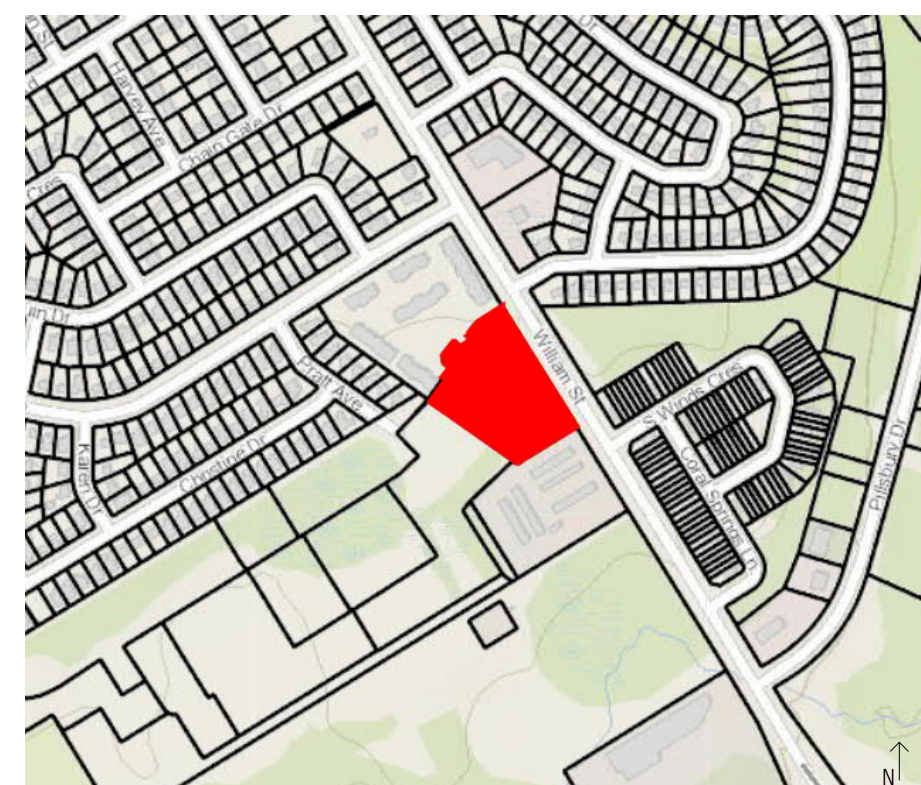


IDENTIFICATION DATA			
PARCEL CODE: CON 2 PT LOT 102 RP 51R-1395 PT PART 2			
LOT AREA: 2.74 ACRES			
PROPOSED LAND USE: RESIDENTIAL			
REGULATIONS GOVERNING RA-12 D73.BH18, RESIDENTIAL APARTMENT ZONE			
ROW	REGULATION	REQUIRED	PROPOSED
3	MIN. LOT AREA	100 SQ.M./DWELLING UNIT	TOTAL LOT = 11105.18 m <sup>2</sup> (127.6 m <sup>2</sup> PER UNIT)
4	MIN. LOT FRONTAGE	40 m	135.5 m
5	MAX. DENSITY UNITS/HA	113 UNITS	87 UNITS
6	MIN. FRONT YARD	6.0 m	6.0 m
7	MIN. INTERIOR SIDE YARD	4.9 m	4.9 m
8	MIN. EXTERIOR SIDE YARD	6.0 m	6.0 m
9	MIN. REAR YARD	1/2 THE BUILDING HEIGHT OR 7.5m WHICHEVER IS GREATER	9.0 m
10	MAX. BLDG HEIGHT	18 m	15.8 m
12	MIN. COMMON AMENITY AREA	10 SQ.M. PER UNIT + 870 m <sup>2</sup>	INTERIOR BUILD. 1 = 145m <sup>2</sup> INTERIOR BUILD. 2 = 67m <sup>2</sup> EXTERIOR = 1005m <sup>2</sup> TOTAL = 1217m <sup>2</sup>
13	MIN. LANDSCAPED OPEN SPACE	30% LOT COVERAGE	LANDSCAPED AREA = 3946.15 m <sup>2</sup> (35.5%)
18	FLOOR SPACE INDEX (F.S.I.)	43 DWELLING UNITS IN BUILD. 1 + 44 DWELLING UNITS IN BUILD. 2 + 87 DWELLING UNITS @ 1.5 = 131 MIN. REQUIRED	5 B.F. PARKING 34 VISITOR PARKING 86 RESIDENTIAL PARKING (INCLUDING 6 E.V. SPACES) 131 TOTAL PARKING
PARKING CALCULATION SHALL BE FOR DESIGNATED VISITOR PARKING			

