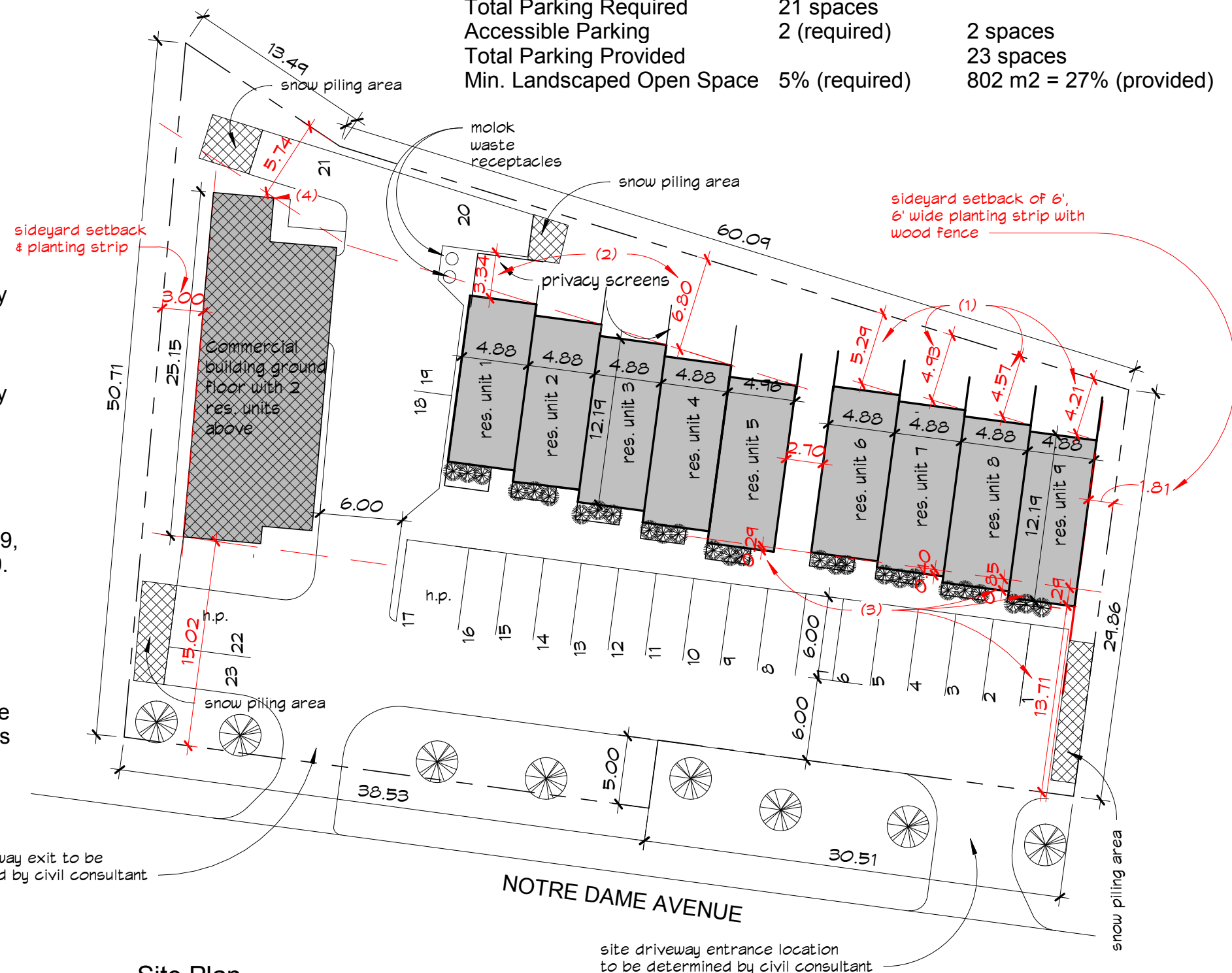




MINOR VARIANCE RELIEF
REQUIRED
(see items highlighted in red on
plans)

- (1) rear yard setback and privacy yard from 7.5 m to between 4.21 m and 5.29 m @ res. units 6, 7, 8, 9.
- (2) rear yard setback and privacy yard from 7.5 m to 6.8 m at units 2, 3, 4, 5, and 3.34 m at unit 1.
- (3) front yard setback reduction from 15.0 m down to 13.7 m (worst case scenario) at unit 9, applicable to units 5, 7, 8 & 9.
- (4) rear yard setback from 7.5 m down to 5.72 m at rear of commercial building.
- (5) planting strip elimination at rear of the property because of the height (elevation) of the adjoining properties along this rear lot line.



1 Site Plan
1" = 30'-0"

PROJECT DATA

| | | |
|---|---------------------------|-------------------------------------|
| Zoning | R3-1 (present) | Proposed |
| Lot Area | 2,723 m ² | C2 - Special |
| 9 Res. Units | | 542.81 m ² |
| Commercial Unit (with 2 res. units above) | | 207.29 m ² |
| Total Building Area | | 750.10 m ² |
| Lot Coverage | 50% (permitted) | 27.54% (actual) |
| Parking Req'd (residential) | 11 units x1.5 | 16.5 spaces |
| (commercial) | 1/30m ² n.f.a. | 115 n.f.a = 4 spaces |
| Total Parking Required | 21 spaces | 2 spaces |
| Accessible Parking | 2 (required) | 23 spaces |
| Total Parking Provided | | |
| Min. Landscaped Open Space | 5% (required) | 802 m ² = 27% (provided) |

p o c h b e l a i n

architect • architecte

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(705) 690 3284 rcbarchitect@gmail.com

NOTRE DAME AVENUE

PROJECT:
NEW 11 UNIT RESIDENTIAL
PROJECT AND OFFICE SPACE
FOR DEVLA PROPERTIES,
NORTHERN HOME BUILDERS

ISSUED FOR - REVISION:

| RE | DATE | DESCRIPTION |
|----|------|-------------|
| | | |
| | | |
| | | |
| | | |

PROJECT NO:
2021

DATE:
(rev. Apr. 15/21)

ORIGINAL SCALE:
1" = 30'-0"

DESIGNED BY:
rcb

DRAWN BY:
rcb

CHECKED BY:
rcb

1"

ARCHITECTURAL

TITLE:
SITE PLAN

SHEET NUMBER:
A0