

Table 6.3.1.2 Residential Third Density (R3) Provisions (Section 6.3.1)

Zone Standard	R3 Zone Provisions	Proposed Development
Min Lot frontage	7.5 m	6 m
Min lot area	225 m ²	180 m ²
Min front yard setback	4.5 m	Will conform
Min exterior side yard setback	4.5 m	2.75m
Min interior side yard setback	1.8 m	1.25m
Min rear yard setback	7.5 m	Over 7.5 m
Max Height	12 m	Will conform
Max Lot Coverage	45%	Will conform
Min Landscape/open space	35%	Will conform
Off Street parking	2 per unit	2 per unit (150 spaces)

Key to Detail Location

NO.	Detail Number
NO.	Drawing Number

If this sheet is not 24" x 36" (610 x 915 mm) it is a reduced print
Read &wg. accordingly.

Contractors must check and verify all dimensions on the job and report any discrepancies to the Architect before proceeding with the work.

All prints and specifications are the property of the Architect and must be returned at the completion of the work.

Drawings should not be scaled.

No	Date	Revision/issued
1	22/01/2021	ISSUED FOR REVIEW
2	23/08/2021	ISSUED FOR REVIEW
3	23/02/2022	ISSUED FOR REVIEW
4	27/05/2022	ISSUED FOR SPA RESUBMISSION
5	15/11/2022	REISSUED FOR SPA RESUBMISSION
6	10/01/2023	REISSUED FOR SPA RESUBMISSION
7	15/06/2023	REISSUED FOR REVIEW
8	06/07/2023	REISSUED FOR REVIEW
9	10/07/2023	REISSUED FOR SUBMISSION

HIGH DENSITY BLOCK:

231 units/1.93 ha = 119.69 units/ha

TOWNHOUSE BLOCKS:

77 units (70 units + 10% for ADU=77)/2ha = 38.5 units/ha

UNIT BREAKDOWN:

7 - 3 BEDROOMS
21 - 2 BEDROOMS
203 - ONE BEDROOM

SITE STATISTICS:

COMBINED BLOCK 1 LOT AREA: (4.78ac) 19,343.97 SQ.M

PROPOSED BUILDING "A" FOOTPRINT: 3,913 SQ.M

PROPOSED BUILDING "B" FOOTPRINT: 3,913 SQ.M

HEIGHT (GRADE TO TOP OF ROOF): 18.00 M

MAXIMUM ALLOWABLE LOT COVERAGE: 40%

PROPOSED LOT COVERAGE: 33%

PARKING STRUCTURE FOOTPRINT: 62.63%

GROSS FLOOR AREA CALCULATIONS BUILDING "A":

BASEMENT FLOOR (NOT INCLUDED): 910 SQ.M

FIRST FLOOR: 3,239 SQ.M

SECOND FLOOR: 3,239 SQ.M

THIRD FLOOR: 3,239 SQ.M

FOURTH FLOOR: 1,674 SQ.M

GROSS FLOOR AREA CALCULATIONS BUILDING "B":

BASEMENT FLOOR (NOT INCLUDED): 1092.5 SQ.M

FIRST FLOOR: 3,239 SQ.M

SECOND FLOOR: 3,239 SQ.M

THIRD FLOOR: 3,239 SQ.M

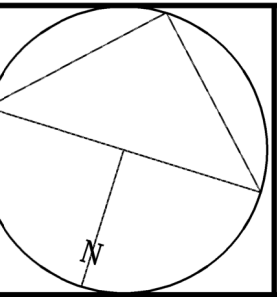
FOURTH FLOOR: 1,674 SQ.M

PROPOSED FSI: 22,782 SQ.M / 19,344 = 1.18

HIGH DENSITY UNIT COUNT: 231

TOWNHOUSE UNIT COUNT: 70

FUTURE TOWNHOUSE UNITS (590): 11



CS&P Architects Inc.

SITE PLAN
& SITE STATISTICS

scale: 1:500
date: JANUARY 2021
drawn: CS&P
checked by:
project number: 20031
drawing number: A1.0

