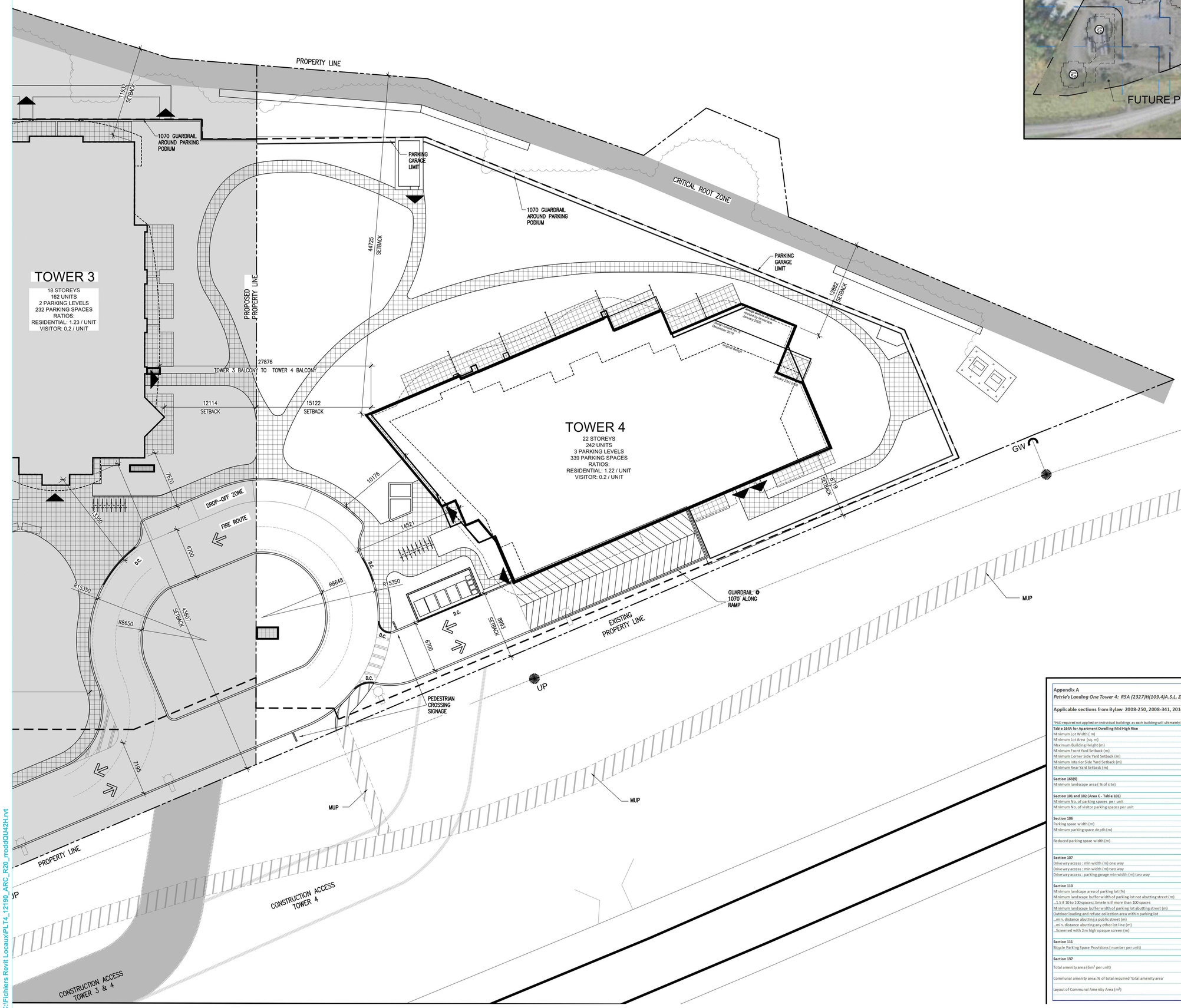

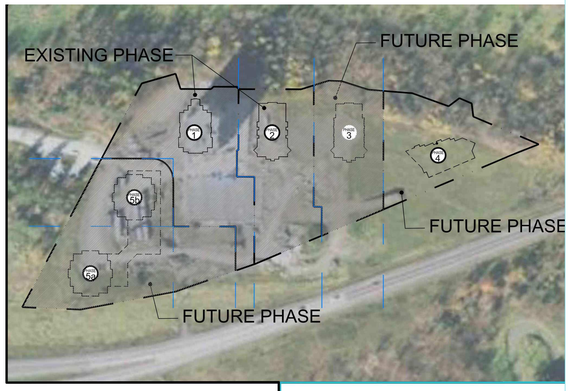

N

TRAFFIC CALMING SYMBOLS LEGEND:

- PERMANENT SPEED BUMP
- PAINTED GORE AREA
- PAINTED CENTERLINE
- PAINTED STOP LINE
- TRAFFIC SIGNS

SYMBOLS LEGEND:

- MAIN ENTRANCE/EXIT
- COMMERCIAL TENANT ENTRANCE
- COMMERCIAL LOADING ENTRANCE
- FIRE HYDRANT
- PAINTED CIRCULATION ARROW
- BICYCLE PARKING SPACE
- ACCESSIBLE PARKING SPACE
- CAR SHARE PARKING SPACE

