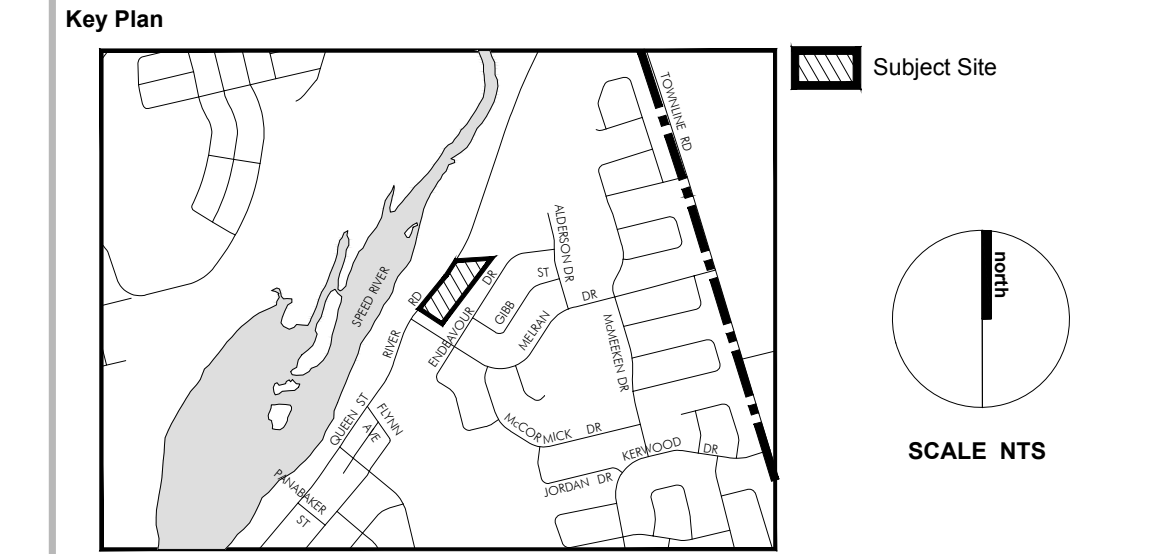
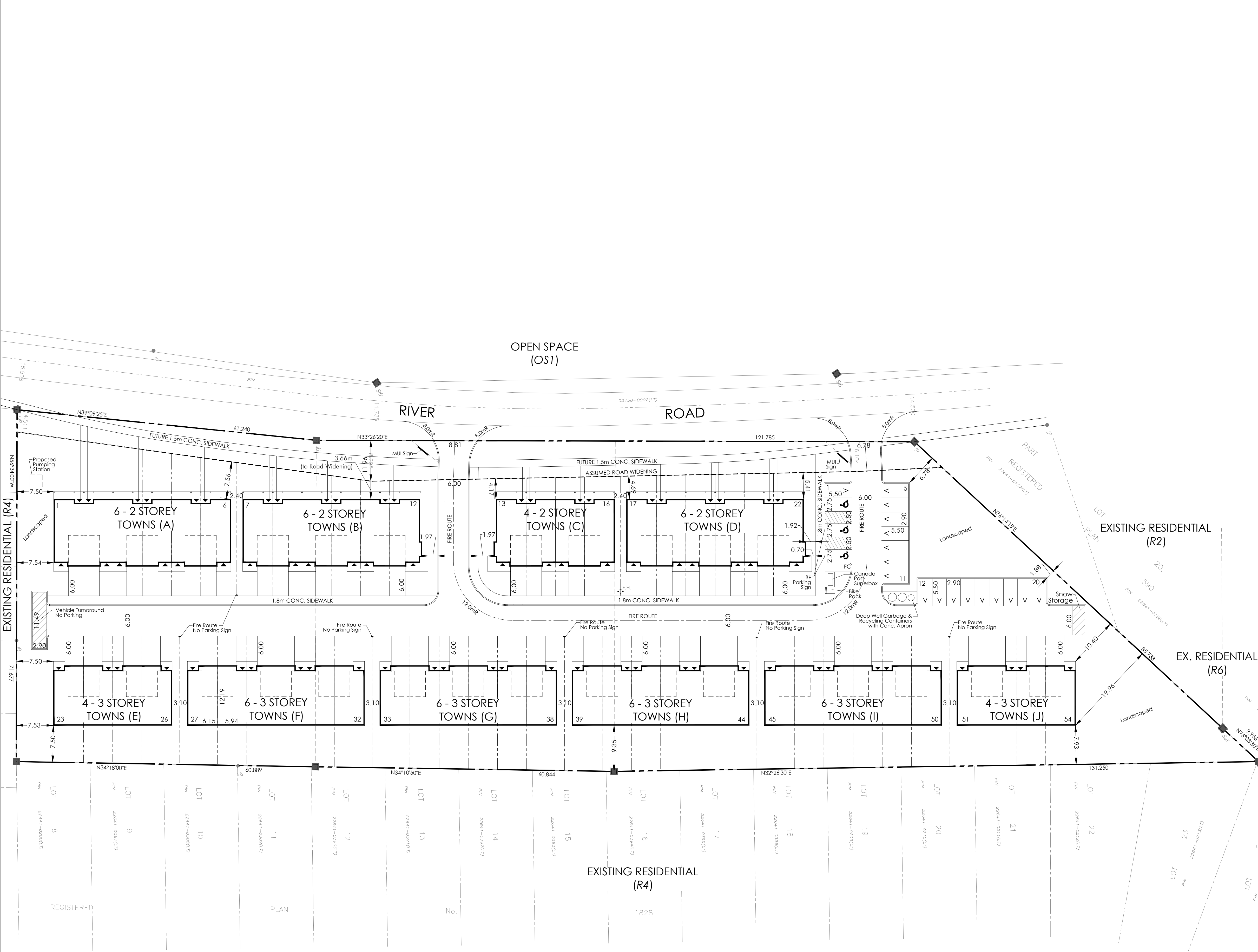


