

CURRENT UNIT AREA NUMBERS ARE APPROXIMATE							
UNIT BREAKDOWN							
UNIT TYPE	# OF BEDROOMS	# OF UNITS	GROUND S.F. (EXCL. GARAGE)	MAIN S.F.	UPPER S.F.	TOTAL S.F. PER UNIT (EXCLUDING GARAGE)	TOTAL S.F. (INCLUDING GARAGE)
UNIT 'A'	3 BEDROOMS	52	283.99 SF.	694.50 SF.	722.66 SF.	1,701.15 S.F.	88,459.0 S.F.
UNIT 'B'	3 BEDROOMS	15	202.83 SF.	612.16 SF.	640.33 SF.	1,455.32 S.F.	21,829.0 S.F.
UNIT 'C'	3 BEDROOMS	4	313.00 SF.	772.00 SF.	800.00 SF.	1,885.00 S.F.	7,540.0 S.F.
TOTAL COUNT =		71			TOTAL =		117,829.0 S.F.

DEVELOPMENT DATA				
SITE AREA	S.F.	AC	SQ.M	Ha
GROSS	174,295.00 S.F.	4.01	16,192.53	1.62
GROSS PER TOP OF BANK	156,018.00 S.F.	3.59	14,494.54	1.45
UNDEVELOPED AREA @ CREEK	60,067.00 S.F.	1.38	5,580.40	0.56
SRW (WATERCOURSE SETBACK)	5,606.00 SF	0.13	520.81	0.05
NET AREA (DEVELOPABLE)	108,622.00 SF	2.50	10,091.31	1.01
FLEX ADDITION	2,988.00 S.F.			
FLEX REDUCTION	2,970.00 S.F.			

DENSITY			
DENSITY (PER GROSS)	18 UPA	44 UPHa	(71 UNITS)
F.A.R. (PER GROSS)	0.68	117,829.00 SF	(10,947 M2)
SITE COVERAGE	27.35 %	(47,688 S.F.)	(4,430 M2)

PARKING:				
	REQUIRED:			
	RESIDENTIAL:	2 x(71 UNITS)	142	
	VISITOR:	0.20 x(71 UNITS)	= 14.20 SPACES	SAY 14
	TOTAL:		156 SPACES	

PROVIDED:	
RESIDENTIAL:	142 SPACES
VISITOR:	14 SPACES (1 PER 5 DWELLING) (3 SC STALL @ 20%)
<u>TOTAL:</u>	<u>156 SPACES</u>

TANDEM PARKING	0 (TANDEM PARKING)	= 0.00 (%)
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AMENITY	AREA			
	REQUIRED:			
	OUTDOOR	6.0 M2 X	(71 UNITS)	426.00 M2
	PROVIDED:			
		INDOOR AMENITY	1,544 S.F.	143.44 SQ.M.
		OUTDOOR AMENITY	3,177 S.F.	295.15 SQ.M.
			<u>TOTAL</u>	<u>438.60 SQ.M.</u>

5% ADAPTABLE UNIT REQUIREMENT
REQUIRED- 3.6
PROVIDED - 4

CURRENT LAND USE DESIGNATION:
SF-1 UPA
STREAMSIDE PROTECTION &
ENHANCEMENT AREAS

PROPOSED LAND USE:
TOWNHOUSE (22 UPA)

APPLICABLE DEVELOPMENT PERMIT AREA:
LATIMER (NW)