PATTERN LEGEND

- ASPHALT – MULTI–USE PATHWAY
- CONCRETE SIDEWALK
- PAINTED – CROSS–WALK
- PAVERS – PEDESTRIAN CIRCULATION
- PAVERS – COMMERCIAL TERRACE/CIRCULATION

PARKING IDENTIFICATION LEGEND

TYPE:

R – RESIDENTIAL
V – VISITOR
C – COMMERICIAL

DEDICATED TO:

T3 – TOWER 3
T4 – TOWER 4
T5a – TOWER 5a
T5b – TOWER 5b

Appendix A

Petrie's Landing One Tower 4: R5A (2327)H(109.4)A.S.L. Zoning Compliance Chart

Applicable sections from Bylaw 2008-250, 2008-341, 2014-292	Requirement	Proposed	Notes
*PUD required not applied on individual buildings as each building will ultimately be sited on its own lot.			
Table 164A for Apartment Dwelling Mid-High Rise			
Minimum Lot Width (m)	25	irregular	
Minimum Lot Area (sq. m)	1000	6112.491	Tower 4 site area only
Maximum Building Height (m)	128.45 A.S.L.	128.45 A.S.L.	
Minimum Front Yard Setback (m)	6	min. 7.5	
Minimum Corner Side Yard Setback (m)	4.5	min. 7.5	All setbacks are to be considered interior side yards
Minimum Interior Side Yard Setback (m)	7.5	min. 7.5	with a minimum 7.5m setback
Minimum Rear Yard Setback (m)	7.5	min. 7.5	
Section 163(9)			
Minimum landscape area (% of site)	30%	73%	Tower 4 site area only
Section 101 and 102 (Area C - Table 101)			
Minimum No. of parking spaces per unit	1.2	1.1	287 spaces
Minimum No. of visitor parking spaces per unit	0.2	0.2	52 spaces
			339 spaces - 261 units
Section 106			
Parking space width (m)	2.6 min 3.1 max	2.6	
Minimum parking space depth (m)	5.2	5.2	
	6.7 parallel		
Reduced parking space width (m)	2.4	2.4	
	4.6	4.6	
Section 107			
Drive way access : min width (m) one way	3	N/A	
Drive way access : min width (m) two way	6.7	7.1	
Drive way access : parking garage min width (m) two way	6	6	
Section 110			
Minimum landcape area of parking lot (%)	15	65%	Tower 4 site area only
Minimum landscape buffer width of parking lot not abutting street (m)			
...1.5 if 10 to 100 spaces; 3 metres if more than 100 spaces	1.5/3	1.5	
Minimum landscape buffer width of parking lot abutting street (m)	3	N/A	
Outdoor loading and refuse collection area within parking lot			
...min. distance abutting a public street (m)	9	N/A	
...min. distance abutting any other lot line (m)	3	8.9	Refuse Collection area in parking garage.
...Screened with 2 m high opaque screen (m)	2	2	
Section 111			
Bicycle Parking Space Provisions (number per unit)	0.5	0.5	131 spaces
Section 137			
Total amenity area (6m² per unit)	6m² x 261 units = 1566 m²	>2246 m²	Tower 4 site landscape area only. Interior amenity area additional to proposed.
Communal amenity area: % of total required 'total amenity area'	50	100.0	Tower 4 site landscape area only. Interior amenity area additional to proposed.
Layout of Communal Amenity Area (m²)	54	>2246 m²	Tower 4 site landscape area only. Interior amenity area additional to proposed.

NOTES GÉNÉRALES General Notes

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OUVRAGE Project

PETRIE'S LANDING I - TOWER 4

EMPLACEMENT Location
ORLEANS, ON

NO PROJET No.
12190.00

NO	RÉVISION	DATE (aa-mm-jj)
1	30% ISSUE	2020-03-31
2	60% ISSUE	2020-04-30
3	ISSUED FOR BRIGIL REVIEW (70%)	2021-11-01
4	80% DRAFT ISSUE	2021-12-01
5	ISSUED FOR PERMIT	2021-12-15
6	ISSUED FOR TENDER	2022-03-02
7	FOR PERMIT UPDATE	2022-03-14
8	ISSUED FOR ADD-01	2022-03-25
9	ISSUED FOR ADD-02	2022-04-18
10	ISSUED FOR FOUNDATION PERMIT	2022-09-09
11	ISSUED FOR FDN CONSTRUCTION	2022.12.16
12	ISSUED FOR COORDINATION	2023-10-02
13	ISSUED FOR PERMIT - REV. 1	2024-01-17
14	ISSUED FOR COORDINATION	2024-03-07

DESSINÉ PAR Drawn by
MU/RR

VÉRIFIÉ PAR Checked by
MU

DATE (aa-mm-jj)
10/09/19

ÉCHELLE Scale

TITRE DU DESSIN Drawing Title

SITE PLAN - PHASE 4

RÉVISION Revision
14

NO. DESSIN Dwg Number
A100a

D07-12-21-0085

14602

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