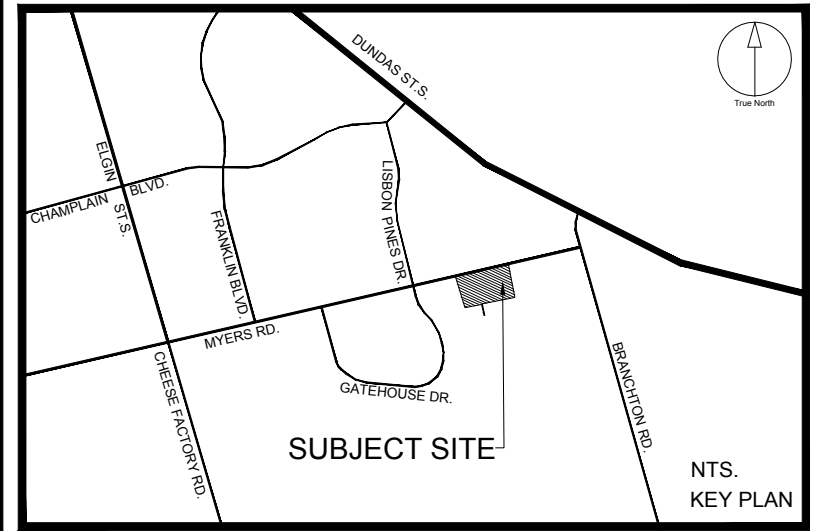


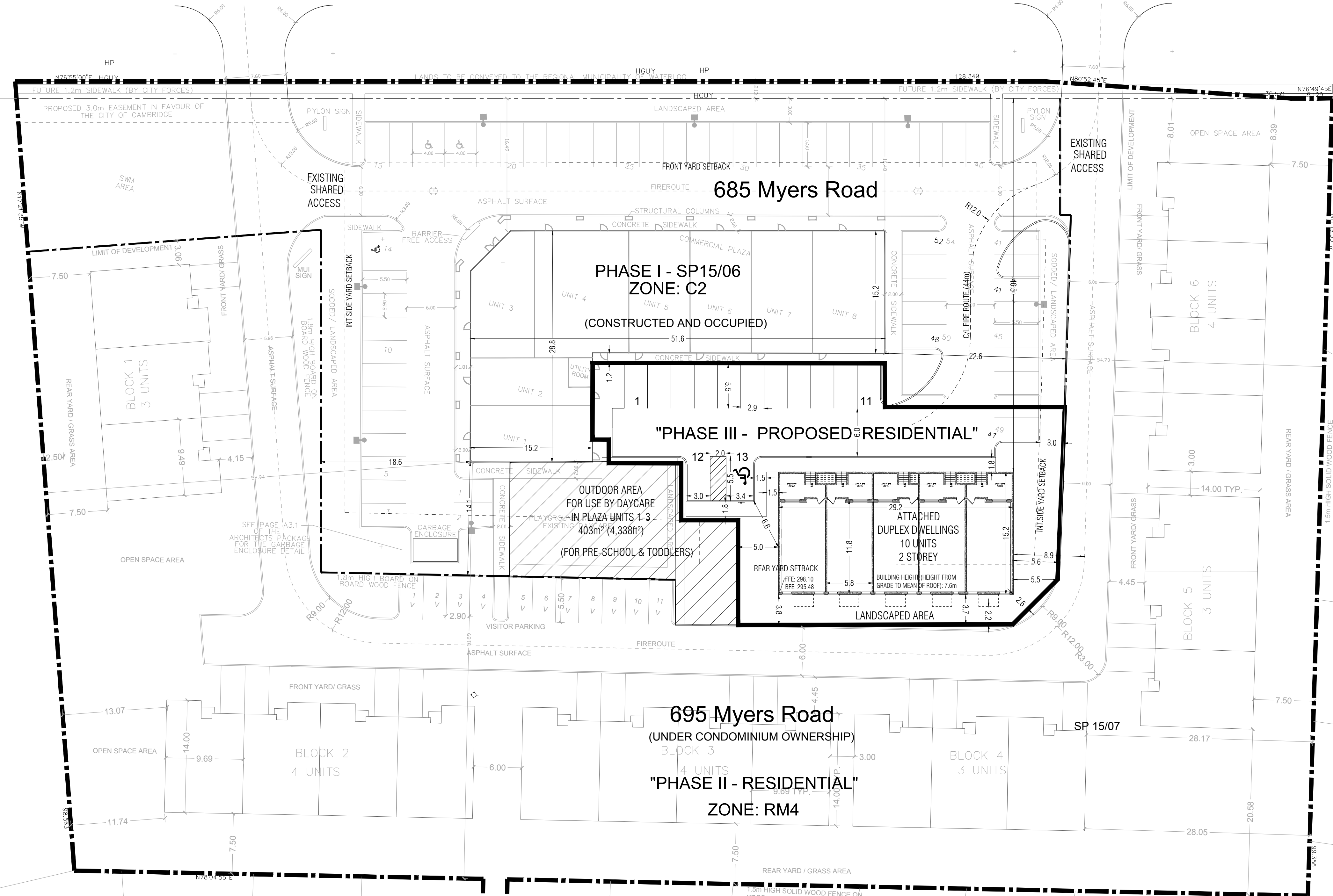
SITE PLAN

NEW CAMBRIDGE HOLDINGS INC.

