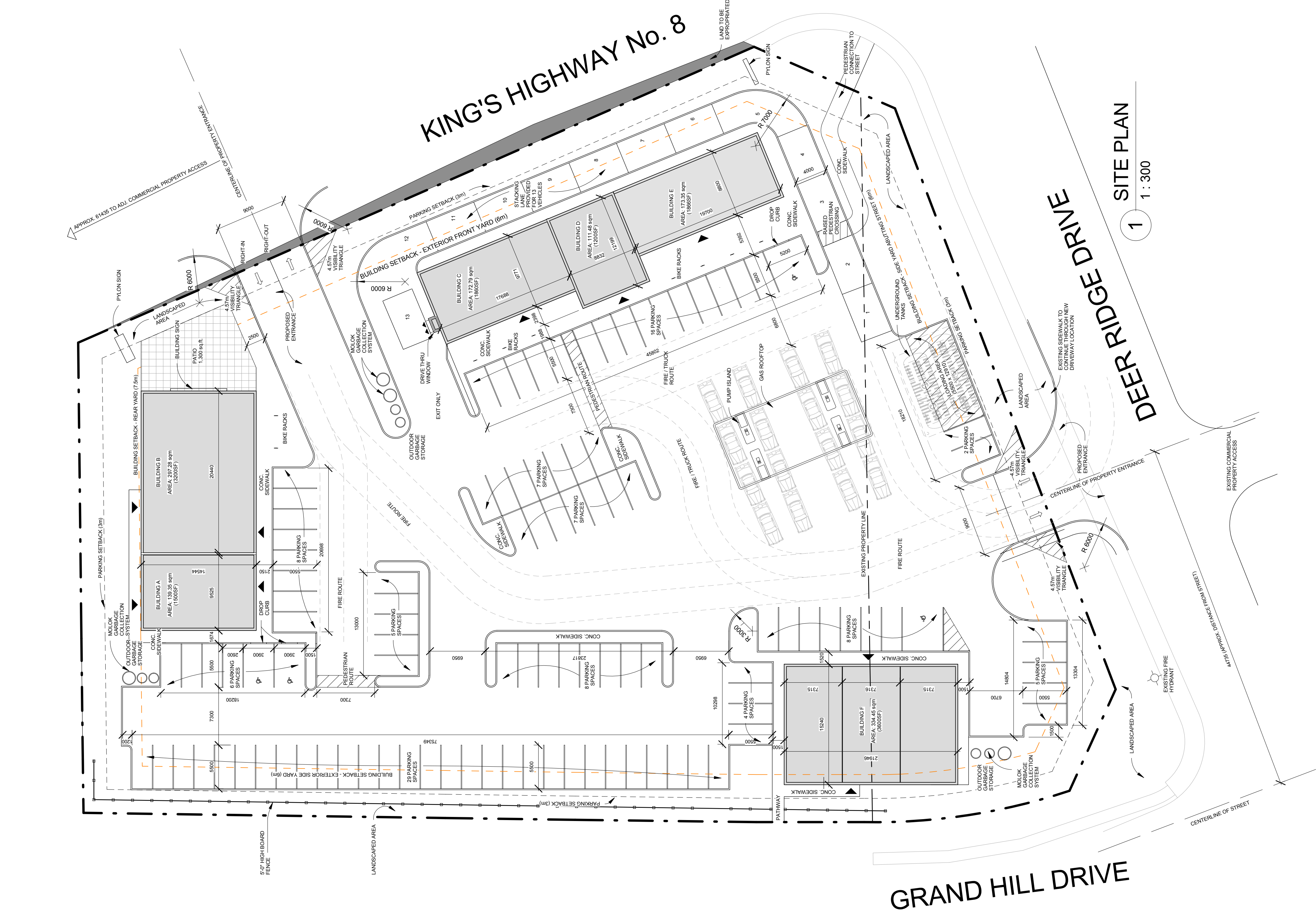
Site Breakdown		Area	Required	Provided
Building 'A'		138.35m²	-	-
Building 'B'		177.77m²	-	-
Building 'C'		177.77m²	-	-
Building 'D'		111.48m²	-	-
Building 'E'		173.35m²	-	-
Building 'F'		334.45m²	-	-
Total Building Area		1228.70m²	-	-
Hardscape (asphalt)		5568.47m²	-	56%
Landscape		2981.21m²	-	31%
Total Building Coverage		1228.70m² / 9766.38m²	50% Max	13%

PARKING BREAKDOWN		Required	Provided
1 parking space per 27m² of gross floor area (paved area with GFA greater than 600m²) required (TOTAL)		42	105
Barrier-Free (1 b.f. space/50 parking spaces)		3	4

LOADING		Required	Provided
Loading area (up to 2320m² of gross floor area)		1	1

GAS STATION (GAS STATION ZONE C-7)		Required	Provided
Setback of Fuel Pump Island		6m Min	23m
Setback of Fuel Storage Tank (from street)		3m Min	9.6m
Vehicle Waiting Spaces (2 per nozzle)		4	4

BIKE PARKING		Required	Provided
Total Bike Parking		-	18



1 SITE PLAN
1 : 300

SITE PLAN

Drawing Scale	As Indicated
Status	
Project Status	
Drawing No.	

A1.1