

ZONING BYLAW COMPLIANCE CHART:

ZONE DESIGNATION:		
PARENT BYLAW:	CURRENT: RESIDENTIAL TOWNHOUSE - RT	PROPOSED: RESIDENTIAL APARTMENT - RA*
SITE SPECIFIC BYLAW:	CURRENT: RT-19 (786 WILLIAM ST)	PROPOSED: RA - D80.BH18* (TO BE CONFIRMED)
ZONE REQUIREMENTS:		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	100 m <sup>2</sup> /DU	11217.71 m <sup>2</sup> / 80 = 140m <sup>2</sup> /DU
MINIMUM LOT FRONTAGE	40.0 m	135.5 m
MAXIMUM LOT COVERAGE	40.0%	SEE SITE CALCULATIONS
MINIMUM YARD SETBACKS		BUILDING 1   BUILDING 2
FRONT YARD	12.0 m	14.50 m   6.05 m*
REAR YARD (GREATER OF)	1/2 BLDG HGT OR 7.5 m	5.79 m*
INTERIOR SIDE YARD (GREATER OF)	1/2 BLDG HGT OR 6.0 m	N/A   6.05 m*
EXTERIOR SIDE YARD	6.0 m	4.93 m*   N/A
MAXIMUM BUILDING HEIGHT	11.0 m	18.0 m*   18.0 m*
MINIMUM BUILDING SEPARATION	NOT LESS THAN HGT OF TALLEST BLDG	69.49 m
PARKING REQUIREMENTS:		
	REQUIRED	PROPOSED
MINIMUM NUMBER OF PARKING SPACES	1.5 per DU	120 SPACES - 90 RESIDENT 30 VISITOR (SEE BELOW)
MINIMUM PARKING SPACE DIMENSIONS	2.80 m X 5.80 m	2.80 m X 5.80 m
MIN. DRIVE AISLE WIDTH		
TWO WAY TRAFFIC	6.70 m	6.70 m
ONE WAY TRAFFIC	3.60 m	N/A
VISITOR PARKING	25% OF REQUIRED	80 UNITS X 1.5 = 120
No. OF SPACES	No OF PARKING	120 X 23.34% = 28 VISITOR*
BARRIER FREE PARKING	30 PUBLIC PARKING	
No. OF SPACES	1 PER TABLE 4.2	
BARRIER FREE PARKING		1 BARRIER FREE SPACE
MIN. SPACE DIMENSIONS	4.60 m X 7.30m	4.60 m X 7.30m

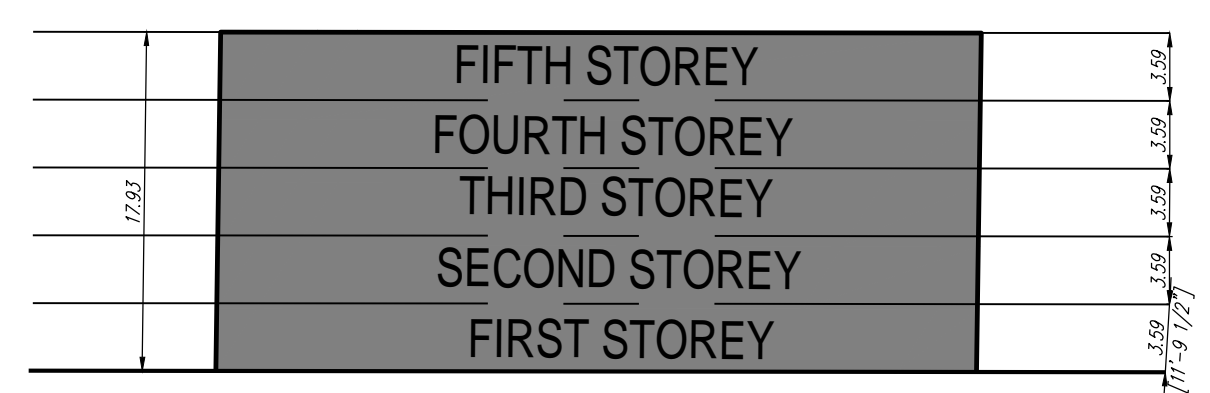
SITE CALCULATIONS:

LOT COVERAGE:	
LOT AREA	11217.71 m <sup>2</sup> [120,746.43 s.f.]
BUILDING AREA	2286.22 m <sup>2</sup> [24,608.67 s.f.]
COVERAGE PERCENTAGE	20.38 %
SITE FEATURE AREA TOTALS:	
ROADWAYS (incl. curbs)	2491.48 m <sup>2</sup> [26,818.07 s.f.]
DRIVEWAYS	N/A
SIDEWALKS	475.50 m <sup>2</sup> [5,118.24 s.f.]
PARKING SPACES (incl. curbs)	2150.84 m <sup>2</sup> [23,151.45 s.f.]
STORMWATER POND	440.45 m <sup>2</sup> [4,740.98 s.f.]
LANDSCAPED AREA (without sidewalks)	3373.22 m <sup>2</sup> [36,309.04 s.f.]
LANDSCAPE PERCENTAGE	30.07 %
LANDSCAPED AREA (with sidewalks)	4142.78 m <sup>2</sup> [44,272.8 s.f.]
LANDSCAPE PERCENTAGE	34.31 %
SNOW STORAGE	218.35 m <sup>2</sup> [2,350.30 s.f.]
	4.72 % OF ROADWAY + PARKING

NOTE: ITEMS IDENTIFIED WITH *OBLIQUE TEXT* REPRESENT DEFICIENCIES AS RELATED TO THE TOWN OF MIDLAND ZONING BYLAW 2004-90

TACTILE WALKING SURFACE INDICATORS TO BE INSTALLED IN COMPLIANCE WITH:  
ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 2005  
SECTION 80.26 "EXTERIOR PATHS OF TRAVEL, CURB RAMPS" &  
SECTION 80.27 "EXTERIOR PATHS OF TRAVEL, DEPRESSED CURBS"

SITE SERVICING INFORMATION SHOWN ON THIS PLAN REPRESENTS EXISTING CONDITIONS AS LOCATED VIA TOWN OF MIDLAND, ENGINEERING DEPARTMENT MAP OF 786 WILLIAM ST.  
ALL LOCATIONS AND SPOT ELEVATIONS TO BE CONFIRMED.



MASSING MODEL

786 WILLIAM ST, MIDLAND ON  
PROPOSED RESIDENTIAL DEVELOPMENT  
OPTION C (80 UNITS)

client: MIDLAND PROJECT  
project: PROPOSED DEVELOPMENT  
location: MIDLAND, ONTARIO  
date: OCT 2017  
job no. ...

model: 786 WILLIAM ST  
drawing: OPTION C  
scale: 1:250  
sheet: 1 OF 1

1. REVISED PER CLIENT COMMENT: [REDACTED] THESE REQUIREMENTS ARE NOT TO BE USED FOR ALL DIMENSIONS THAT BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS TO THE TOWN OF MIDLAND ZONING BYLAW 2004-90 AND THE TOWN OF MIDLAND ENGINEERING DEPARTMENT MAP OF 786 WILLIAM ST. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS TO THE TOWN OF MIDLAND ZONING BYLAW 2004-90 AND THE TOWN OF MIDLAND ENGINEERING DEPARTMENT MAP OF 786 WILLIAM ST. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

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checked: SM  
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