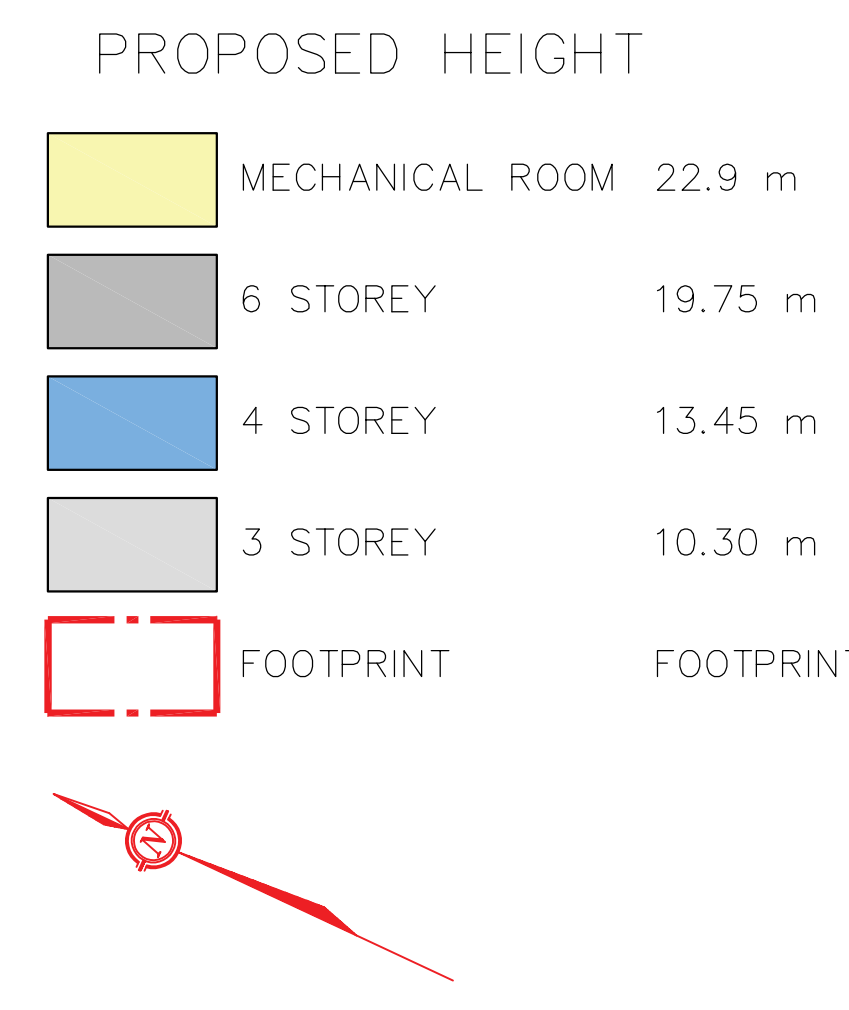
