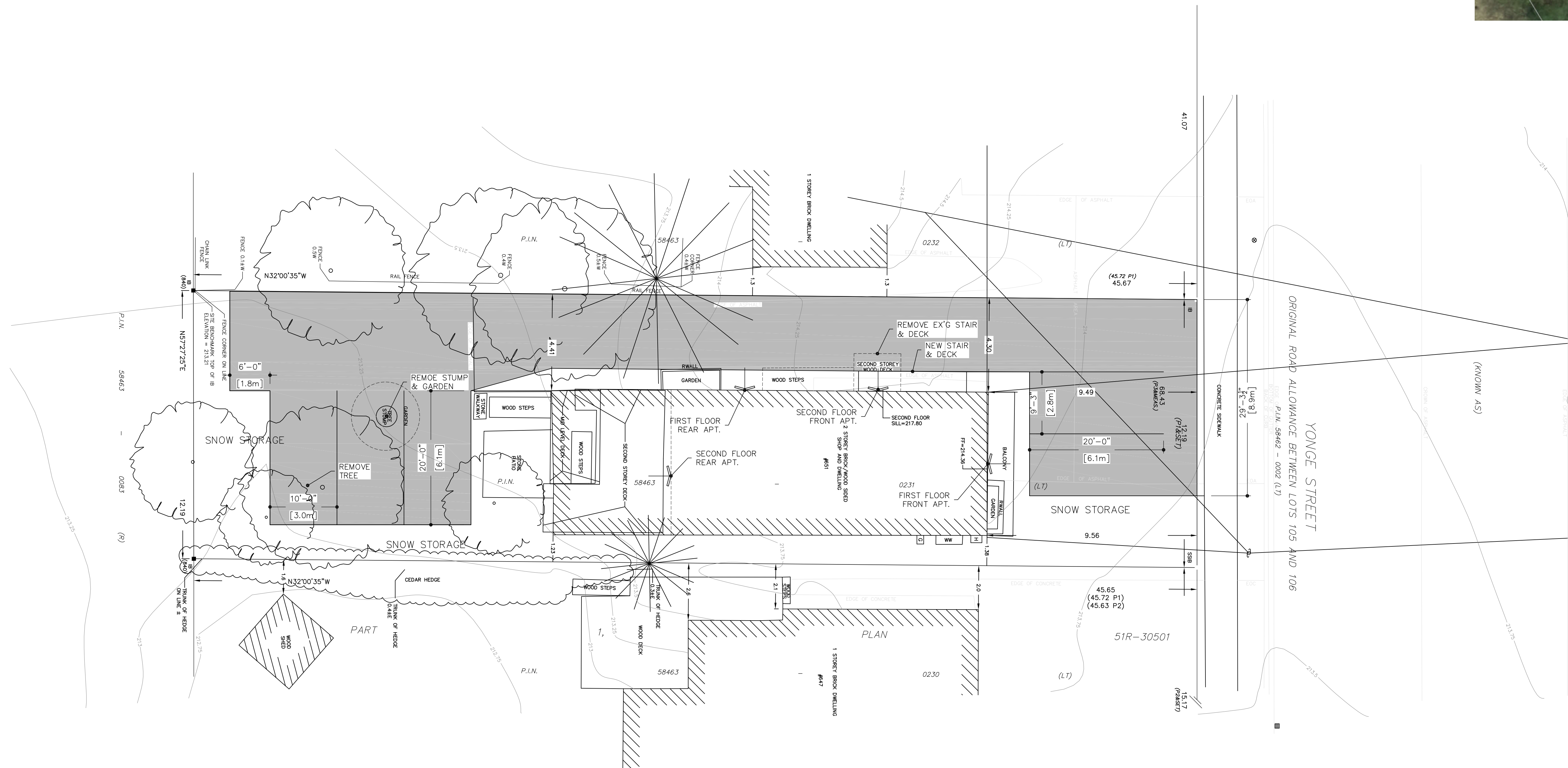


651 Yonge Street Zone Matrix (Four-plex)		
	Residential Apartment (RA) Zone	Proposed RA-## Zone
Lot Area (min.)	100 m ² / unit 4 units x 100 = 400 m ²	557.4 m ²
Lot Frontage (min.)	40 m	12.19 m (existing) ZBA to recognize
Lot Coverage (max.)	40 %	18.3% (557.4 + 102.2 m ²)
Landscaped (open) space		40.1%
Front Yard (min.)	12 m	9.4 m (existing) ZBA to recognize
Rear Yard (min.)	The greater of ½ building height or 7.5 m	19.6 m (existing)
Interior Side Yard (min.)	The greater of ½ the building height or 6.0 m	1.2 m (existing) ZBA to recognize
Building Height (max.)	11 m	TBD (no increase proposed)
Parking Spaces (min.)	6 spaces <ul style="list-style-type: none"> 1.5 per dwelling unit 25% shall be for visitor parking 	4 (2 existing in front yard and 2 new in rear yard) ZBA to address
Parking Space Dimensions	2.8m x 5.8m	2.8m x 5.8m
Driveway Width (max.)	50% of lot frontage	74.5% (9.1 m existing) ZBA to recognize



THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN. HE HAS THE QUALIFICATIONS TO BE A DESIGNER & THE FIRM IS REGISTERED.

QUALIFICATION INFORMATION
 SEAN OUELLET _____ (22817)
 MICHAEL DUPUIS _____ (24929)

REGISTRATION INFORMATION
 DUPUIS & OUELLET INC. (37568)

NO.	DATE	REVISION

Dupuis & Ouellet Inc.
 ARCHITECTURAL DESIGN SERVICES
 1 COUNTY ROAD 6 SOUTH, TINY 10L 2J0
 (705) 245-8808 www.dodesign.ca

SHEET TITLE
SITE PLAN FOURPLEX

PROJECT NAME
**FOR ANDREW BRENNAN
 651 YONGE ST, MIDLAND**

SCALE 1:100	DRAWN BY S.O.
DATE JUL 20/21	CHECKED S.O.
PROJECT 20-083	DRAWING S11