Legal Description
 PART LOT 11, CONCESSION 3
 BEASLEY'S LOWER BLOCK
 CITY OF CAMBRIDGE,
 REGIONAL MUNICIPALITY OF WATERLOO



SITE STATISTICS

Zoning Summary (RM4 with special provision) Townhouses		
	Required (min)	Provided
Gross Lot Area	-	1.47 ha
Road Widening	-	0.12 ha
Net Lot Area	-	1.34 ha
Total Units	-	54
Density (max.)	40 uph	40 uph
Front Yard	20.0 m	183.0 m
Int. Side Yard	7.5 m	7.5 m
Rear Yard	7.5 m	7.5 m
Lot Coverage (max.)	40%	31.8% ¹
Gross Floor Area (2+ bedrooms)	60 m ²	137-147 m ²
Private Amenity Area	40 m ² adjacent to rear/side wall of unit or 30 m ² if common amenity area provided at ratio of 3 m ² /unit (but must be a min. of 75 m ²)	30m ² * (incl. balcony & at grade porch)
Common Amenity Area	75 m ²	150 m ²
Attached Dwelling Units	6	6
Landscaped Open Space	30%	44.0% ¹
Off Street Parking	81 (1.5 space/dwelling unit)	87 ³ (1.61 space/dwelling unit)



Note:
 Reference the fire route and accessible parking signs on the site plan using the following sign design.

CAMBRIDGE AND NORTH DUMFRIES HYDRO INC.

ALL STRUCTURES AND FIXTURES TO MEET ELECTRICAL SAFETY AUTHORITIES MINIMUM STANDARDS AND CLEARANCES.

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 RECOMMENDED FOR APPROVAL

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

- 1 Area calculations based on Net Area.
 2 Front yard setback measured from Road Widening.
 3 Parking includes Visitor Parking and 3 Barrier Free spaces. Additional 13 visitor spaces per Section 2.2.12 a) of the City of Cambridge Zoning By-Law.
 * Subject to Zoning Amendment
- Building Coverage (4,279m²) 31.8%
 Landscaped Area (5,916m²) 44.0%
 'Hard Surface' Area (3,252m²) 24.2%
 Total 100.0%
- NOTES:
 - All dimensions are in metres unless otherwise noted.
 - Survey information provided by Stantec (Dec. 14, 2017 and July 4, 2018)
 - Driveways and aisles to be defined by 0.20m raised concrete curbing or sidewalks as shown.
 - Curb side private garbage collection pick-up, unless available through municipal pick-up.
 - V - Denotes visitor parking (see Section 2.12 a) - City of Cambridge Zoning By-Law)
 - Fire route to be designated by by-law.
 - FC - Flush Curb

Revision No.	Date	Issued / Revision	By

PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
MHBC
 200-540 BINGEMANS CEBITRE DR. RICHMOND, ON, N2B 3X9 | P: 519-576-3600 F: 519-576-0121 | WWW.MHBCPLAN.COM

Stamp: _____ Date: **Sept. 20, 2018**

Drawn By: **CAC**

Plan Scale: **1:400**

File No.: **Y509AW**

Checked By: **DA**

Other: _____

Project: **340-360 River Road**
 Cambridge, Ontario

File Name: **SITE PLAN** Dwg No.: **1 of 1**

Scale Bar: _____