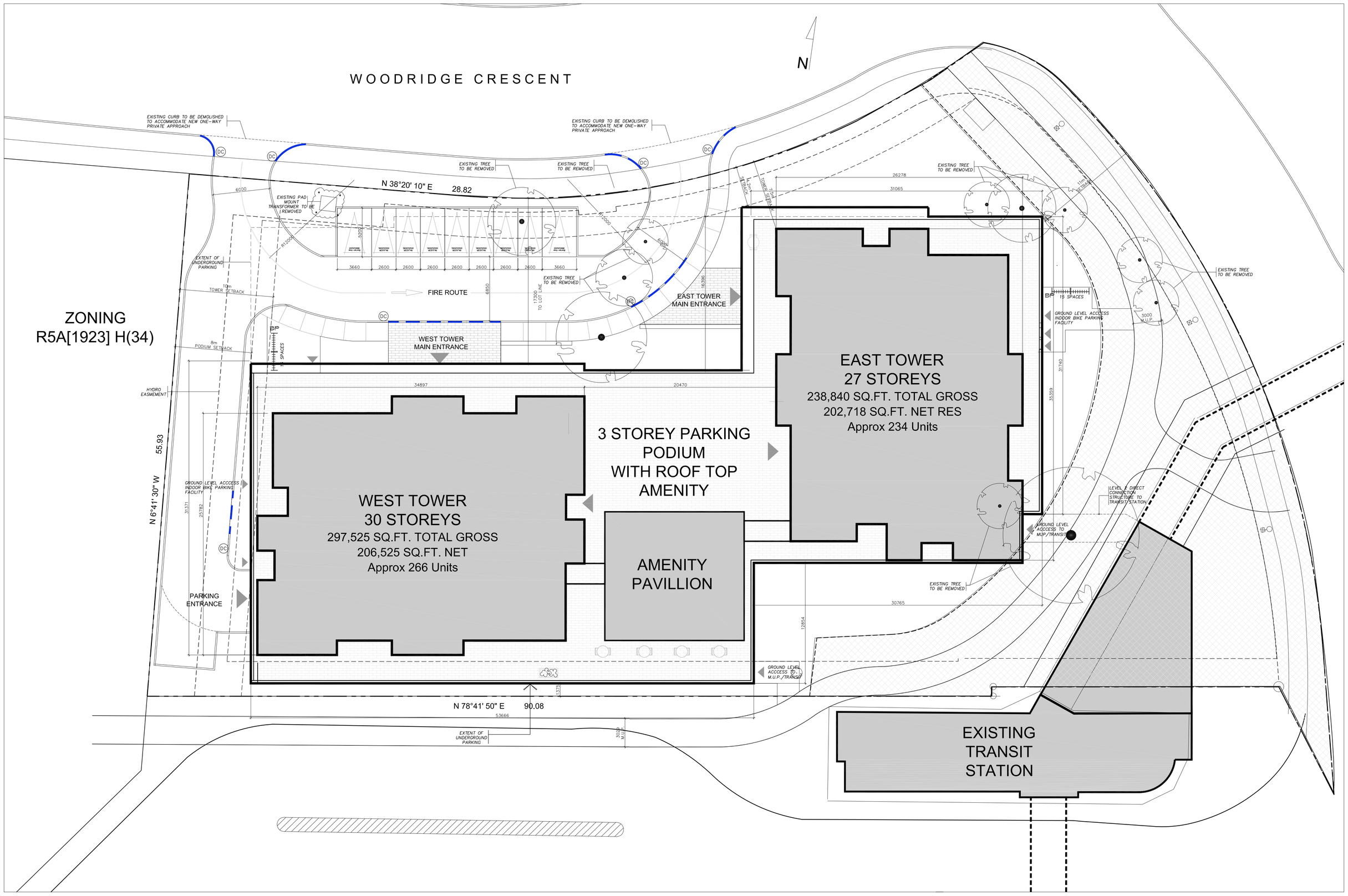
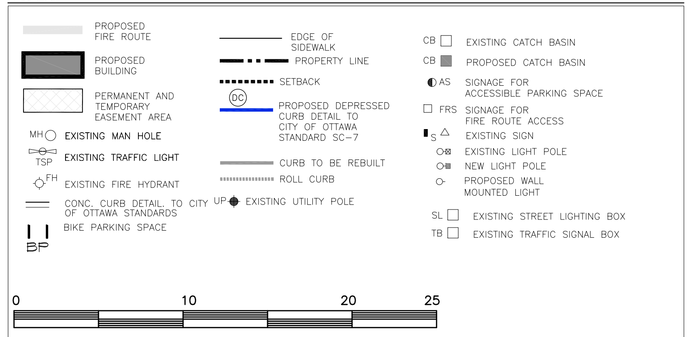