685 MYERS ROAD
CITY OF CAMBRIDGE
REGIONAL MUNICIPALITY OF WATERLOO



MYERS ROAD



GENERAL NOTES:

- PHASE III IS THE FINAL STAGE OF THIS DEVELOPMENT. PHASE I & II ARE ALREADY BUILT & OCCUPIED. PHASE II IS NOW UNDER CONDOMINIUM OWNERSHIP AND KNOWN AS 695 MYERS ROAD; AS SUCH DETAILS ARE NOT INCLUDED IN ANY CALCULATIONS ON THIS PLAN.
- A MODIFIED PLANTING STRIP INCORPORATING WROUGHT IRON (OR SIMILAR QUALITY) WILL BE REQUIRED WHERE C2 ZONED LANDS ARE ADJACENT TO RESIDENTIAL ZONES (AS SPECIFIED IN S.4.1.231)
- PARKING CALCULATIONS:
 PHASE I: REQUIRED: 54 (AS PER APPROVED SITE PLAN)
 PROVIDED: 52
 COMMERCIAL: 5 SPACES / 100m² GLCFA (970/100 x 5) = 49
 + RESIDENTIAL: 1 SPACE / RESIDENTIAL UNIT = 5
 PHASE III: REQUIRED: 13 (1.25 SPACES / UNIT, INCL VISITOR)
 PROVIDED: 13

ZONING REQUIREMENTS:	REQUIRED	PROVIDED
PHASE I	C2 COMMERCIAL	C2 COMMERCIAL
PERMITTED USES	40%	23%
MAX. LOT COVERAGE	450m ²	6,431.1m ²
MIN. LOT FRONTAGE	15m	163.4
BUILDING SETBACKS		
FRONT YARD	6.0m	16.5m
REAR YARD	3.0m	14.1m
- ABUTTING RESIDENTIAL*	2.5m*	18.6m
INTERIOR SIDE	3.0m	
- ABUTTING RESIDENTIAL*	3.0m*	
PHASE III	RM4	RM4
PERMITTED USES	ATTACHED DUPLEX	ATTACHED DUPLEX
MIN. LOT FRONTAGE	10m/Duplex	32m/Duplex
MIN. LOT AREA	150m ² /Duplex	1,286m ² /Duplex
MIN. GFA / UNIT	70m ²	68.4m ² (min.)
MAX. LOT COVERAGE	40%	23%
MIN. LANDSCAPED SPACE	30%	30%
BUILDING SETBACKS		
FRONT YARD	8.0m*	46.5m
REAR YARD	7.5m	3.7m
INTERIOR SIDE YARD	3.0m	2.6m
FROM HABITABLE WINDOW		
- TO DRIVEWAY/ AISLE	4.1m*	5.6m
- TO PARKING STALL	2.5m*	6.6m
MAX. DENSITY (AS PER OFFICIAL PLAN)	40 units/ha	23.4 units/ha (15 / 0.64)

NOTE: REQUIREMENTS SHOWN WITH * ARE FROM THE SITE SPECIFIC EXCEPTION S.4.1.231 COVERING WHOLE PROPERTY

LAND USE SCHEDULE	AREA	% PHASE I & II AREA
PHASE I		
BUILDING FOOTPRINT (5 RESIDENTIAL LOFTS)	1,050.0m ² (416.0m ²)	16%
HARD SURFACE	2,414.7m ²	37%
LANDSCAPED	1,523.9m ² (4,988.6m ²)	24%
PHASE III		
BUILDING FOOTPRINT	443.8m ²	7%
HARD SURFACE	627.2m ²	10%
LANDSCAPED	371.5m ² (1,442.5m ²)	6%
PHASE II		
ROAD WIDENING	9,180.3m ²	
TOTAL DEVELOPMENT	304.9m ² (15,916.3m ² (3.93ac))	

REVISIONS		
DATE:	DESCRIPTION:	BY:

CITY OF CAMBRIDGE
APPROVED
UNDER SECTION 41 OF
THE PLANNING ACT
R.S.O. 1990, c.P.13

SIGNATURE _____
NAME _____
TITLE _____
DATE _____

SITE PLAN IS REMOMENDED FOR APPROVAL

BUILDING DIV. _____
C.S.D. - ACC. _____
ECON. DEV. _____
DEV. ENG. _____
FIRE DEPT. _____
HYDRO _____
TRANSPORTATION _____
PIANNING _____

CAMBRIDGE AND NORTH DUMFRIES HYDRO INC.
ALL STRUCTURES AND FIXTURES TO MEET ELECTRICAL SAFETY AUTHORITIES MINIMUM STANDARDS AND CLEARANCES.

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THE SCALE OF THIS DRAWING IS ACCURATE WHEN PLOTTED ON 24 x 36 PAPER SIZE

DATE	JANUARY 15, 2020	SCALE	1 : 300 (meters)
DRAWN BY	E.T.		
FILE NAME	122911_SP		
PROJECT NO.	122911	DRAWING #	SITE PLAN

EXISTING CHURCH
ZONE: N1RM4

EXISTING RESIDENTIAL
ZONE: R5

EXISTING RESIDENTIAL
ZONE: R5

EXISTING RESIDENTIAL
ZONE: R4