## DWELLING SHED SUBJECT LANDS $AREA = 2037m^2$ - 20.12 BUILDING B AREA ‡ 510m² **ANN STREET** PROPOSED 2 STOREY **TOWNHOMES** REZONE FROM **EXISTING** C3H TO R5(\*) RESTAURAN<sup>\*</sup> $AREA = 258 m^2$ DWELLING LS ⊚ 6.33 - 6.10 - 6.33 DWELLING **EXISTING** DUPLEX SIGHT ANGLE 45.43 — 10.80 — EXISTING SIDEWALK **QUEEN STREET** <sub>©</sub>LS <sub>©</sub>LS ⊚ LS WARNER STREET EXISTING SIDEWALK **RESIDENTIAL**

## SITE DATA

RESIDENTIAL ZONE FIVE (R5)		
	REGULATION	SITE PLAN (R5*)
PERMITTED USES	APARTMENT DWELLING, ROW OR TOWNHOUSE DWELLING	TOWNHOUSE DWELLINGS
LOT AREA (MIN.)	1017.5m² for each townhouse dwelling. Gross Density shall not exceed 50 u/ha	2037m²
FRONTAGE CORNER LOT (MIN.)	29m for 1st 3 units plus 6m for each additional dwelling unit	45m
NUMBER OF ATTACHED DWELLING UNITS (MAX.)	8	6
LOT DEPTH (MIN.)	37m	45m
FRONT YARD (MIN.)	6.0m	4.5m TO BUILDING & 6m TO GARAGE
INTERIOR SIDE YARD (MIN.)	4.5m	1.5m
EXTERIOR SIDE YARD (MIN.)	6.0m	4.5m
REAR YARD (MIN.)	7.5m	1.5m
COVERAGE (MAX.)	35%	38%
HEIGHT (MAX.)	10.5m	8m
STORIES (MAX.)	3	2
UNITS		9 units
DENSITY (MAX.)	50 U/Ha	45 U/Ha
LANDSCAPE OPEN SPACE (MIN.)	35%	48%
PARKING FOR TOWNHOUSE (MIN.)	1.5 SPACES / UNIT = 14	18 PROVIDED
GROSS FLOOR AREA PER UNIT		150m²

<sup>\*</sup> ITEMS IN RED REQUIRE SPECIAL PROVISION

## **LEGEND**

SUBJECT LANDS



NOT A LEGAL SURVEY -LIMITS ARE APPROXIMATE

## **PRELIMINARY**

FOR DISCUSSION PURPOSES ONLY

Aug 13, 2020



PREFERRED LAYOUT

RESIDENTIAL DEVELOPMENT

323 QUEEN STREET WEST - ST. MARY'S

HEYBOLDT ONTARIO LIMITED

