

NO	DESCRIPTION	DATE
1	FOR COORDINATION	2021-08-19
2	FOR COORDINATION	2021-08-19
3	FOR COORDINATION	2021-08-19
4	FOR COORDINATION	2021-11-03

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS.

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FOR COORDINATION DO NOT USE FOR CONSTRUCTION
2021-11-03

DATE	DESIGNED
2021-11-03	PP
DATE	DRAWN
2021-11-03	PP
PROJECT NO	CHECKED
2054	PM
SHEET TITLE	
SITE PLAN	

LOTS AREAS		LOTS AREAS	
LOT NUMBER	AREAS (M2)	LOT NUMBER	AREAS (M2)
L1	376	L39	184
L2	176	L40	174
L3	176	L41	234
L4	181	L42	234
L5	181	L43	174
L6	176	L44	184
L7	176	L45	184
L8	286	L46	174
L9	5,745	L47	487
L10	281	L48	748
L11	176	L49	286
L12	184	L50	265
L13	184	L51	246
L14	174	L52	242
L15	233	L53	242
L16	250	L54	321
L17	182	L55	240
L18	182	L56	7,485
L19	182	L57	5,411
L20	182	L58	444
L21	250	L59	182
L22	233	L60	182
L23	174	L61	182
L24	184	L62	182
L25	174	L63	552
L26	280	L64	387
L27	1,410	L65	174
L28	736	L66	184
L29	5,288	L67	184
L30	523	L68	174
L31	174	L69	233
L32	184	L70	233
L33	184	L71	174
L34	174	L72	184
L35	234	L73	174
L36	234	L74	184
L37	174	L75	174
L38	184	L76	399

SITE PLAN LEGEND			
	EXISTING BUILDING		LOT LINE
	NEW BUILDING		SETBACKS
	NEW BUILDING WITH COMMERCIAL SPACE AT-GRADE		NEW TREE
	GRASS		FIREWALL
	ASPHALT		SIDEWALK

SITE INFORMATION & DEVELOPMENT STATISTICS

LOTS	PIN
	04756 - 0303
	04756 - 0315
	04756 - 0316
	04756 - 1337

ZONING	GM(2546) H(14.5)
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SITE AREA	
TOTAL SITE AREA:	~53,441.14 m ² (5.34ha)
TOTAL DEVELOPABLE AREA:	~45,956.28 m ² (4.59ha)
NET SITE AREA:	~38,956.28 m ² (3.89ha)

UNITS	
TOWNHOUSES:	69 UNITS
BLOCK 01:	
1 X RESIDENTIAL APARTMENT BUILDING	48 UNITS
1 X MIXED USE BUILDING	
RESIDENTIAL:	36 UNITS
COMMERCIAL SPACES:	~929 m ²
BLOCK 02:	
1 X RESIDENTIAL APARTMENT BUILDING	47 UNITS
1 X MIXED USE BUILDING	
RESIDENTIAL:	36 UNITS
COMMERCIAL SPACES:	~929 m ²
BLOCK 03:	
2 X RESIDENTIAL APARTMENT BUILDING	96 UNITS
TOTAL NUMBER OF UNITS:	332 UNITS
TOTAL COMMERCIAL SPACES:	~1,858 m ²

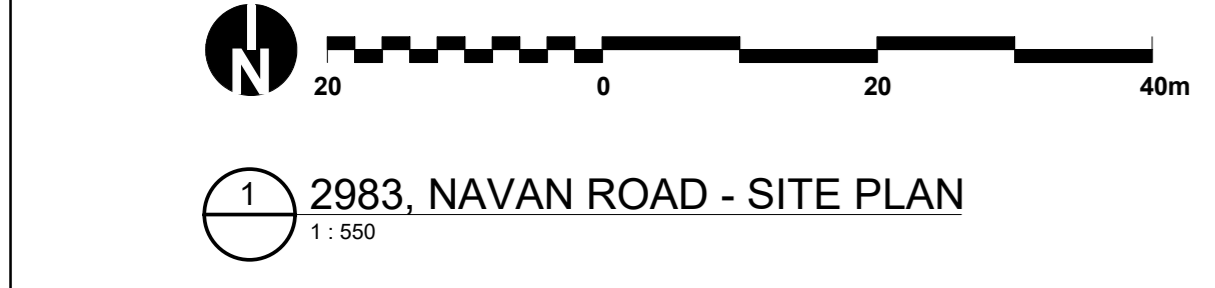
	REQUIRED	PROVIDED
MAXIMUM DENSITY	NO MAX.	85.3 units/net ha
MINIMUM LOT WIDTH	NO MIN.	5.8 m
MINIMUM LOT AREA	NO MIN.	174 m ²
MAXIMUM BUILDING HEIGHT	14.5 m	14.5 m

