

LOCATION PLAN



GENERAL NOTES

- ALL EXISTING STRUCTURES, RETAINING WALLS AND LANDSCAPING TO BE REMOVED WITHIN COMBINED DEVELOPMENT PARCELS.
- REFER TO LANDSCAPE PLANS FOR ALL PLANTING AND GROUND COVER INFORMATION & DETAILS.
- REFER TO WATERIDGE VILLAGE AT ROCKCLIFFE PHASE 2B ISSUED FOR CONSTRUCTION DRAWINGS AS PREPARED BY IB GROUP 2019.05.10 FOR ALL DESIGN GEOMETRIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER.
- ALL EXISTING SITE INFORMATION AS PER TOPOGRAPHICAL SURVEY PLAN DATED APRIL 5th, 2022 PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE APRONS, AND PAVED LANES ARE TO BE COMPLETED AT THE OWNER'S EXPENSE.
- ANY SNOW ACCUMULATED IN SURFACE PARKING AREAS IS TO BE TRUCKED OFF SITE.
- WASTE & RECYCLING BINS TO BE ROLLED OUT TO BARRIELLE-SNOW STREET FOR CURBSIDE COLLECTION.

SHEET NOTES

- N.01** PROPOSED ELECTRICAL TRANSFORMER LOCATION
- N.02** PARKADE ENTRY RAMP
- N.03** MAIN BUILDING ENTRY
- N.04** GARBAGE AND RECYCLING ACCESS
- N.05** FIRE DEPARTMENT CONNECTION
- N.06** TRANSFORMER
- N.07** BIKE PARKING STALLS
- N.08** VISITOR PARKING STALLS
- N.09** DEPRESSED CURB

ZONING NOTES

CURRENT ZONING: GM1 H(30)

TOTAL DEVELOPMENT STATS	REQUIRED	PROPOSED
LOT OF AREA	7,172 sm	
LOT WIDTH	52m	
LOT DEPTH	78.3m	
SETBACK ALONG TAWADINA ROAD (SIDEYARD)	5m	5m
SETBACK ALONG MICHAEL STOQUA STREET (CORNERFRONT)	5m	5m
SETBACK ALONG BARRIELLE-SNOW STREET (CORNERFRONT)	5m	5m
INTERIOR SIDEYARD SETBACK (GM1 H(30))	3m	5m
MAXIMUM HEIGHT	30m	29.5m
MINIMUM NUMBER OF STOREYS	2	9
*At least half of the total land area of each block will have a maximum building height of 20m (as per Wateridge Village Guide)		
MAXIMUM FLOOR PLATE AREA ABOVE 20m	750sm	677sm-742sm
TOTAL BUILDING AREA	20,171sm	
TOTAL UNITS	254 UNITS	

BUILDING A - DEVELOPMENT STATS

FLOOR	GROSS AREA
MAIN	1,922sm
2 FLR	1,977sm
3 FLR	1,977sm
4 FLR	1,201sm
5 FLR	1,105sm
6 FLR	1,105sm
7 FLR	677sm
8 FLR	677sm
9 FLR	677sm
TOTAL	11,318sm

BUILDING B - DEVELOPMENT STATS

FLOOR	GROSS AREA
MAIN	1,423sm
2 FLR	1,331sm
3 FLR	1,331sm
4 FLR	900sm
5 FLR	900sm
6 FLR	742sm
7 FLR	742sm
8 FLR	742sm
9 FLR	742sm
TOTAL	8,853sm

