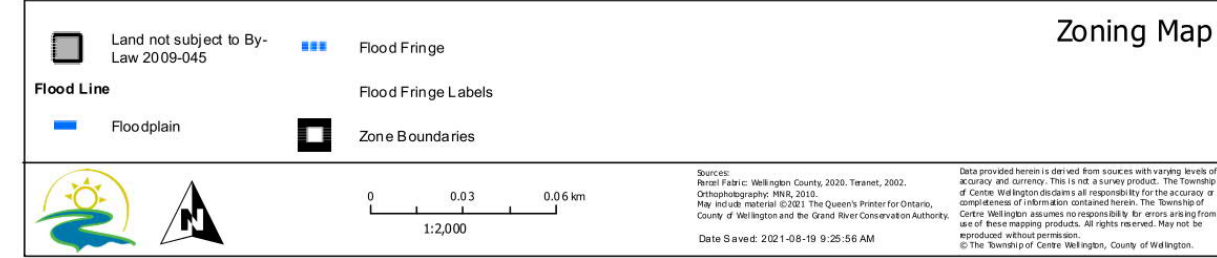
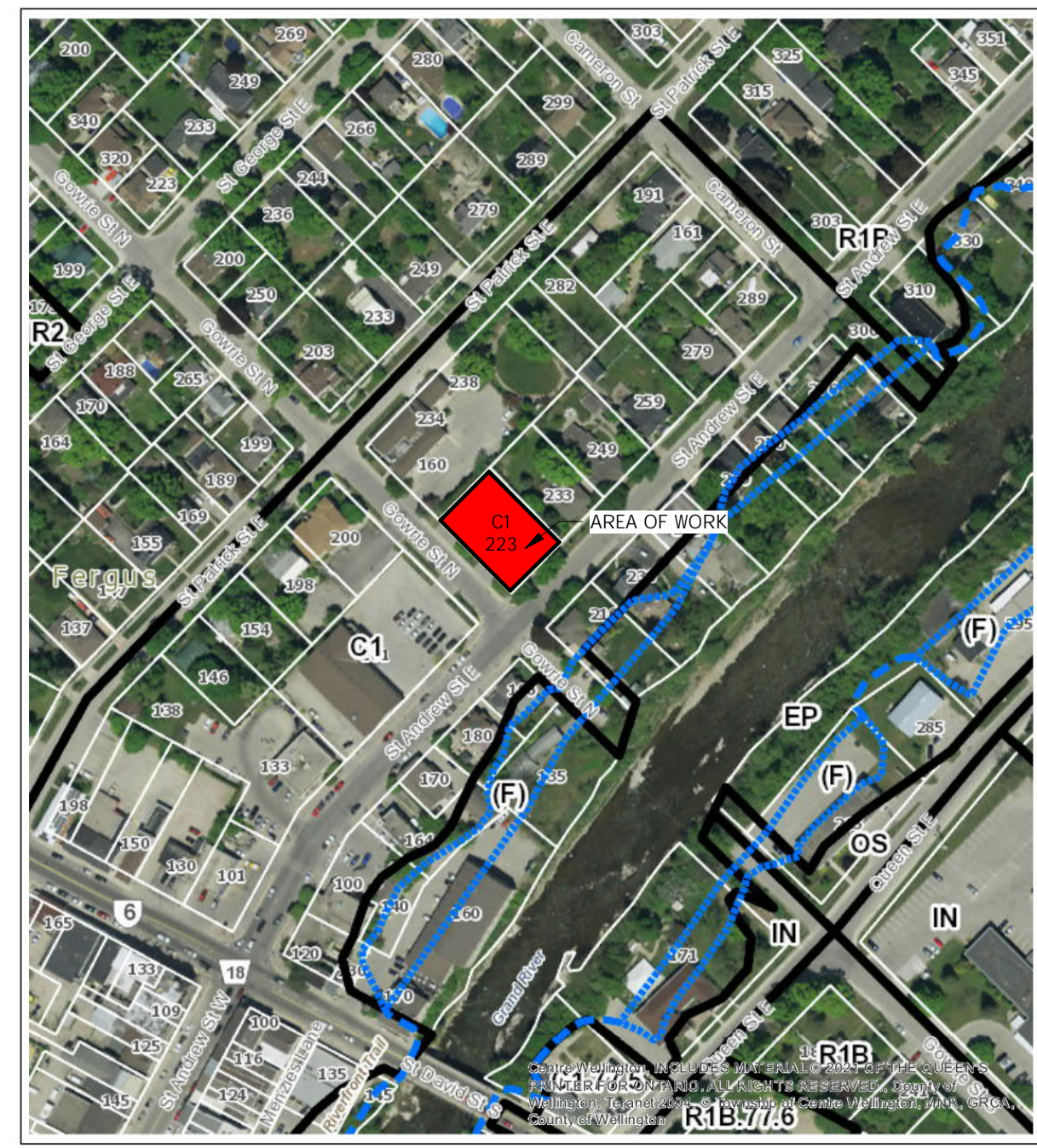