SETBACKS		
MINIMUM FRONT YARD:	3 m	3 m
MINIMUM CORNER SIDE YARD:	3 m	3 m
MINIMUM INTERIOR SIDE YARD:		
NON-RESIDENTIAL OR MIXED-USE:	5 m	5 m
LOW-RISE RESIDENTIAL :	1.2 m	1.2 m
MID-RISE RESIDENTIAL :	3 m	3 m
MINIMUM REAR YARD:		
ABUTTING A STREET:	3 m	3 m
FROM A RESIDENTIAL ZONE:	7.5 m	7.5 m
FOR A RESIDENTIAL BUILDING:	7.5 m	7.5 m

PARKING RATES		
R9 - TOWNHOUSES:	1 p/unit = 69	69 (GARAGES)
VISITOR:	0	69 DRIVE AISLES
BLOCK 01:		
R12 - APARTEMENTS	1.2 p/unit = 101	101 (UNDERGROUND)
VISITOR:	0.2 p/unit = 17	17 (UNDERGROUND)
N79 - RETAIL STORE:	3.4 p/100 m ² GFA = 32	32 (EXTERIOR)
TOTAL:		150
BLOCK 02:		
R12 - APARTEMENTS	1.2 p/unit = 100	100 (UNDERGROUND)
VISITOR:	0.2 p/unit = 17	17 (UNDERGROUND)
N79 - RETAIL STORE:	3.4 p/100 m ² GFA = 32	32 (EXTERIOR)
TOTAL:		150
BLOCK 03:		
R12 - APARTEMENTS	1.2 p/unit = 116	145 (UNDERGROUND)
VISITOR:	0.2 p/unit = 17	17 (8 EXT. + 12 UND.)
TOTAL:		162

GROSS FLOOR AREA	
TOWNHOUSE A:	267 m ²
TOWNHOUSE B:	239 m ²
TOWNHOUSE C:	232 m ²
TOWNHOUSE C (CORNER UNIT):	236 m ²
TOWNHOUSE D:	225 m ²
TOTAL MODEL 01 (ABBBBBA)	1,968 m ²
TOTAL MODEL 02 (ABBBBBA)	1,729 m ²
TOTAL MODEL 03 (ABBBBA)	1,490 m ²
TOTAL MODEL 04 (CDCCDC)	1,611 m ²
TOTAL MODEL 05 (CDCCDC)	1,386 m ²
TOTAL MODEL 06 (CDCCDC)	1,154 m ²
MIXED USE BUILDING (TOTAL OF 2 BUILDINGS):	TOTAL: 4,130 m ²
RESIDENTIAL:	3,201 m ²
COMMERCIAL:	929 m ²
RESIDENTIAL APARTMENT BUILDING (TOTAL OF 4 BUILDINGS) :	TOTAL: 4,130 m ²
RESIDENTIAL:	4,130 m ²

NOTE	
1.	ASSUMES TYPICAL RESIDENTIAL FLOOR HEIGHT OF 3m.
2.	THE BASE PLAN (LOT LINES, EXISTING ROADS AND SURROUNDING AREAS) IS BASED ON THE TOPOGRAPHICAL PLAN OF SURVEY, SURVEYED STANTEC GEOMATICS LTD.
3.	DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



2983, NAVAN ROAD - SITE PLAN
1:500

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