

SITE STATISTICS

ITEM	EXISTING ZONING BYLAW REQUIREMENTS	PROPOSED REZONING (RM3) REQUIREMENTS	PROPOSED DEVELOPMENT
ZONING CATEGORY	C2	RM3	RM3
LOT AREA (sqm)	450	1500	1500
LOT FRONTAGE (sm)	15	30	29.5*
GROUND FLOOR AREA (sqm)	N/A	N/A	284.6
LOT COVERAGE (max)	40%	N/A	17.9%
FRONT YD. (min.)	6.0m	6.0m	4.11m*
REAR YARD (min.)	3.0m	3.0m + 1.5m/storey abv 2	4.5m*
EXT. SIDE YARD (min.) SOUTH	3.0m	6.0m	3.6m*
INT. SIDE YARD (min.) NORTH	6.0m	3.0m + 1.5m/storey abv 2	5.5m*
NUMBER OF PARKING SPACES - RESIDENTIAL <small>1 SPACE/UNIT = 0.20 SPACE/UNIT (EXISTING)</small>	75	75	53*
NUMBER OF TYPE A ACCESSIBLE PARKING SPACES	1	1	1
NUMBER OF TYPE B ACCESSIBLE PARKING SPACES	1	1	1
NUMBER OF LOADING SPACES REQUIRED	1	1	0*
PARKING STALL DIMENSIONS (m)	2.9 m X 5.5 m	2.9 m X 5.5 m	2.9 m X 5.5 m
TYPE A ACCESSIBLE PARKING SPACE (m)	3.4 m X 5.5 m	3.4 m X 5.5 m	3.4 m X 5.5 m
TYPE B ACCESSIBLE PARKING SPACE (m)	2.4 m X 5.5 m	2.4 m X 5.5 m	2.4 m X 5.5 m
ACCESSIBLE PARKING AISLE (m)	1.5 m X 5.5 m	1.5 m X 5.5 m	1.5 m X 5.5 m
LANDSCAPED OPEN SPACE	TBD	30%	21.0%*
PLANTING STRIPS	1.5m	1.5m	1.5m
DENSITY (units/ha)	N/A	250 UPH(39units)	377 UPH (60units)*
DENSITY (FSI)	N/A	N/A	2.0
BUILDING HEIGHT	N/A	N/A	6 storeys (19.5m) + Penthouse
AMENITY (sqm)	N/A	1650	1658.1

* SITE SPECIFIC ZONING REQUIRED

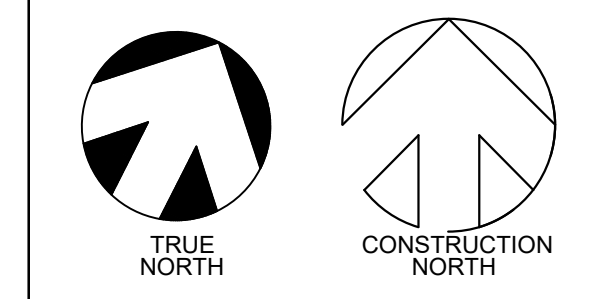
FLOOR LEVEL	1 BED UNIT	2 BED UNIT	TOTAL
2nd FLOOR	3	9	12
3rd FLOOR	3	9	12
4th FLOOR	3	9	12
5th FLOOR	3	9	12
6th FLOOR	3	9	12
TOTAL	15	45	60

REGISTERED PLAN No. XX
PART OF LOT XX
PLAN XX, PART XX
CITY REGION

OWNERS	APPLICANT
OWNERS NAME ADDRESS PHONE #:	REINDERS + LAW LTD. 64 ONTARIO STREET NORTH, MILTON ON L9T 2T1 P (905)457-1618 F (905)457-8852

LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED TREE PROTECTION HOARDING
- PROPOSED SILT FENCE
- PROPOSED FIRE ROUTE (USING HEAVY DUTY PAVING)
- HEAVY DUTY PAVING
- LIGHT DUTY PAVING
- CONCRETE PAD OR SIDEWALK
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE CURB WITH CURB CUT OR DEPRESSED CURB
- NEW BUILDING AREA (FOOTPRINT)
- EXISTING BUILDING AREA (FOOTPRINT)
- EXISTING CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE
- EXISTING POST AND WIRE FENCE
- PROPOSED POST AND WIRE FENCE
- EXISTING BOARD FENCE
- PROPOSED BOARD FENCE
- PRINCIPAL ENTRANCE TO THE BUILDING
- SECONDARY ENTRANCES TO, OR EGRESS FROM THE BUILDING
- FIRE ROUTE SIGNS
- BARRIER FREE SIGNS (RB93)
- BARRIER FREE LOGO (PAVED ON ASPHALT)
- TACTILE STRIPS ON CONCRETE OR ASPHALT SURFACES (AODA COMPLIANT)
- STOP SIGNS
- EXISTING CATCHBASIN AND STRUCTURE
- PROPOSED CATCHBASIN AND STRUCTURE
- PROPOSED DOUBLE CATCHBASIN AND STRUCTURE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING CATCHBASIN AND MANHOLE
- PROPOSED CATCHBASIN AND MANHOLE
- PROPOSED SIAMSESE CONNECTION TO SPRINKLER SYSTEM
- PROPOSED HIGH POINT
- PROPOSED LOW POINT
- PROPOSED DRAINAGE FLOW
- DAYLIGHTING TRIANGLE (SHOW SHADED)
- DEPRESSED CURB
- FIRE HYDRANT (EXISTING)



no.	revisions	date	INT.
5	REVISED NORTH ENTRANCE	12/05/2021	KR

GENERAL NOTE:
THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF REINDERS + LAW LTD. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE PERMISSION OF REINDERS + LAW LTD. AND UNLESS SEALED AND SIGNED BY THE ARCHITECT/ENGINEER REPRODUCTION OF THESE DRAWINGS WITHOUT THE CONSENT OF REINDERS + LAW LTD. IS STRICTLY PROHIBITED.
DO NOT SCALE THESE DRAWINGS. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO: REINDERS + LAW LTD.

cad file 21015_SP2
date plotted 03/30/2022 plot scale 1:1



drawn
designed
reviewed KR
date 03/30/2022
scale 1:200

project RESIDENTIAL DEVELOPMENT
499 DUNDAS ST. N.
CAMBRIDGE, ON

drawing ARCHITECTURAL SITE PLAN

REINDERS + LAW
ARCHITECTURE . ENGINEERING
REINDERS + LAW LTD.
ARCHITECTURE . ENGINEERING
64 ONTARIO STREET NORTH
MILTON, ON L9T 2T1
T. 905.457.1618 F. 905.457.8852
EMAIL@REINDERS.CA WWW.REINDERS.CA

drawing no. 21015 -SP2 rev. no. 0

