

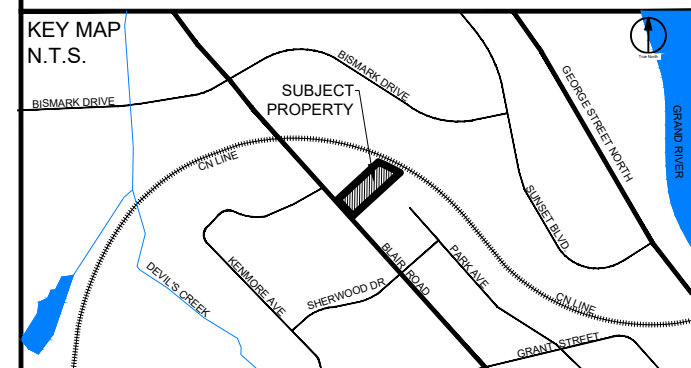
CLIENT
1000165428 ONTARIO INC.
 CITY FILE SP38-19

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Arcadis Professional Services (Canada) Inc.
 formerly (B) Group Professional Services (Canada) Inc.

No.	DESCRIPTION	DATE
01	PREPARED FOR ZBA/OPA	2023-08-08
02	REVISED PER STAFF COMMENTS	2023-11-02
03	REVISED -STAFF COMMENTS	2024-02-09

NOT FOR CONSTRUCTION



ZONING BY-LAW 150-85

RM4	REQUIRED	PROVIDED
MIN. LOT FRONTAGE	20m	37.9m
MAX. DENSITY	40 UNITS / ha	83 UNITS / ha
MIN. FRONT YARD	6.0m	6.0m
MIN. INTERIOR SIDE AND REAR YARD	7.5m TO R5 ZONE / 3.0m TO RM4 ZONE	18.7m TO R5 ZONE / 3.0m TO RM4 ZONE
MAX. LOT COVERAGE	40%	18%
MIN. GFA / 2 BEDROOM UNIT	60m ²	>60m ²
MIN. COMMON AMENITY AREA / UNIT	30m ² / UNIT = 960m ²	18m ² / UNIT (597m ²)
MIN. LANDSCAPED AREA	30%	35%
MIN. DISTANCE BETWEEN SIDE WALLS ON SAME LOT	3.0m	10.7m
MAX. PERMITTED ENCRoACHMENT - BALCONY	0.6m	1.5m (FRONT YARD)
PARKING		
1 SPACE / UNIT + 1 SPACE / 4 UNITS FOR VISITOR	32 x 1.25 = 40	40
90° SPACE DIMENSIONS	2.9m x 5.5m AISLE: 6.0m	2.9m x 5.5m AISLE: 6.0m
PARALLEL SPACE DIM.S	2.9m x 6.5m AISLE: 5.0m	2.9m x 6.5m AISLE: 6.0m
ACCESSIBLE TYPE A	3.4m x 5.5m	3.4m x 5.5m
ACCESSIBLE TYPE B	2.9m x 5.5m	2.9m x 5.5m

