



NOTE:  
 1. Current Official Plan designation is Low/medium Density Residential (max. 40 units per hectare). Requires an Official Plan amendment for density.  
 2. Currently zoned R4. Requires zoning by-law amendment to re-zone lands to RM2.

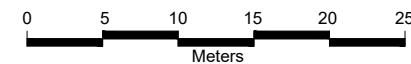
**DEVELOPMENT CONCEPT**  
**10 Wayne Ave & 190-194 Pinebush Rd**  
**Cambridge**

Site Area: 5,138sq.m.  
 Bldg. Coverage: 1,747sq.m. (34%)  
 No. of Units: 39  
 Density: 75.9u.p.h.  
 Landscaped Area: 2,180sq.m.(42.4%)

Parking Required:  
 1.5sq/unit = 59 spaces

Parking Provided: 59 spaces

NOTE: Common Area requirement is 30sq.m./ unit. The common amenity space provided will be combined with private amenity areas (ie. backyard, patios, rooftop, etc.)



NOTE: This concept should be considered as a preliminary demonstration model that illustrates an 'order of magnitude' development scenario for the site. The number of units, floor area and parking supply are approximate and subject to more detailed design as well as municipal planning approvals.

Scale 1:500 | March 4, 2020 | Project No.: 20062 | Drawn By: SL