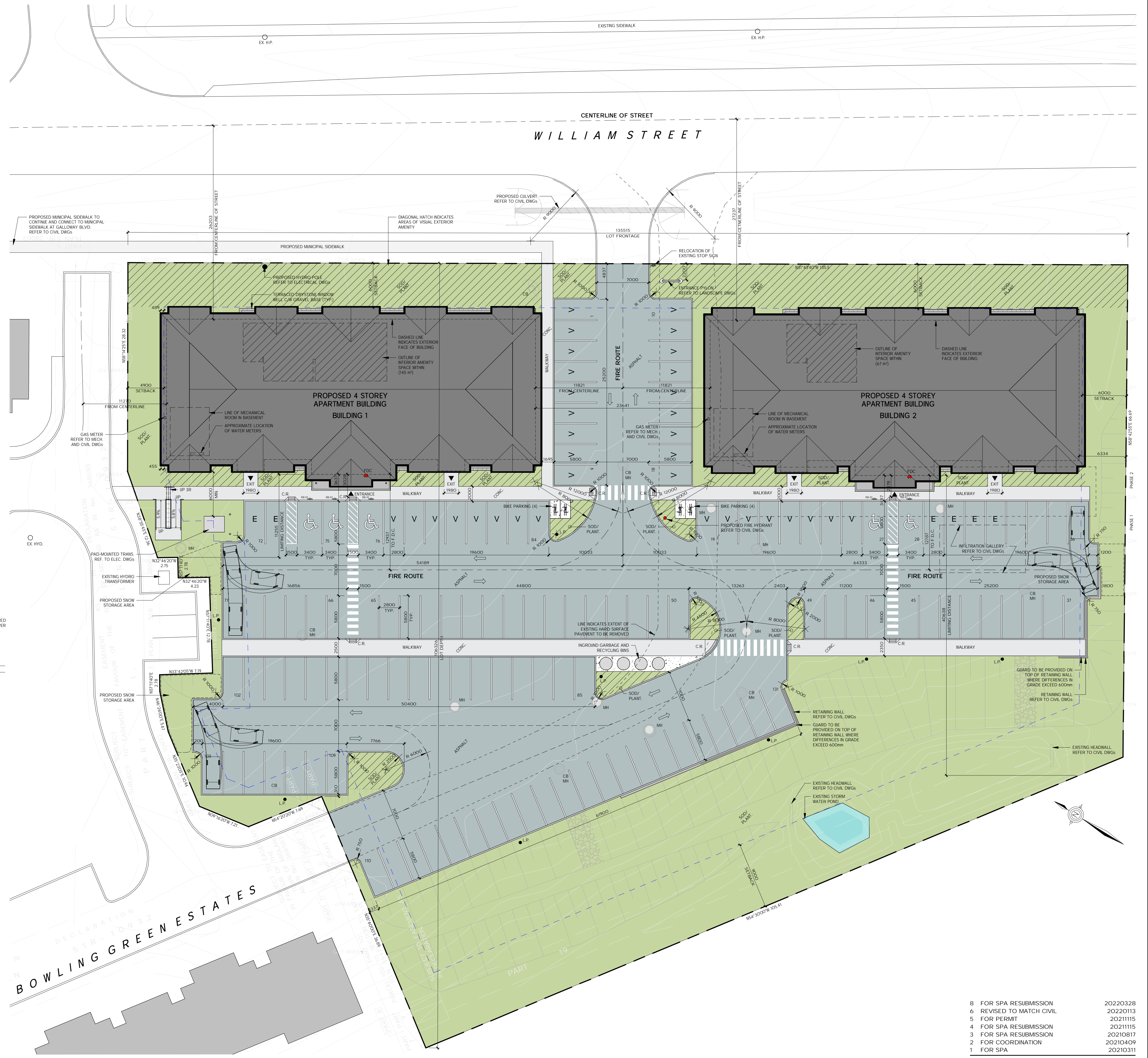
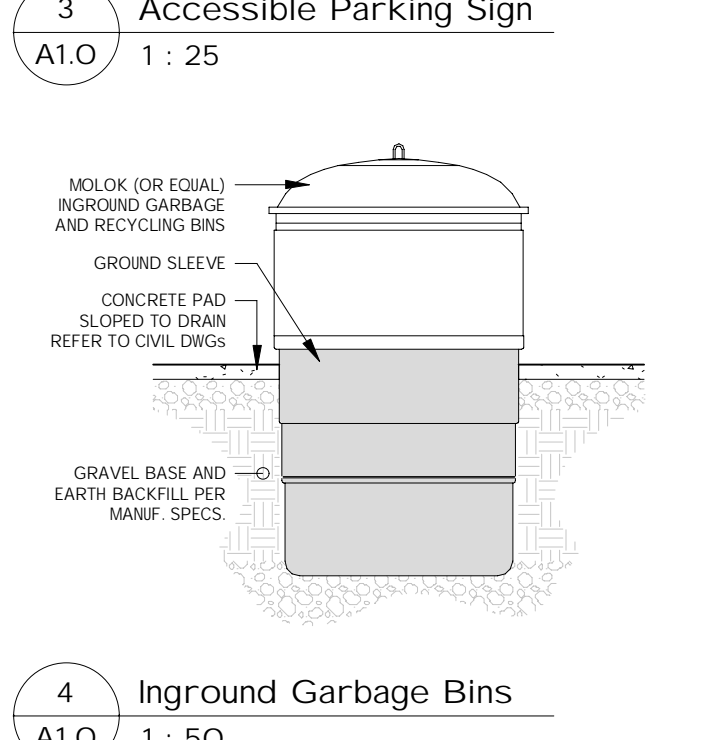
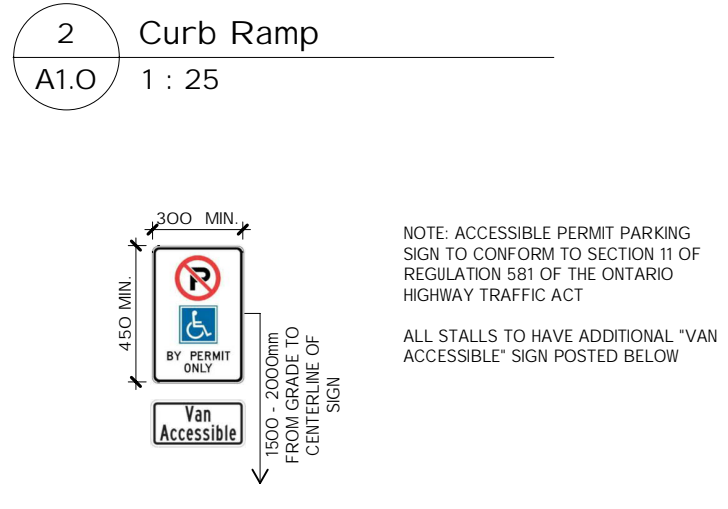
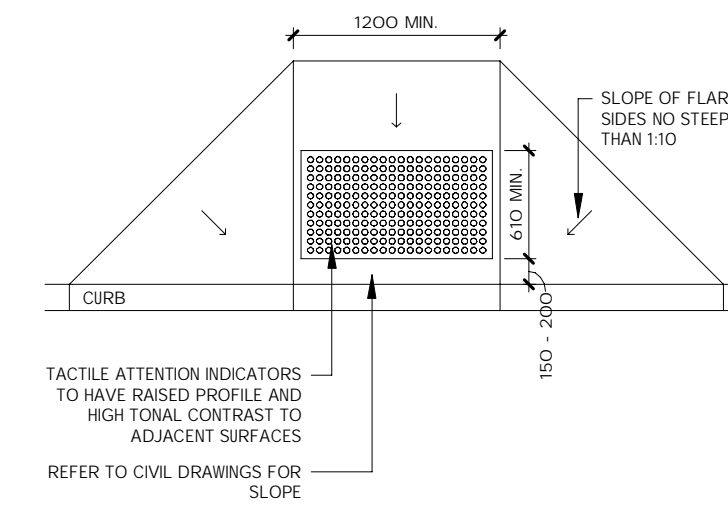
Building 1 Unit Schedule - Totals			
Name	Count	Unit	Comments
Unit A	11	Unit	2 Bed
Unit A B.F.	5	Unit	2 Bed
Unit B	13	Unit	2 Bed
Unit C	6	Unit	2 Bed
Unit D	1	Unit	1Bed
Unit D B.F.	2	Unit	1Bed
Unit E	3	Unit	2 Bed
Unit F	2	Unit	2 Bed
Grand total	43	Unit	



