




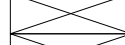





TOTAL SITE AREA = 0.56 ha (1.38 ac)

ZONING PROPOSED **RESIDENTIAL ZONE 4 (R4.1)**
MULTIPLE UNIT APARTMENT BUILDING

	<u>REQUIRED</u>	<u>PROPOSED</u>
MIN. LOT AREA	950m ²	5,585m ²
MIN. LOT FRONTAGE	25m	41.1m
MIN. OPEN SPACE	30%	30%
MAX. LOT COVERAGE	45%	25%
MIN. FRONT YARD DEPTH	8m	3.9m
MIN. REAR YARD DEPTH	10m	123.2m
MIN. INTERIOR SIDE YARD WIDTH	4.5m	2.8m
MAX. BUILDING HEIGHT	11m	T.B.D.
PARKING	56 SPACES	67 SPACES
DWELLING, APARTMENT BUILDING (1.25 SPACES/UNIT)	30 SPACES	40 SPACES
MEDICAL OFFICE (6 SPACES/PRACTITIONER)	6 SPACES	7 SPACES
PHARMACY/RETAIL STORE (1 SPACE/22.5m ² GFA)	20 SPACES	20 SPACES
LOADING PARKING SPACES	1 SPACE	1 SPACE
BICYCLE PARKING SPACES	2 SPACES	4 SPACES
BARRIER FREE PARKING SPACES	2 SPACES	5 SPACES

LEGEND

	PROPERTY BOUNDARY		AMENITY SPACE / PATIO
	3 STOREY RESIDENTIAL BUILDING		BICYCLE PARKING SPACES
	GROUND FLOOR ANCILLARY COMMERCIAL		EMERGENCY ACCESS (REINFORCED GRASS SURFACE)
	SIDEWALKS / HARD LANDSCAPING		SCREENING FENCE
	SOFT LANDSCAPING		

ADDITIONAL NOTES:

- i) MINIMUM DRIVING AISLE WIDTH = 6.1 m (20 ft);
- ii) MINIMUM PARKING SPACE SIZE = 2.7 m (9 ft) x 5.5 m (18 ft);
- iii) MINIMUM BARRIER FREE PARKING SPACE SIZE = 4.7 m (15.4ft) x 5.5 m (18ft),
WITH 1.5m SHARED MANEUVERING AISLE
- iv) MINIMUM LOADING PARKING SPACE SIZE = 3.5 m (11.5ft) x 13.5 m (44ft);
- v) MINIMUM BICYCLE PARKING SPACE SIZE = 0.6 m (2ft) x 1.8 m (6ft);
- vi) TOTAL FENCING LENGTH - 135m(444 ft)