CURRENT ZONE:
SR-2

PROPOSED ZONE:
COMPREHENSIVE DEVELOPMENT
(CD) ZONE

REQUESTED VARIANCE
NOT APPLICABLE

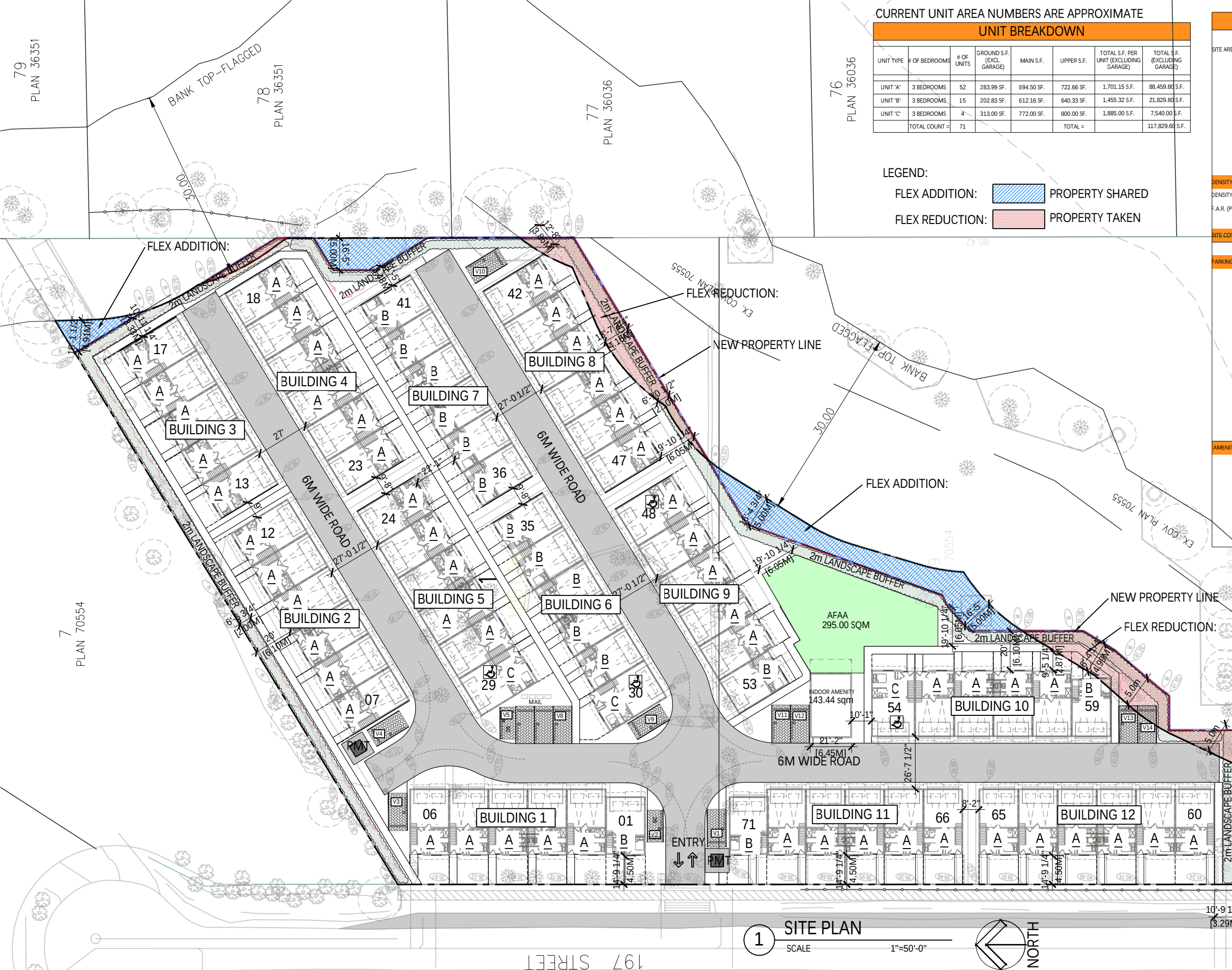
SUMMARY OF PROPOSAL:

THE PROPOSED PROJECT CONSISTS OF 71 TOWNHOUSE UNITS, AN INDOOR AMENITY AND AN AGE FRIENDLY AMENITY.

LEGEND:

FLEX ADDITION:  PROPERTY SHARED

FLEX REDUCTION:  PROPERTY TAKEN



1 SITE PLAN
SCALE 1"=50'-0"