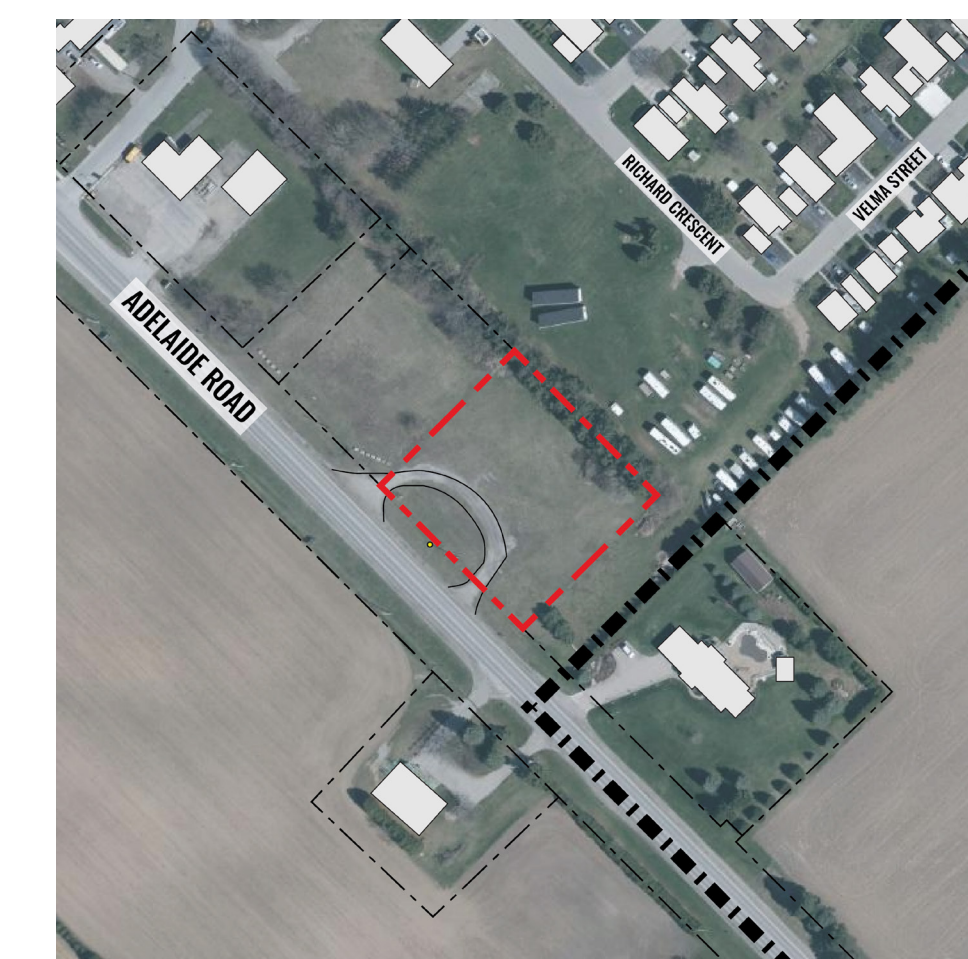


CONCEPT PLAN

01
DWG

PROJECT SITE
24546 Adelaide Road



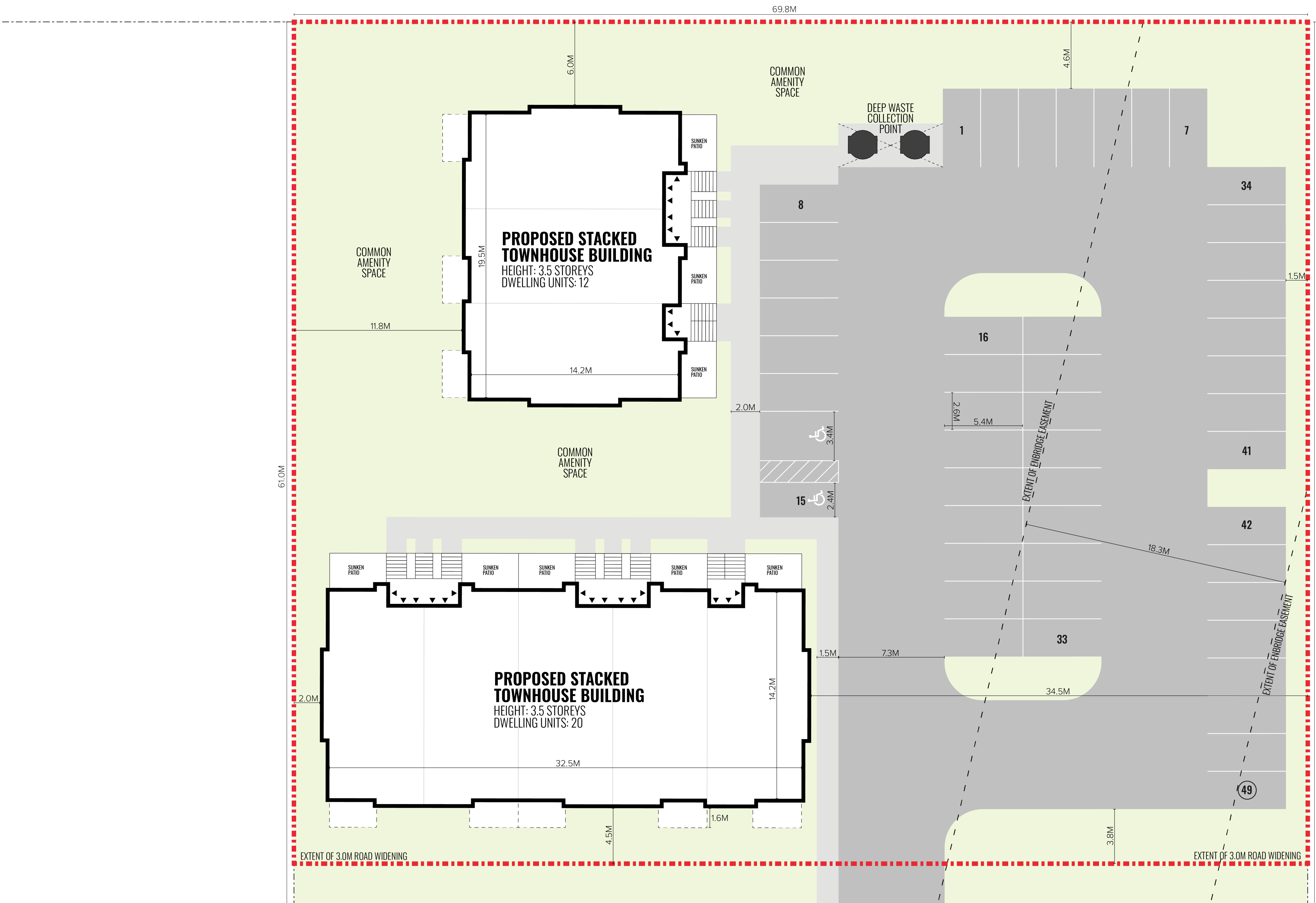
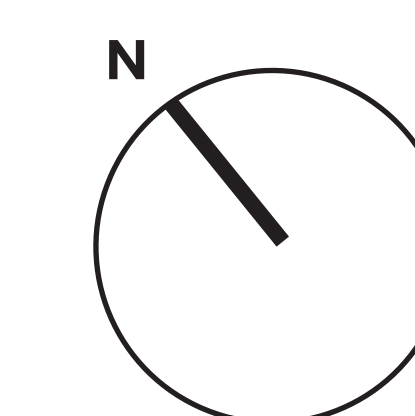
SITE DATA

R3
ZONE

Regulations	Required	Proposed
Permitted Uses:	Section 7.2	Multiple-unit Dwelling
	100 m ² for first 6 units & 15 m ² for each unit thereafter (min.)	
Lot Area (per unit):	Total Required: 990m ²	4,252.68m ²
Lot Frontage (per unit):	20.0m (min.)	69.8m
Front Yard:	4.5m (min.)	4.5m
Side Yard:	2.0m (min.)	West: 2.0m East: 34.5m
Rear Yard:	10.0m (min.)	6.0m*
Landscape OS:	30% (min.)	40%
Lot Coverage:	45% (max.)	17.4%
Height:	N/A	12.0m
Density:	N/A	75.25uph
	Multiple Unit: 1.5/unit Visitor Parking: 0.15/unit	
Parking:	Total Required: 55	1.53/unit (49 total)*
Parking Coverage:	25% (max.)	36.5%*
Outdoor Common Amenity Area	20m ² per unit (min.)	700m ²

* - Requires Special Provision

Client:	Todd Bond & Ashraf Ghadban
Date:	01/16/2024
Drawn By:	D. Murphy
Plan Scale:	nts
File No:	245646A
Version	2.0



FUTURE SIDEWALK CONNECTION

ADELAIDE ROAD

Lot Boundary Disclaimer: Site dimensions have been assumed based on a survey completed by Farncomb & Kirkpatrick OLS (dated 01/23/1963). Siv-ik planning and design inc. makes no warranties or guarantees regarding the accuracy of the lot boundaries.