10.1 General Commercial Provisions - C1				
ROW	REGULATION	REQUIRED	PROPOSED	COMPLIES
a)	Minimum Lot Area	No Minimum	981.27 m <sup>2</sup>	YES
b)	Minimum Lot Frontage	No Minimum	25.13 m (St. Andrew St.)	YES
c)	Minimum Front Yard	No Minimum	0 m (St. Andrew St.)	YES
d)	Minimum Rear Yard	No minimum except where a rear yard abuts a Residential Zone, the minimum shall be 3.0 metres (9.8')	20.29 m (St. Andrew St.)	YES
e)	Minimum Interior Side Yard	No minimum except where an interior side lot line abuts a Residential Zone, the minimum shall be 3.0 metres (9.8')	1.306 m (St. Andrew St.)	YES
f)	Maximum Lot Coverage	90%	40%	YES
g)	Minimum Exterior Side Yard	No Minimum	0 m (Gowrie St.)	NO
h)	Maximum Building Height	3 storeys but not more than 11 m (36ft)	14.95 m	NO
i)	Buffer Strip	A buffer strip is required along any interior side lot line and rear lot line which abuts land zoned for residential or institutional purposes.	N/A Existing Buffer strips at lot lines	YES

Supporting Calculations	
For maximum lot coverage:	
Site Area =	981 m <sup>2</sup>
Proposed Building area =	367.5 m <sup>2</sup>
Total Coverage =	(367.5 m <sup>2</sup> / 981 m <sup>2</sup> ) x 100 = 37.5%
Landscape Area:	
Site Area =	981 m <sup>2</sup>
Proposed Landscape Area =	139.6 m <sup>2</sup>
Total Coverage =	(139.6 m <sup>2</sup> / 981 m <sup>2</sup> ) x 100 = 14.2%
Parking Calculation (5-Storey Mixed-Use):	
Residential	17 Units x 1 space / unit = 17 Spaces
Commercial	1 space / 30 m <sup>2</sup> 115 m <sup>2</sup> = 4 spaces
Total Parking Calculated	= 21 Spaces
50% Reduction for CBD	= 10.5 Spaces Required
Total Parking Provided	= 11 Spaces
BF Required	= 1 Space