VEHICULAR PARKING

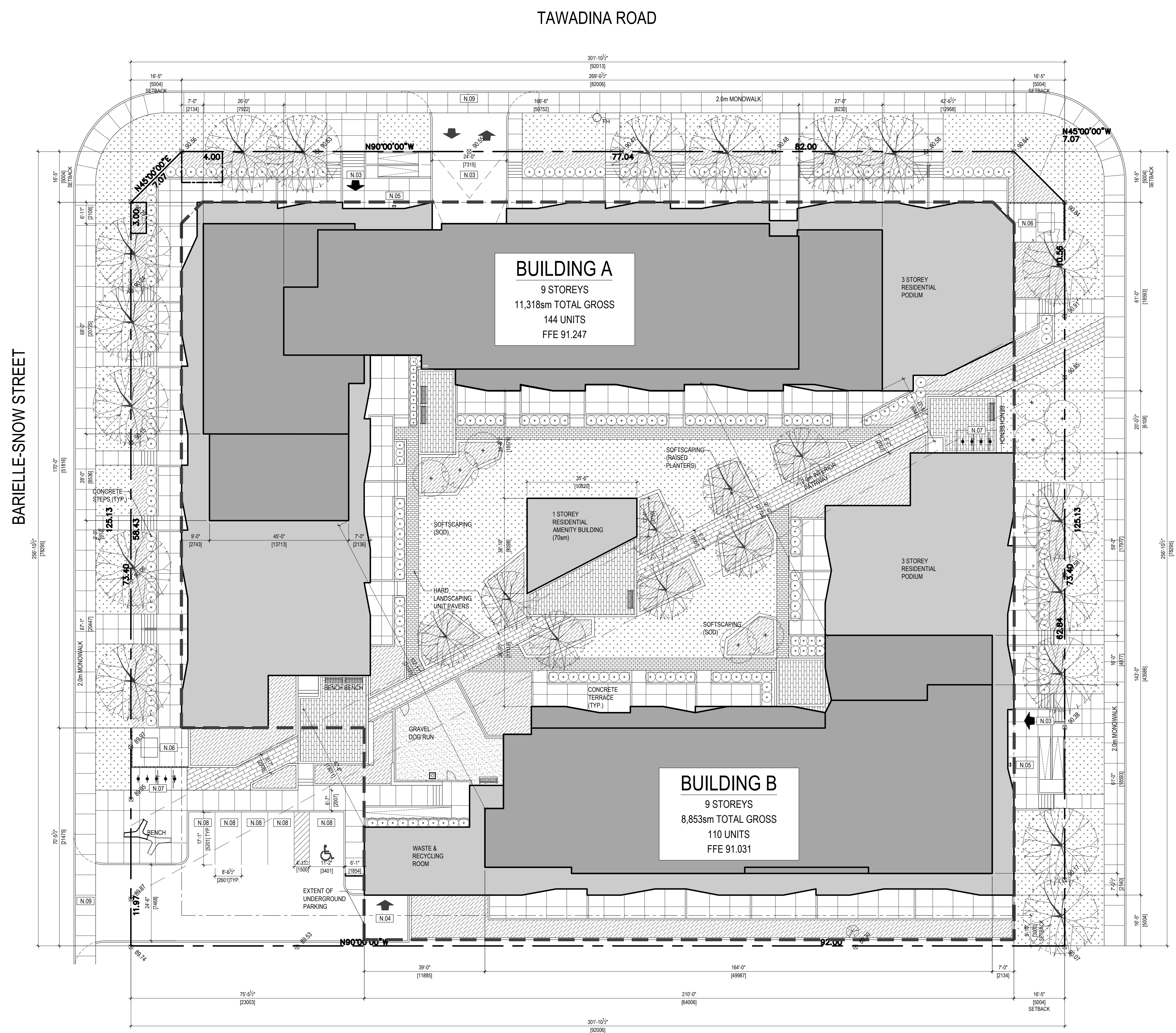
MIN. 0.5 RESIDENTIAL STALLS/ RESIDENCE UNIT	
- FIRST 12 SPACES/ BUILDING	=115 REQUIRED
(254-12)/0.5	
MAX. 40% COMPACT	= 76 PROPOSED
MAX. 5% MOTORCYCLE	= 5 PROPOSED
STANDARD	= 89 PROPOSED
TOTAL RESIDENTIAL STALLS*	= 170 PROPOSED*
*Located in underground parking garage	
MIN. 0.1 VISITOR STALLS/ RESIDENCE UNIT	
- FIRST 12 SPACES/LOT	=25 REQUIRED
(254-12)/0.1	
** 5 Stalls provided at-grade and 20 in underground parking garage	
TOTAL PARKING PROVIDED	= 195 STALLS
* Note 5 of the 195 stalls are proposed as barrier free	

BIKE PARKING

REQUIRED:	UNDERGROUND	=127 SPACES
MIN. 0.5 STALLS/ RESIDENCE UNIT	EXTERIOR	=18 SPACES
PROPOSED:	TOTAL	=156 SPACES

AMENITY SPACE REQUIREMENTS:

REQUIRED AMENITY SPACE = 6sm/ RESIDENCE UNIT
254 UNITS x 6sm = 1524sm TOTAL AMENITY REQUIRED
MIN. 50% REQUIRED TO BE COMMUNAL = 762sm
PROVIDED COMMUNAL AMENITY SPACE = 1830sm
PROVIDED PRIVATE AMENITY = 654sm
TOTAL PROVIDED AMENITY SPACE = 2484sm



MICHAEL STOQUA STREET

BARRIELLE-SNOW STREET

RELEASES

NO.	DESCRIPTION	DATE
02	ISSUED FOR SPC	02.28.23
01	ISSUED FOR CLC	10.24.22

1050 TAWADINA RD WATERIDGE

DATE	SCALE
22.01.14	AS NOTED

SITE PLAN

SPC.100