PROPOSED SITE PLAN

LOCATION PLAN

LEGEND:



SCALE 1 : 200

ZONING NOTES:

CURRENT ZONING: **GMP [199] H(34)**
PROPOSED ZONING: **TBD**

TOTAL DEVELOPMENT STATS	PROPOSED
LOT OF AREA	6,743 m²
LOT WIDTH	127 m IRREGULAR
LOT DEPTH	56 m IRREGULAR
SETBACK ALONG WOODRIDGE	4.2 m
SETBACK ALONG SOUTH SIDE	1.2 m
SIDEYARD SETBACK – WEST SIDE	8 m
CORNER SIDEYARD SETBACK – EAST SIDE	11 m
MAXIMUM HEIGHT	100 m
MAX NUMBER OF STOREYS	30
TOTAL BUILDING AREA	2,938 m²
TOTAL UNITS	500 UNITS
TOTAL PARKING SPACES	260 SPACES
TOTAL TOTAL RES. PARKING SPACES (0.42/UNIT)	210 SPACES
TOTAL TOTAL VISITOR PARKING SPACES (0.1/UNIT)	50 SPACES
TOTAL BICYCLE PARKING SPACES (0.5/UNIT)	272 SPACES

WEST PHASE – DEVELOPMENT STATS	PROPOSED
NUMBER OF STOREYS	30
TOTAL UNITS	266
SETBACK ALONG WOODRIDGE	17.3 m
SETBACK ALONG SOUTH SIDE	1.2 m
SIDEYARD SETBACK – WEST SIDE	8 m
SIDEYARD SETBACK ABOVE PODIUM – WEST SIDE	10 m
MAXIMUM HEIGHT	100 m
NUMBER OF STOREYS	30
TOTAL GROSS FLOOR AREA (city def.)	19,565 m²
TYP. FLOOR GROSS FLOOR AREA (city def.)	725 m²

EAST PHASE – DEVELOPMENT STATS	PROPOSED
NUMBER OF STOREYS	27
TOTAL UNITS	234
SETBACK ALONG WOODRIDGE	4.2 m
SETBACK ALONG SOUTH SIDE	VARIES m
SIDEYARD SETBACK	N/A m
CORNER SIDEYARD SETBACK – EAST SIDE	11 m
MAXIMUM HEIGHT	90 m
NUMBER OF STOREYS	27
TOTAL GROSS FLOOR AREA (city def.)	16,281 m²
TYP. FLOOR GROSS FLOOR AREA (city def.)	682 m²

WEST PHASE – PARKING REQUIREMENTS

1. REQUIRED PARKING

LAND USE	PROVIDED VEHICLE PARKING
APARTMENT	112 RESIDENTIAL PARKING SPACES PROVIDED FOR 266 UNITS (0.42/UNIT) * LOCATED IN UNDERGROUND PARKING GARAGE AND PARKING PODIUM

2. REQUIRED VISITOR PARKING

LAND USE	PROVIDED VISITOR PARKING
APARTMENT	26 VISITOR PARKING SPACES PROVIDED FOR 266 UNITS * LOCATED IN PARKING GARAGE AMD @ GRADE
TOTAL PARKING PROVIDED FOR PHASE 1	138 TOTAL PARKING PARKING SPACES 133 INTERIOR 5 SURFACE

3. BICYCLE PARKING
3.1 REQUIRED BICYCLE PARKING SPACES
RESIDENTIAL (0.5 SPACE/UNIT – 133 SPACES REQUIRED)
3.2 PROVIDED BICYCLE PARKING 137
P1 level 25 spaces
Ground 45 spaces + 15 exterior spaces
Level 2 52 spaces

4. AMENITY SPACE REQUIREMENTS
REQUIRED AMENITY SPACE 6 m² REQUIRED PER UNIT
266 UNITS X 6 SQ.M. = 1596 SQ.M. TOTAL AMENITY REQUIRED
REQUIRED AMENITY SPACE TO BE COMMON – 798 SQ.M.
PROVIDED COMMON AMENITY SPACE – 798 SQ.M.