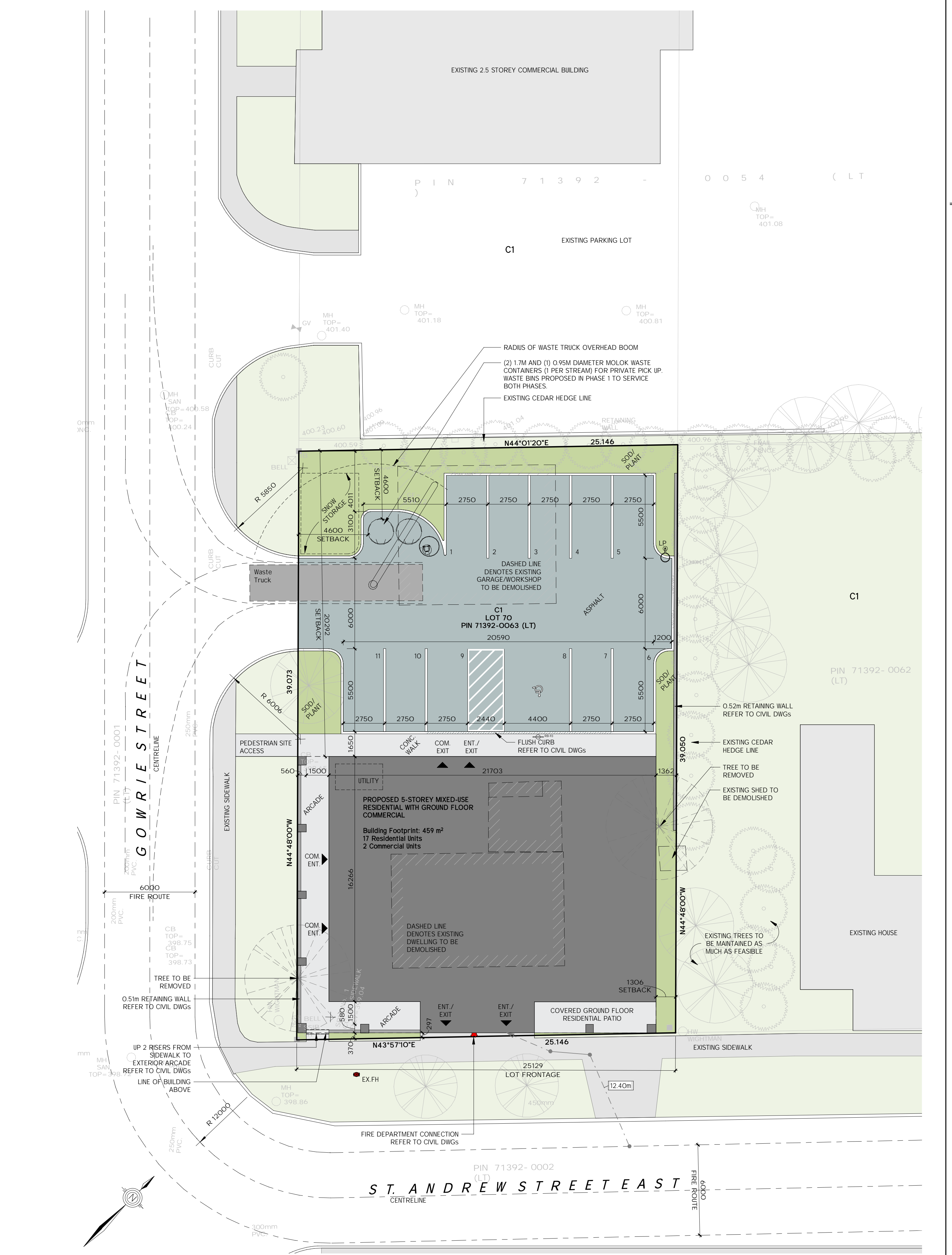
SITE PLAN LEGEND	SITE PLAN NOTES
SOD OR LANDSCAPED AREA	1. PROPOSED DRIVEWAY AND PARKING TO BE ASPHALT.
PROPOSED ASPHALT PARKING AREA	2. ALL PARKING LINES TO BE PAINTED WITH HIGH TONAL CONTRAST AGAINST ASPHALT SURFACE.
PROPOSED WALKWAYS	3. ALL BARRIER FREE PARKING STALLS TO INCLUDE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED WITH HIGH TONAL CONTRAST AGAINST ASPHALT SURFACE.
EXISTING BUILDING STRUCTURES	
EXISTING BUILDING STRUCTURES TO BE REMOVED	
PROPOSED BUILDINGS	
SNOW STORAGE AREA	
RB-93 ACCESSIBLE PARKING SIGN REFER TO TYPICAL DETAIL	
CONCRETE CURB ALL CURBS TO BE SINGLE STAGE PER OPSD 600 04 UNLESS NOTED OTHERWISE. REFER TO CIVIL DRAWINGS FOR DETAILS	
LIGHT POST (L.P.)	
FIRE DEPARTMENT CONNECTION (F.D.C.)	



4 Street View Looking North-East  
A1.0

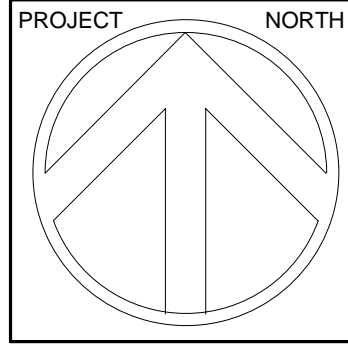
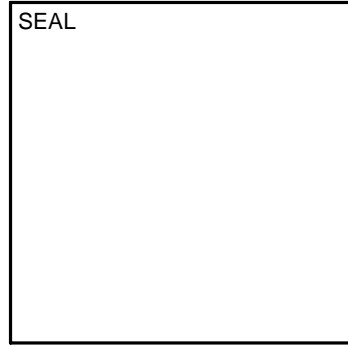


2 Street View Looking South-West  
A1.0



1 Site Plan  
A1.0 1:150

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF THE WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE WORK UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.  
ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE ARCHITECT. ANY CHANGES TO THIS SERVICE AND ARE TO BE RETURNED AT HIS REQUEST.  
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STATUS	ZBA
PROJECT #	21040
CHKD	Checker
DRAWN	AKR
SCALE	As indicated
DATE DWN	2021 08 18
ISSUED	2022 03 29
SHEET #	TITLE