LAND USE

DESCRIPTION	AREA (m ²)	# UNITS
BUILDING FOOTPRINT	698.0	32
HARD SURFACE	1,796.9	-
LANDSCAPED	1,390.0	-
TOTAL	3,884.9	32

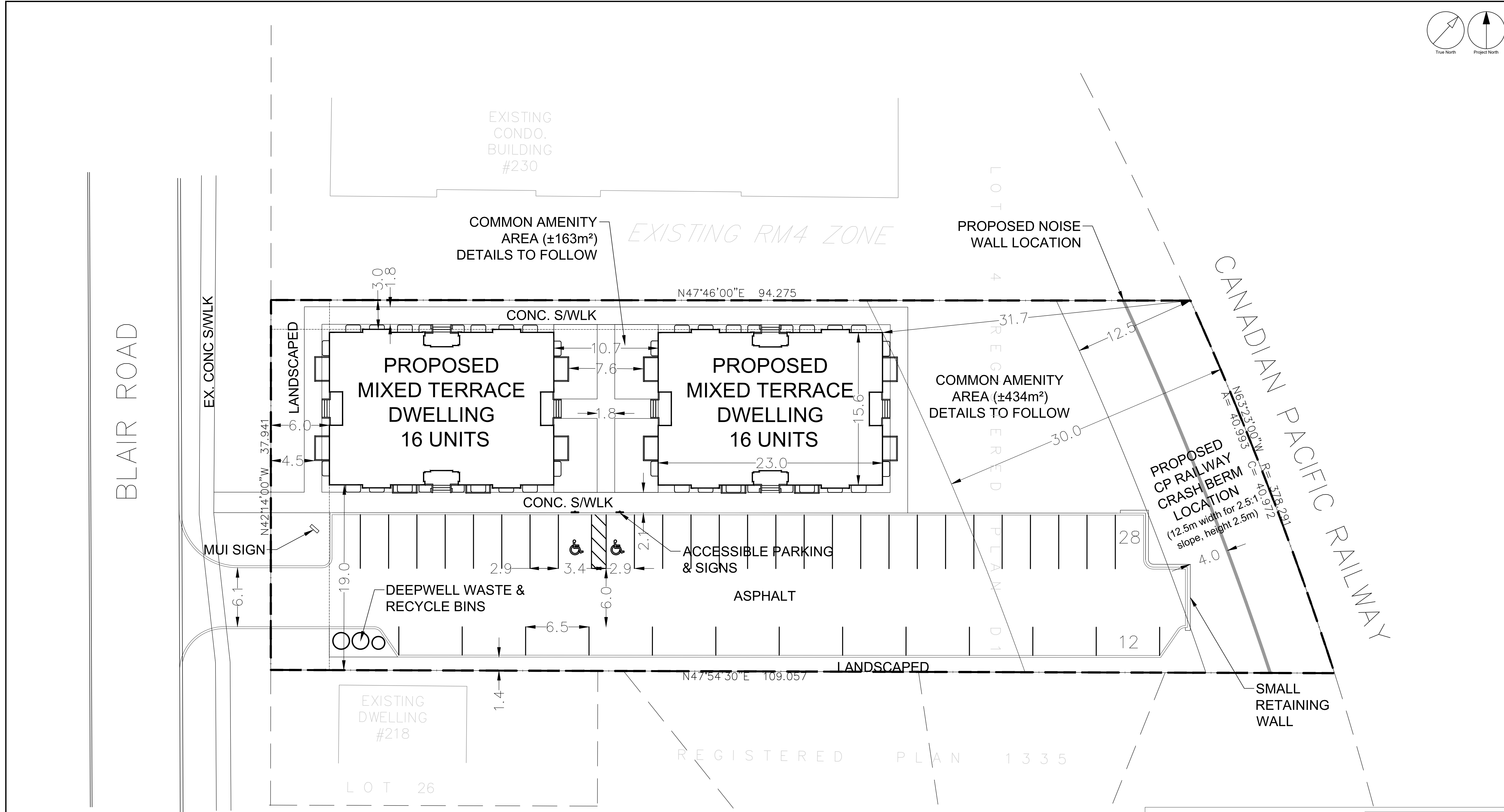


PROJECT
220 & 222 BLAIR ROAD
 LOT 4, REGISTERED PLAN D1, CITY OF CAMBRIDGE

PROJECT NO:
 139353
 DRAWN BY: _____ CHECKED BY: **M.P.**
 E.T.
 PROJECT MGR: _____ APPROVED BY: _____
 V.L. V.L.

SHEET TITLE
CONCEPT SITE PLAN
 (FOR PROPOSED OPA & ZBA APPLICATIONS)

SHEET NUMBER **SP01** ISSUE **01**



LED SIGNAGE

- NO LIGHT SPILL IS PERMITTED AT PROPERTY LINE
- ALL LED SIGNAGE SUBJECT TO SITE PLAN/LIGHTING PLAN REVIEW

ENERGY + INC.

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

CONTACT ENERGY + MINIMUM 6 MONTHS PRIOR TO ANY RELOCATIONS. SERVICE UPGRADE OR NEW IN SERVICE DATE, FOR A DESIGN AND ESTIMATE, WITH ALL OF THE INFORMATION ENERGY + REQUIRES TO PREPARE AS PER ENERGY +'S CONDITIONS OF SERVICE WWW.ENERGYPLUS.CA

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. _____
 ACCESSIBILITY _____
 ECON. DEV. _____
 DEV. ENG. _____
 FIRE DEPT. _____
 HYDRO _____
 TRANSPORTATION _____
 PLANNING _____
 REGION OF WATERLOO _____

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