



SITE DATA

PROPOSED USE:	TOWN HOUSE	
ZONE:	UR3	
REGULATION	REQUIRED	PROPOSED
MINIMUM LOT AREA:	250 sq.m.	19546.4/ 45 = 434.4 sq.m.
MINIMUM LOT FRONTAGE:	6.0 m	33.6 m
MINIMUM LOT DEPTH:	35.0 m	183.37 m
MINIMUM FRONT YARD:	6.0 m	6.5 m
MINIMUM EXTERIOR SIDE YARD:	6.0 m	N/A
MINIMUM REAR YARD:	8.0 m	4.2 m
MINIMUM INTERIOR SIDE YARD:	3.0 m	4.2 m
MINIMUM OUTDOOR AMENITY AREA:	45.0 sq.m./unit	70.23 - 95.22 sq.m./unit
MAXIMUM LOT COVERAGE:	38 %	36.9%
MAXIMUM DENSITY:	30 units/ha	23.02 units/ha
MINIMUM FLOOR AREA:	65.0 sq.m.	121.3 sq.m.
NUMBER OF UNITS:	--	45
PARKING SPACES:	--	90 + 6 visitor

LEGEND

5	UNIT/LOT NUMBER
•	DENOTES STREET LIGHT
⊥	DENOTES FIRE ROUTE SIGN
⊕	DENOTES FIRE HYDRANT
	DENOTES 6.0m WIDE FIRE ROUTE
	SITE BOUNDARY

- NOTE:**
- METHOD OF GARBAGE COLLECTION IS INDIVIDUAL UNIT ON THE DAY OF THE MUNICIPAL GARBAGE COLLECTION. GARBAGE WILL BE STORED WITHIN THE INDIVIDUAL UNITS.
 - RESTORATION OF ALL BOULEVARDS ADJUTING THE DEVELOPMENT WILL OCCUR TO THE SATISFACTION OF THE GENERAL MANAGER OF ENVIRONMENTAL SERVICES AND CITY ENGINEER.

EXISTING SERVICES	DRAWING #, SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT	CONSULTANT OR DIVISION	ENGINEER'S STAMP	SCALE HORZ - 1 : 500 5 0 10m	TITLE 311 GEORGE STREET GOLD LEAF PROPERTIES INC. SITE PLAN	PROJECT No. LD-00211 SHEET No. SP1 PLAN FILE No.
					DESIGN SB									
					DRAWN BY SB									
					CHECKED AG									
					APPROVED AG									
					DATE 2021-04-07									
					Site Plan 210407.dwg									