EAST PHASE – PARKING REQUIREMENTS

1. REQUIRED PARKING

LAND USE	PROVIDED VEHICLE PARKING
APARTMENT	98 RESIDENTIAL PARKING SPACES PROVIDED FOR 234 UNITS (0.42/UNIT) * LOCATED IN UNDERGROUND PARKING GARAGE AND PARKING PODIUM

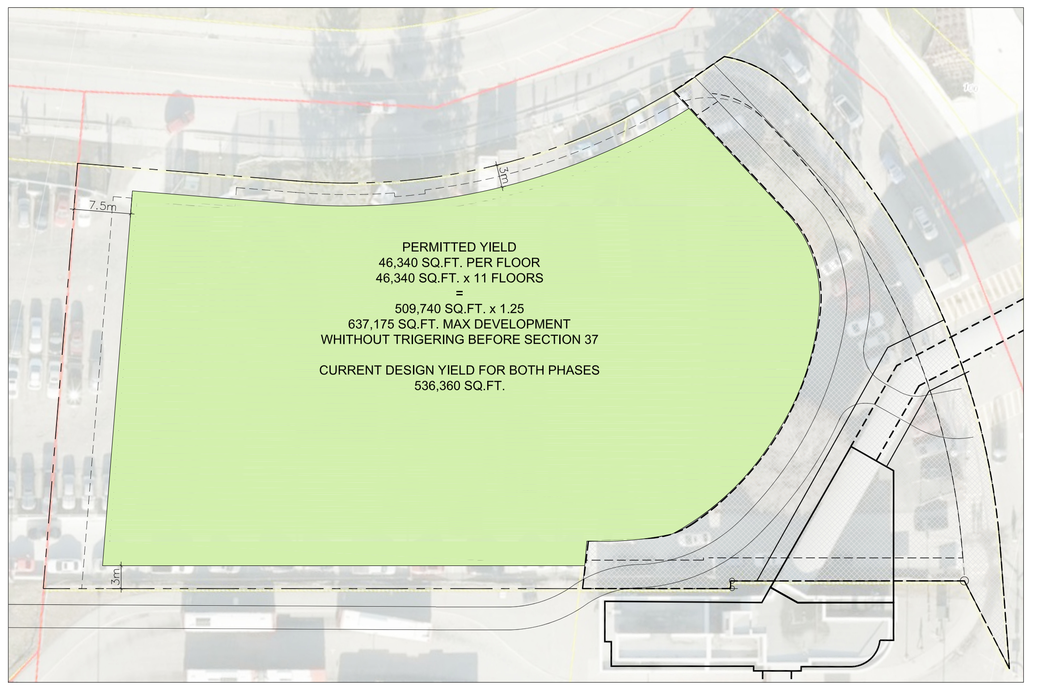
2. REQUIRED VISITOR PARKING

LAND USE	PROVIDED VISITOR PARKING
APARTMENT	24 VISITOR PARKING SPACES PROVIDED FOR 234 UNITS * LOCATED IN PARKING GARAGE AND @ GRADE
TOTAL PARKING PROVIDED FOR PHASE 2	122 TOTAL PARKING PARKING SPACES 118 INTERIOR 4 SURFACE

3. BICYCLE PARKING
3.1 REQUIRED BICYCLE PARKING SPACES
RESIDENTIAL (0.5 SPACE/UNIT – 117 SPACES REQUIRED)
3.2 PROVIDED BICYCLE PARKING 135
P1 level 41 spaces
Ground 79 spaces + 15 exterior spaces

4. AMENITY SPACE REQUIREMENTS
REQUIRED AMENITY SPACE 6 m² REQUIRED PER UNIT
234 UNITS X 6 SQ.M. = 1404 SQ.M. TOTAL AMENITY REQUIRED
REQUIRED AMENITY SPACE TO BE COMMON – 702 SQ.M.
PROVIDED COMMON AMENITY SPACE – 702 SQ.M.

DIAGRAM OF PERMITTED ZONNING ENVELOPE BASED ON CURRENT ZONNING



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no.	date	revision
2	20.03.30	RE-ISSUED FOR REZONING
1	19.02.20	ISSUED FOR REZONING

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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N.T.S.

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HOBIN ARCHITECTURE

PROJECT/LOCATION:
100 BAYSHORE LOT "B"

WOODRIGDE CRESENT

DRAWING TITLE:
SITE PLAN

DRAWN BY:	DATE:	SCALE:
PB	19.12.20	1:200

PROJECT: 1837

DRAWING NO.: A1.00

REVISION NO.:

ONTARIO ASSOCIATION OF ARCHITECTS
PATRICK J. HOBIN
LICENCE 3049

None
None