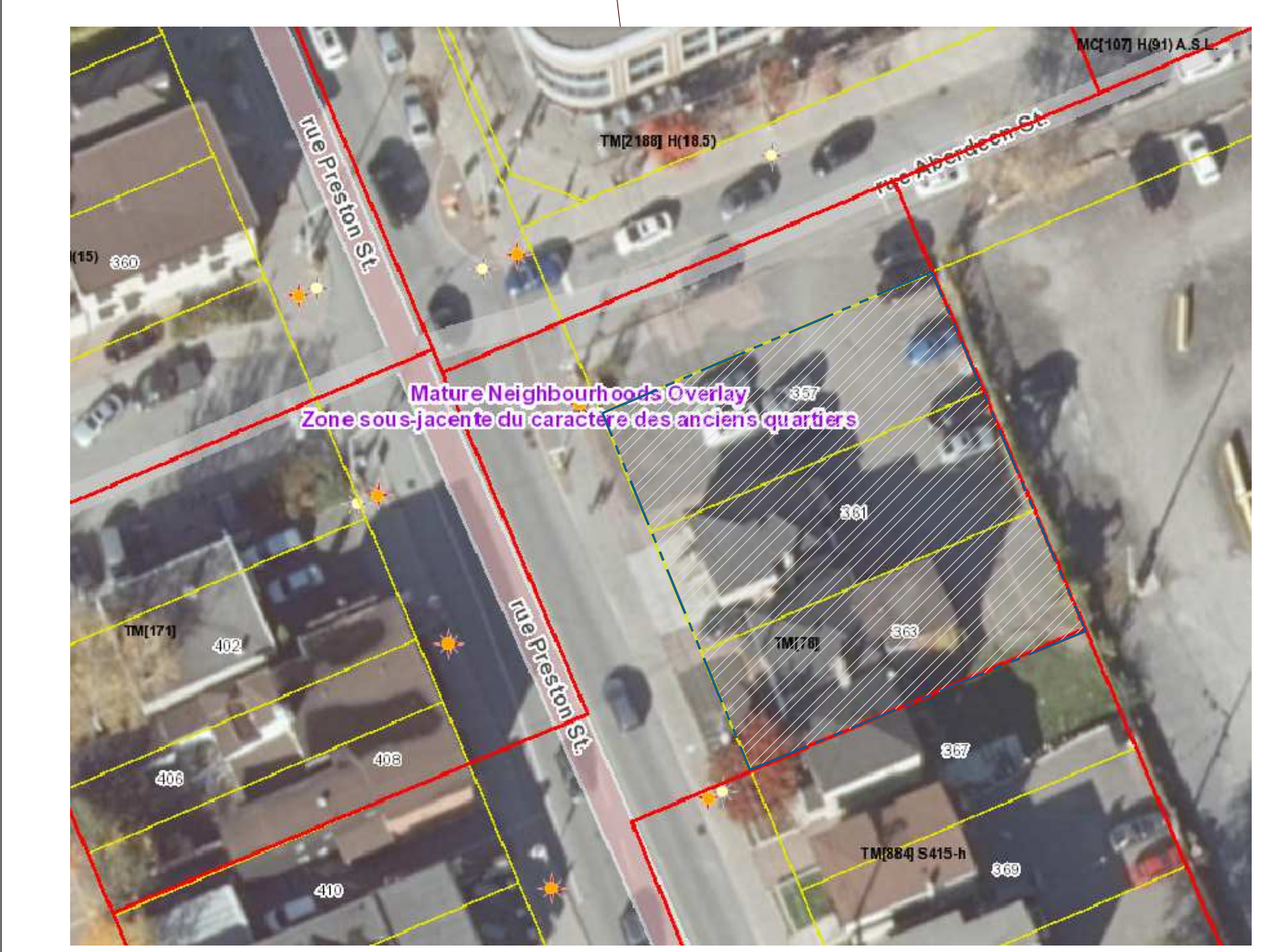


