



ZONING - RM-2

EXISTING APARTMENT UNITS
= 320 UNITS (7 STORES' BUILDING) NOT INCLUDED IN SETBACK AND HEIGHT CALCULATIONS BELOW

PROPOSED STACKED BACK TO BACK TOWNHOUSE UNITS
= 89 UNITS (3 - 3 STOREY BLOCKS)

REGULATION	REQUIRED	PROPOSED
LOT AREA	720 sq.m	23,683.29 sq.m
LOT FRONTAGE	21.0 m	162.02 m
FRONT YARD	7.0 m	9.18 m
SIDE YARD	1.8 m	7.59 m
REAR YARD	7.0 m	25.59 m
MINIMUM LANDSCAPE OPEN SPACE	35.0%	46.04%
MINIMUM LANDSCAPE OPEN SPACE	(8,289.15 sq.m.)	(10,904.87 sq.m.)
MAXIMUM LOT COVERAGE	35.0%	16.73%
MAXIMUM LOT COVERAGE	(8,289.15 sq.m.)	(3,961.42 sq.m.)
HEIGHT OF BUILDING (STACKED TOWNS)	12.0 m	11.7 m
PARKING	1.5 SPACES / 1.5 SPACES	1.27 SPACES / UNIT = 276 SPACES
BARRIER FREE PARKING SPACES	8 SPACES	12 SPACES

- LEGEND**
- IRON BAR
 - PROPERTY LINE
 - MAN DOOR ENTRANCE / EXIT
 - 6.0m WIDE FIRE ROUTE
 - PAINTED CROSS WALK
 - FIRE HYDRANT
 - AREA STREET LIGHT - REFER TO ELECTRICAL DRAWINGS
 - WALL MOUNTED STREET LIGHT - REFER TO ELECTRICAL DRAWINGS
 - STOP SIGN
 - FIRE ROUTE PARKING SIGN
 - BARRIER FREE PARKING SIGN
 - BARRIER FREE PARKING SPACE