NOTE: SITE COUNT FOR BUILDING 2 INCLUDES ONE ADDITIONAL UNIT B. TOTAL UNIT COUNT OF SITE (BUILDING 1 AND BUILDING 2 COMBINED) IS 87 UNITS

Key Plan  
N.T.S.

- SITE PLAN LEGEND**
- SOD OR LANDSCAPED AREA
  - EXISTING POND
  - PROPOSED ASPHALT PARKING AREA
  - PROPOSED WALKWAYS
  - PROPOSED SITE FEATURES
  - EXISTING BUILDING STRUCTURES
  - PROPOSED BUILDINGS
  - PROPOSED EXTERIOR AMENITY (VISUAL LANDSCAPING)
  - SETBACK BOUNDARY
  - FIRE ROUTE
  - EDGE OF EXISTING HARD SURFACE ROADWAY - TO BE REMOVED
  - 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.)
  - CURB RAMP (C.R.) COMPLETE WITH TACTILE ATTENTION INDICATOR REFER TO TYPICAL CURB RAMP DETAIL
  - E PARKING STALL COMPLETE WITH ELECTRIC VEHICLE CHARGING STATION
  - V VISITOR PARKING
- SITE PLAN NOTES**
- ALL SITE LIGHTING TO BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL LAND.
  - PROPOSED DRIVEWAY AND PARKING TO BE ASPHALT.
  - ALL PARKING LINES TO BE PAINTED WITH HIGH TONAL CONTRAST AGAINST ASPHALT SURFACE.
  - ALL BARRIER FREE PARKING STALLS TO INCLUDE INTERACTION SYMBOL OF ACCESSIBILITY PAINTED WITH HIGH TONAL CONTRAST AGAINST ASPHALT SURFACE.



**Fryett Turner ARCHITECTS INC**  
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Fax: 519-846-0343  
www.fryettarchitect.com

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 RETURNED TO HIS SERVICE AND ARE TO BE RETURNED AT HIS REQUEST.  
DO NOT SCALE DRAWINGS.

SEAL  
ONARIO ASSOCIATION OF ARCHITECTS  
ROBERT IAN TURNER  
LICENCE 7867

PROJECT NORTH

**LANDINGS AT ABERDARE BUILD 1**  
786 WILLIAM ST. - MIDLAND, ON  
Site Plan

STATUS	SPR	PROJECT #	RT	PROJECT TITLE
2022-03-21 3:01:02 PM	20024		NA	
	AS INDICATED	08/12/20		
	20211115			

REVISIONS	DATE
8 FOR SPA RESUBMISSION	20220328
6 REVISED TO MATCH CIVIL	20220113
5 FOR PERMIT	20211115
4 FOR SPA RESUBMISSION	20211115
3 FOR SPA RESUBMISSION	20210817
2 FOR COORDINATION	20210409
1 FOR SPA	20210311