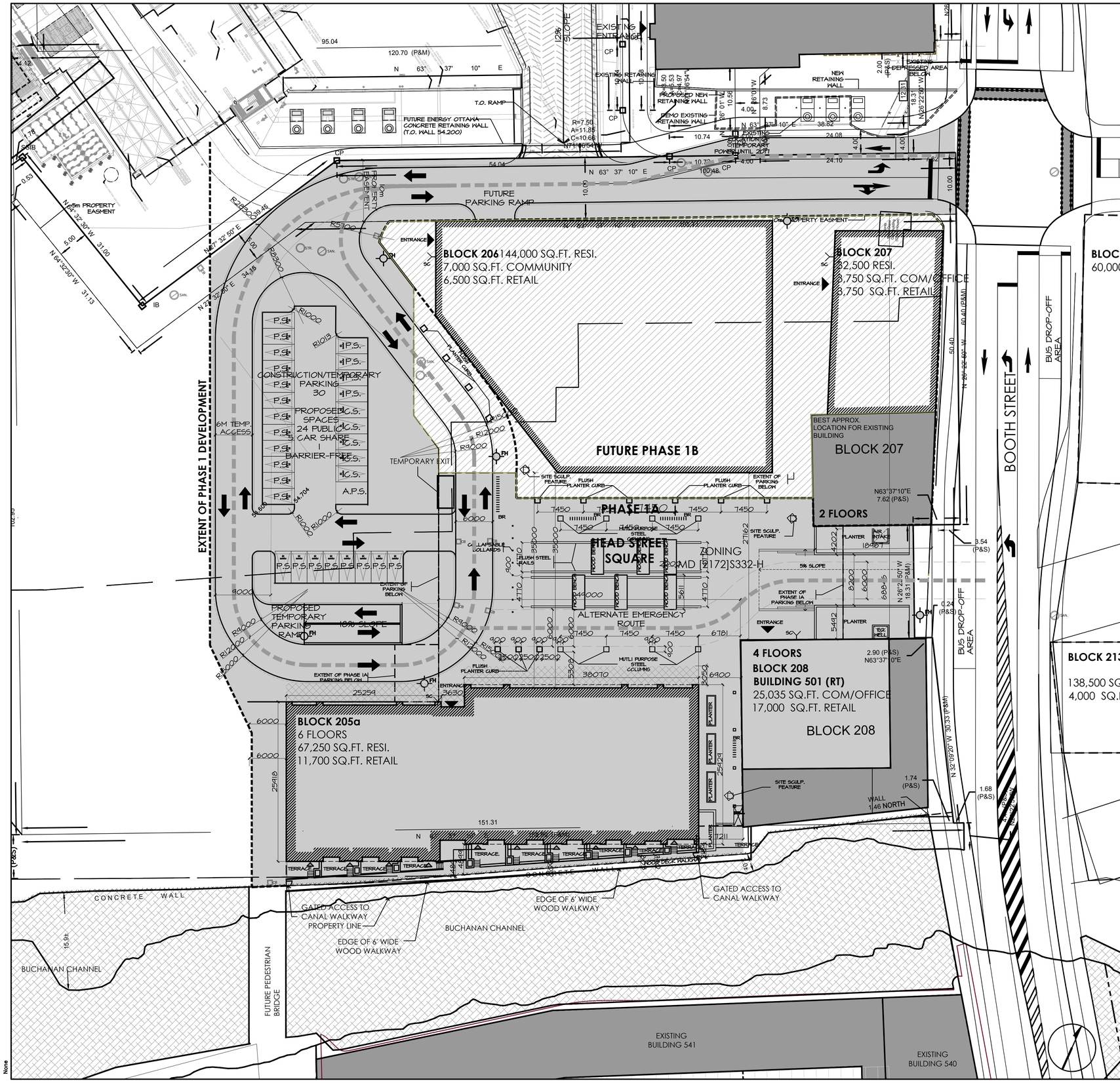

LOCATION PLAN

LEGEND

- EXISTING BUILDING TO BE RETAINED
- EXTENT OF PHASE 1A DEVELOPMENT
- EXTENT OF PHASE 1B DEVELOPMENT
- EXTENT OF 6m WIDE FIRE ROUTE
- ALTERNATE EMERGENCY ROUTE
- OPEN WATER
- PROPOSED BUILDING FOOTPRINTS
- COMMON AMENITY SPACE - CONDO
- PROPOSED FIRE HYDRANT LOCATION
- PROPOSED SIAMESE CONNECTION LOCATION
- SAN. SANITARY MANHOLE
- STR. STORM MANHOLE
- CB CATCH BASIN
- C.S. CAR SHARE PARKING SPACE
- A.P.S. ACCESSIBLE PUBLIC PARKING SPACE
- P.S. PUBLIC PARKING SPACE
- BR PUBLIC BIKE PARKING
- EXSTING BUILDING TO BE DEMOLISHED

APPROVED ☐ REFUSED ☐

DATE:

DON HERWEYER, ACTING MANAGER, DEVELOPMENT REVIEW, URBAN SERVICES

PHASE 1 ZONING TABLE

CURRENT ZONING		MD5 [2172] S332	
PHASE 1 SITE AREA		8,742 m²	
PHASE 1 No. OF DWELLING UNITS		67 DWELLING UNITS	
RETAIL AREA		798 m²	
PHASE 1 GROSS FLOOR AREA		6,809 m²	
		REQUIRED	**PROVIDED**
SETBACKS		ALL SIDES : NO MINIMUMS	ALL SIDES : VARIES REFER TO SITE PLAN
BUILDING HEIGHTS		73m, maximum 4 buildings over nine(9) storeys within Area A on Schedule 332	18.5m
AMENITY AREA		6m² PER UNIT 50% TO BE COMMUNAL (201m²) 402m² Required	PRIVATE BALCONIES/TERRACES: 834m² COMMUNAL: INDOOR (FITNESS ROOM) 20.7m² OUTDOOR (part of head street square) 202 m² TOTAL 1056m² OR 16.25 m² PER UNIT
