



SITE PLAN

LEGEND	
	PROPERTY LINE
	ZONING ENVELOPE
	PROPOSED BUILDING
	FIRE DEPARTMENT ACCESS ROUTE
	CURB DEPRESSION
	RM2 ZONE LOT
	RM2 ZONE LOT
	CEC ACCESS ROAD
	WASTE MANAGEMENT COLLECTION PAD

SITE STATISTICS - SEMI-DETACHED RESIDENCE			
1. ZONING	RM2 SEMI-DETACHED HOUSE	LOT 1 - INTERIOR LOT SEMI-DETACHED RESIDENCE	LOT 2 - CORNER LOT SEMI-DETACHED RESIDENCE
2. LOT FRONTAGE	INTERIOR LOT - MIN. 6.8m	8.66m	N/A
3. SITE AREA	CORNER LOT - MIN. 280m²	231.95m²	225.62m²
4. COVERAGE	MAX. 45%	48.2%	49.55%
5. SETBACKS	FRONT YARD = MIN. 4.5m	FRONT YARD: TO GRD. FLR. WALL = 5.58m TO 2ND FLR. PROJECT. = 5.23m	FRONT YARD: TO GRD. FLR. WALL = 5.58m TO 2ND FLR. PROJECT. = 5.23m
6. PERMITTED PROJECTIONS	FRONT PORCH + STAIRS = MAX. 1.6m	BALCONY OVER PORCH = 1.5m	BALCONY OVER PORCH = 1.5m
7. BUILDING HEIGHT	MAX. 10.7m	9.28m	9.28m
8. ATTACHED GARAGE & DRIVEWAY	MIN. UNOBSTRUCTED SPACE: 2.6m x 5.2m x 2.0m(h)	2.9m x 5.2m x 3.6m(h)	2.9m x 5.2m x 3.6m(h)
9. PARKING	2 SPACES	2 SPACES	2 SPACES

SITE STATISTICS - SEMI-DETACHED RESIDENCE			
1. ZONING	RM2 SEMI-DETACHED HOUSE	LOT 3 - CORNER LOT SEMI-DETACHED RESIDENCE	LOT 4 - INTERIOR LOT SEMI-DETACHED RESIDENCE
2. LOT FRONTAGE	INTERIOR LOT - MIN. 6.8m	N/A	8.64m
3. SITE AREA	CORNER LOT - MIN. 280m²	225.62m²	231.95m²
4. COVERAGE	MAX. 45%	48.2%	49.55%
5. SETBACKS	FRONT YARD = MIN. 4.5m	FRONT YARD: TO GRD. FLR. WALL = 5.58m TO 2ND FLR. PROJECT. = 5.23m	FRONT YARD: TO GRD. FLR. WALL = 5.58m TO 2ND FLR. PROJECT. = 5.23m
6. PERMITTED PROJECTIONS	FRONT PORCH + STAIRS = MAX. 1.6m	BALCONY OVER PORCH = 1.5m	BALCONY OVER PORCH = 1.5m
7. BUILDING HEIGHT	MAX. 10.7m	9.48m	9.48m
8. ATTACHED GARAGE & DRIVEWAY	MIN. UNOBSTRUCTED SPACE: 2.6m x 5.2m x 2.0m(h)	2.9m x 5.2m x 3.6m(h)	2.9m x 5.2m x 3.6m(h)
9. PARKING	2 SPACES	2 SPACES	2 SPACES

SITE STATISTICS - CEC TOWNHOUSES	
1. ZONING	RM2 TOWNHOUSES ON A CEC-ROAD
2. CEC ROAD	MIN. WIDTH OF CEC ROAD - 7.0m
3. LOT FRONTAGE	MIN. 5.0m
4. SITE AREA	MIN. 115m²
5. DWELLING UNIT WIDTH	MIN. 5.0m
6. SETBACKS	FRONT YARD = MIN. 4.5m
7. PERMITTED PROJECTIONS	FRONT PORCH + STAIRS = MAX. 1.5m
8. BUILDING HEIGHT	MAX. 10.7m
9. ATTACHED GARAGE & DRIVEWAY	MIN. UNOBSTRUCTED SPACE: 2.6m x 5.2m x 2.0m(h)
10. PARKING	PRIVATE - 2 SPACES / UNIT
11. LANDSCAPE AREA	MIN. 25% OF LOT AREA

AREA STATISTICS	
GROSS FLOOR AREA	TOWNHOUSES - BLOCK 1
GROUND FLR. AREA:	419.4m²
2ND FLOOR AREA:	592.8m²
3RD FLOOR AREA:	498.4m²
TOTAL GFA:	1,510.6m²
GFA PER UNIT:	268.0m²
UNITS 1 & 6:	268.0m²
UNITS 2 & 5:	237.9m²
UNITS 3 & 4:	249.4m²

LANDSCAPE NOTE	
FOR LANDSCAPE DETAILS AND INFORMATION ON TREES AND VEGETATION REFER TO ARBORIST REPORT.	