


Figure 3 Concept Plan

721 Franklin Blvd.
Pt Lt 10 PI 609 Cambridge As In 213356
Except Pt 1 67r2062; S/t Ws630847;
City of Cambridge
Region of Waterloo

LEGEND

 Subject Lands: ±3,004 m²

| Proposed Zone Category RM3 | | |
|----------------------------|--------------------|--|
| | Required (min) | Provided |
| Front Yard Setback | 6.0 m | 6.5 m |
| Int. Side Yard Setback | 3.0 m | 3.1 m |
| Ext. Side Yard Setback | 6.0 m | 12.5 m |
| Rear Yard Setback | 7.5 m | 30 m |
| Parking Spaces | 30 | 30 |
| Min. Lot Area / Unit | 165 m ² | 125.17 m ² |
| Amenity Area | 720 m ² | 737 m ² Outdoor: 580 m ² Balcony: 157 m ² |

Notes:
•Dimensions are in Meters unless otherwise specified
•Building Area calculations include stair portion, does not include balcony
•Min. Lot Area calculations are based on 24 units divided by 3,004 m²

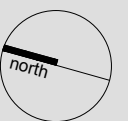
Sources:
•Roundabout Design: AutoCAD file provided by Stantec (xbase_160210523_design-Year_2-800 Franklin.dwg) November 18, 2016
•2016 Aerial Imagery- City of Cambridge Web Map

DATE: August 1, 2018

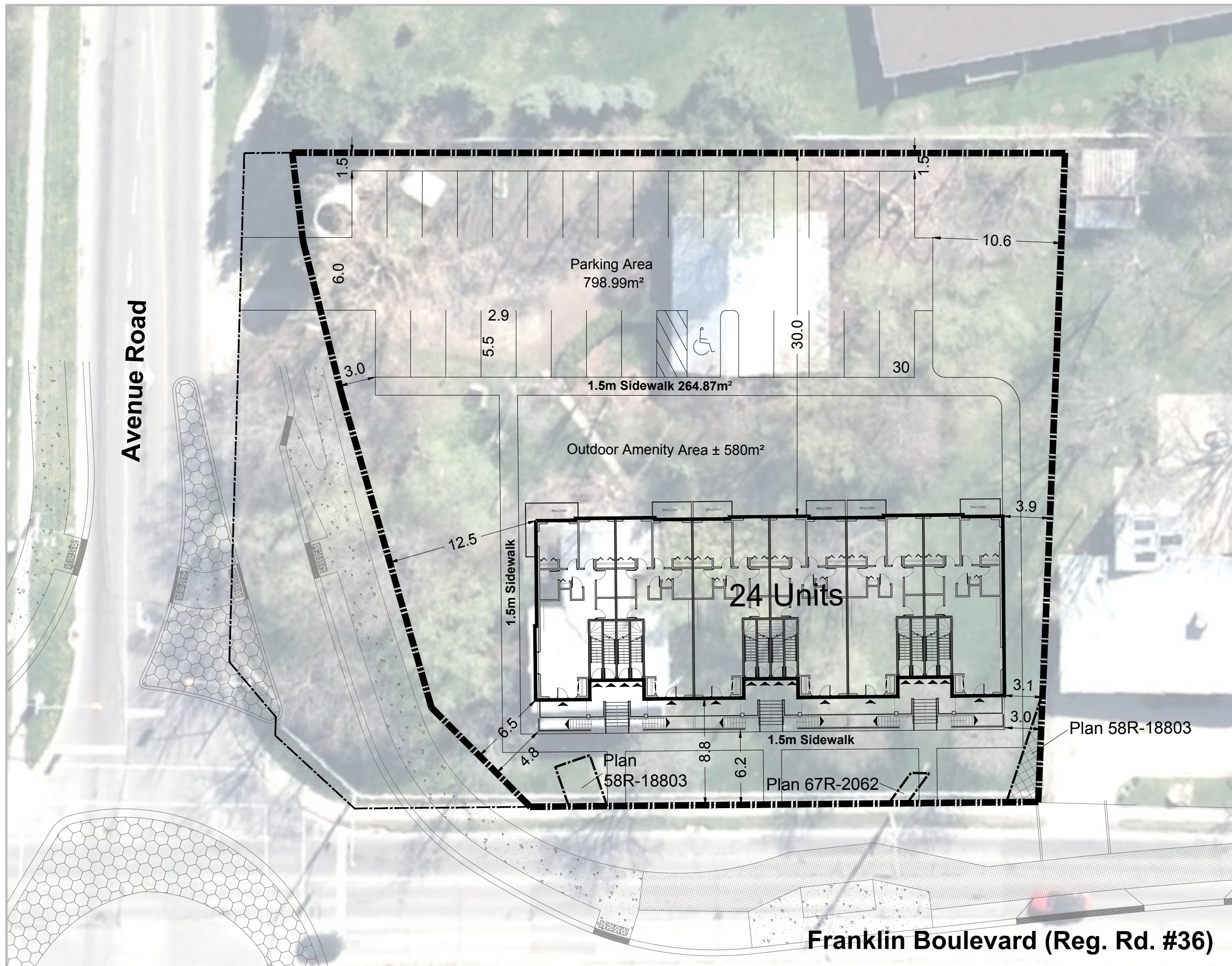
FILE: 16233C

SCALE 1:300

DRAWN: GMC



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Franklin Boulevard (Reg. Rd. #36)