PARKING	MINIMUM	RESIDENTIAL: NONE RESIDENTIAL + VISITOR: NONE RETAIL: NONE	**TEMPORARY SURFACE PARKING** TEMPORARY/CONSTRUCTION 25 SPACES CAR SHARE 5 SPACES **LEVEL P1** **CONVENTIONAL PARKING GARAGE SPACES** 205A 36 SPACES 301 5 SPACES **AUTOMATED PARKING SPACES IN 301** FOR 205A (P1) 24 SPACES FOR OFFICE (P1) 32 SPACES RETAIL (P1) 20 SPACES **LEVEL P2** **AUTOMATED PARKING SPACES IN 301** RESERVED FOR PHASE 1B (P2) 102 SPACES TOTAL PARKING PROVIDED FOR 205A 65 SPACES CAR CHARGING STATIONS FOR 205A 2 SPACES
	MAXIMUM	RESIDENTIAL + VISITOR: 1.75/UNIT RETAIL 1.0/100m²	
BICYCLE PARKING		RESIDENTIAL: 0.5/DWELLING UNIT 30.5 REQUIRED RETAIL: 1/250m² 4 REQUIRED **IF REQUIREMENT IS OVER 50 SPACES, 25% MUST BE LOCATED INDOORS.	RESIDENTIAL: 34 interior spaces RETAIL: 5 exterior spaces

PROJECT TEAM

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CLIENT APPROVAL

Signature: _____ Date: _____
Name: CLIENT NAME
Title: CLIENT TITLE
Company: CLIENT

no.	date	revision
2	16.04.05	ISSUED FOR S.P.C. PHASE 1A
1	15.08.14	ISSUED FOR S.P.C. PHASE 1A

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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Windmill | dream

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project
ZIBI

drawing title
CHAUDIERE WEST
PHASE 1A SITE PLAN

drawn	date	scale
PB	15.11.25	1:300

project 1508

ONTARIO ASSOCIATION OF ARCHITECTS
BARRY J. HOBIN
LICENCE 3049

drawing no. A003

FILE NO: D07-12-15-0158

PLOT DATE: