

SITE PLAN
SCALE: 1:200

ZONING NOTES:
Address: 1357 Baseline Road
Zoning: AM[1711]S248, S249

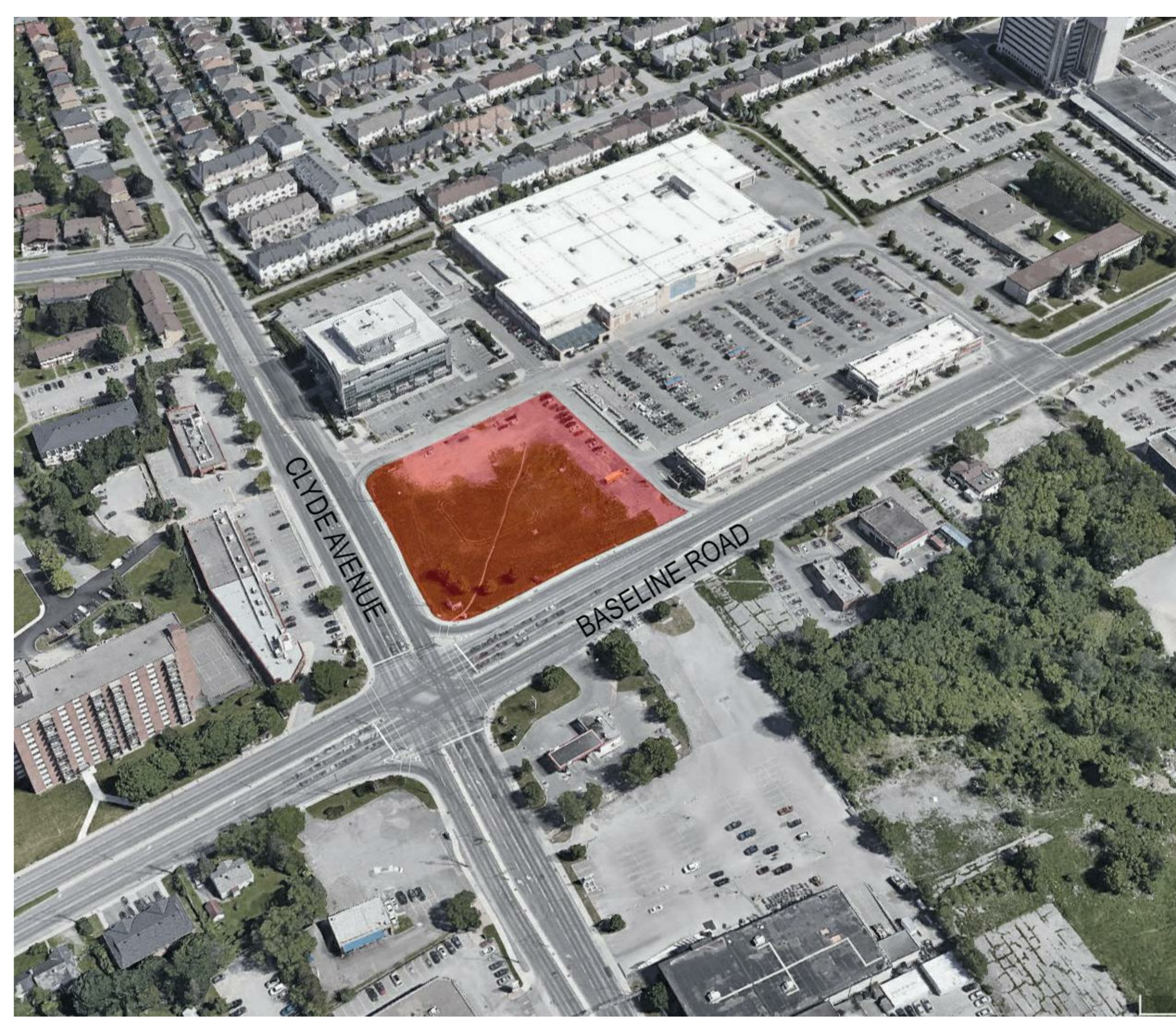
TOTAL DEVELOPMENT STATS		
	REQUIRED	PROVIDED
LOT AREA	N/A	9,120.7 M ²
LOT WIDTH	N/A	100 M
LOT DEPTH	N/A	
BASILINE SETBACK (SOUTH)	NONE	7 M
CLYDE SETBACK (WEST)	NONE	20 M
INTERNAL SETBACK (NORTH)	NONE	12.77 M
INTERNAL SETBACK (EAST)	NONE	11.6 M
MAXIMUM HEIGHT	SEE S248	48.185 M
MAXIMUM NUMBER OF STOREYS	N/A	15
TOTAL GFA	N/A	26,527.5 M ²
MAXIMUM FSI	2	< 2 (±1.0)
TOTAL RESIDENTIAL UNITS		402 (374 DWELLING UNITS, 28 ROOMING UNITS)
TOTAL NON-RESIDENTIAL UNITS		3
TOTAL PARKING SPACES (REGULAR & VISITOR)	147	324
LOADING SPACE	0	1

PARKING		
	REQUIRED	PROVIDED
TOTAL SPACES (RETAIL USE)	6.85	20
TOTAL SPACES (RESIDENTIAL CARE FACILITY)	100.5	
TOTAL SPACES (ANCILLARY, HEALTH, PERSONAL SERVICE, AND RECREATIONAL SERVICES)	2.26	267
TOTAL	110	287

VISITOR & ACCESSIBLE PARKING		
	REQUIRED	PROVIDED
TOTAL SPACES (RESIDENTIAL CARE FACILITY)	37	37
TOTAL ACCESSIBLE SPACES	9	9

BICYCLE PARKING		
	REQUIRED	PROVIDED
TOTAL SPACES (NON-RES)	2.19	6
TOTAL SPACES (RES)	100.5	156

AMENITY SPACE		
	REQUIRED	PROVIDED
AS PER SECTION 137(6)	2351.11 M ² (1176 M ² MUST BE COMMUNAL)	7682.8 M ² (3942.8 M ² COMMUNAL)
6 M ² PER DU + 10% OF THE GFA OF EACH ROOMING UNIT		



AERIAL VIEW OF SITE

THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF ALL CONSTRUCTION DIMENSIONS AND FOR THE IMPLEMENTATION ON THE SITE. HE MUST ADVISE THE ARCHITECT OF ANY IRREGULARITY, OMISSION OR DIFFERENCE BETWEEN THESE DOCUMENTS, THE OTHER PROFESSIONALS' DOCUMENTS AND THE CONDITIONS OBSERVED ON SITE. NO DIMENSION MUST BE MEASURED TO SCALE ON THE DRAWINGS.

ALL THE CONSTRUCTION MUST CONFORM TO THE APPLICABLE VERSION OF THE ONTARIO BUILDING CODE.

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Elema Experts-Consults
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Montreal, Quebec, H4C 1H2

NO.	REVISION	DATE	BY
3	FOR SPC	2020-01-17	
2	SITE PLAN REV.	2020-01-10	
1	FOR COMMENTS	2019-12-13	

ARCHITECTURE

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PROJECT
GRUPE SÉLECTION / SMARTCENTRES
1357 Baseline Road

SHEET TITLE
SITE PLAN

SEAL: **ONTARIO ASSOCIATION OF ARCHITECTS**
MAXIME-ALEXIS FRAPPIER
LICENCE 7761

PROJECT NUMBER: 17-1444
DRAWING NO: **A025** REV NO: **3**
DATE: 2019/10/30
SCALE: 1:200
DRAWN BY: [Signature] VERIFIED BY: [Signature]