4 SITE PLAN
SP01 1:150

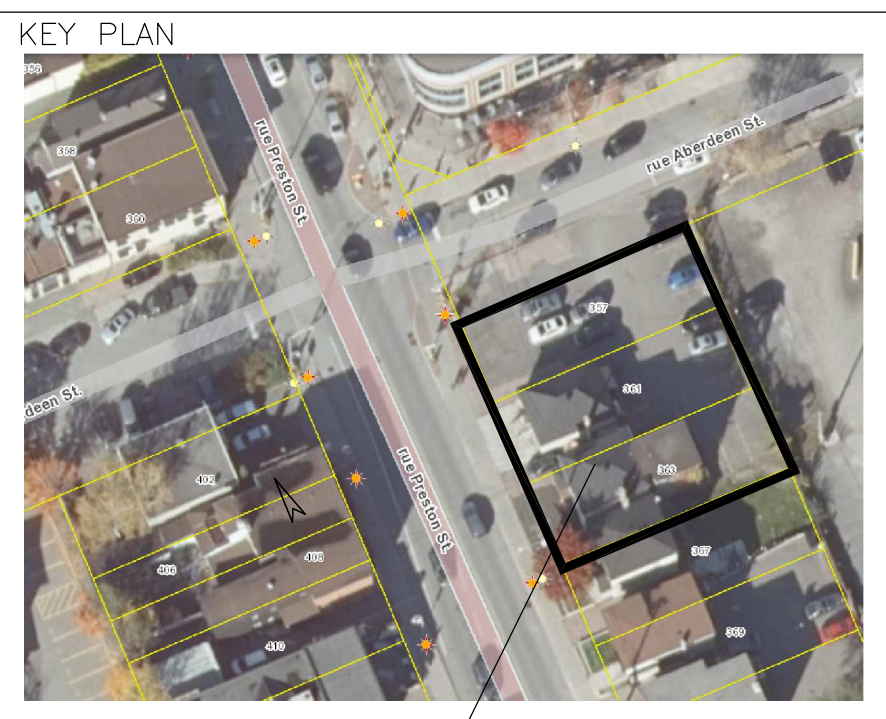


ZONING INFORMATION:		
TM (78) MATURE NEIGHBOURHOOD OVERLAY		
DWELLING TYPE -40 UNIT MIXED USE BUILDING		
LOT COVERAGE: 572 sq m/841 sqm= 0.89%		
PROJECT INFORMATION		
MIN. ZONING STANDARD	REQUIRED	PROVIDED
LOT AREA	N/A	841.00 sq m
LOT WIDTH	N/A	29.90 m
MAX BUILDING HEIGHT	20 m not more than 6 storeys	19.75 m
FRONT YARD	2.00 m	2.00 m
INTERIOR SIDE YARD	Max. =3m Min= No min.	0.00 m
CORNER SIDE YARD	3 m + 2m above 15 m	3.00 m
REAR SIDE YARD	No minimum	0.00 m
AMENITY AREA		
MIN. ZONING STANDARD	REQUIRED	PROVIDED
6 sq m BY UNIT	222.00 m2	
ROOF		139.17 m2
BALCONIES		136.57 m2
TOTAL AMENITY PROVIDED		275.74 m2
BICYCLE PARKING		
MIN. ZONING STANDARD	REQUIRED	PROVIDED
,5/DWELLING	18.50 un	26.00 un
PARKING SPACES (AREA "Z")		
MIN. ZONING STANDARD	REQUIRED	PROVIDED
NO. PARKING REQUIRED	0.00 un	6 un
VISITOR PARKING REQUIRED 0.1/UNIT	2.50 un	3 un
PROVIDED		9 un
BUILDING AREA		
LEVEL	AREA	
1	831.00 m2	
2	572.00 m2	
3	612.00 m2	
4	572.00 m2	
5	572.00 m2	
6	531.00 m2	
TOTAL BUILDING AREA		4302.00 m2
TYPE		
TYPE	TOTAL UNITS/TYPE	
STUDIO	10	
1 BEDROOM	15	
1 BEDROOM B.F.	5	
1 BEDROOM + DEN	2	
2 BEDROOMS	4	
3 BEDROOMS	1	
TOTAL		37

LEGEND:

- MANHOLE, REFER TO CIVIL
- NEW INTERLOCK/PAVERS
- NEW PAINTED LINES
- NEW SOD
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT, REFER TO CIVIL
- CATCH BASIN, REFER TO CIVIL
- BUILDING ENTRANCE
- BICYCLE RACK
- DIRECTIONAL ARROW
- PROPOSED BUILDING FOOTPRINT
- PROPERTY LINE
- CORNER SIDE YARD BACK
- PROJECTION EXTERIOR LINE BASEMENT
- 2.00 M. SIDE YARD BACK FROM 5th LEVEL
- EXISTING CITY LIGHT STANDARD
- NEW LIGHT STANDARD
- FIRE ROUTE SIGN
- STOP SIGN
- CENTERLINE
- EXISTING TREES TO BE REMOVED

CLIENT



STAMP

TRUE NORTH

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

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NO.	ISSUED FOR	DATE
NO.	ISSUED FOR APPROVAL	21/11/22
NO.	ISSUED FOR CONSULTANTS	08/11/22
NO.	ISSUED FOR REVIEW	10/28/21
NO.	ISSUED FOR REVIEW	05/24/21
NO.	ISSUED FOR REVIEW	03/02/21
NO.	REVISION	DD/MM/YY DATE

CONSULTANTS:

- STRUCTURAL -
- MECHANICAL -
- ELECTRICAL -
- LANDSCAPING -

PROJECT

**357-361-363
PRESTON ST**

DRAWING

SITE PLAN

DATE	27/01/2021	JOB No.	2018
SCALE	1 : 100	REVISION	
DRAWN BY	J.G	DRAWING	
REVIEWED BY	R.W.		SP01