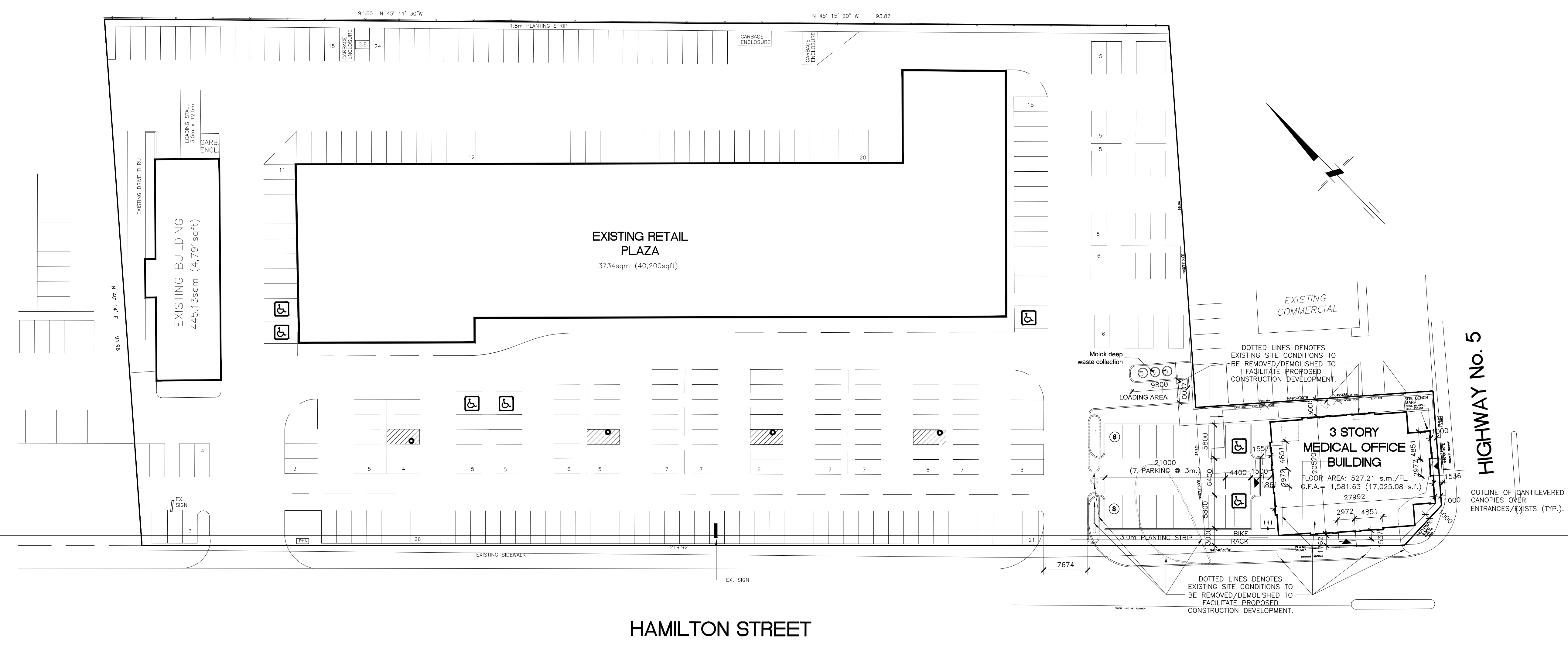


KEY PLAN N.T.S.



**NOTE:**  
 SITE PLAN WAS DRAWN FROM INFORMATION PROVIDED ON CAD FILE PROVIDED BY THE OWNER AS PREPARED BY:  
 Janet Paul  
 Land Use Planning & Drafting  
 P.O. BOX 158  
 Waterdown, Ontario  
 L0R 2H0  
 PHONE: (905) 689-4049

**METRIC**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRE AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**\*CAUTION\***  
 CONTRACTORS ARE TO VERIFY ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION. UNDERGROUND SERVICE INFORMATION WAS OBTAINED FROM OTHER SOURCES AND THEIR ACCURACY CANNOT BE GUARANTEED.

**LEGEND**

- DENOTES FOUND MONUMENT
- ▬ DENOTES STANDARD IRON BAR
- ▲ DENOTES ENTRANCE/EXIT DOORWAYS
- DENOTES PROPOSED LIGHT STANDARD
- DENOTES ARCHITECTURAL EXTERIOR WALL MOUNTED LIGHTING. (SEE SITE LIGHTING DRAWINGS).
- ▨ DENOTES LOCATIONS OF HEAVY DUTY ASPHALT. (FIRE ROUTE)
- ▩ DENOTES LOCATIONS OF PAINTED PARKING LINES.
- ▧ DENOTES LOCATIONS OF PERMEABLE INTERLOCKING CONCRETE PAVERS. BY: UNILOCK PAVERS

| DEVELOPMENT DETAILS<br>MIXED USE MEDIUM DENSITY – PEDESTRIAN FOCUS<br>(C5a-304) ZONE |                           |                    |                  |
|--|---------------------------|--------------------|------------------|
|  | REQUIRED                  | PROPOSED           | AMENDMENT NEEDED |
| BUILDING SETBACK FROM A STREET LINE:   |                           |                    |                  |
| i) MAX. FIRST FLOOR SETBACK TO STREET  | 3.0 m                     | 1.0 m              |                  |
| MIN. REAR YARD   | 7.5 m                     | 3.0 m              |                  |
| MIN. INTERIOR SIDE YARD  | 7.5m ABUTTING RESIDENTIAL | N/A                |                  |
| MAX. BUILDING HEIGHT   |                           |                    |                  |
| i) FACADE HEIGHT ALONG STREET LINE   | 22.0 m<br>7.5 m           | 17.35 m<br>17.35 m |                  |
| BUILT FORM FOR NEW DEVELOPMENT   |                           |                    |                  |
| iii) MIN. WIDTH OF GROUND FLOOR FACADE   | 50% OF ALL LOT LINES      | 79% OF LOT LINE    |                  |
| v) NO PARKING BETWEEN FACADE AND FRONT LOT LINE                                      |                           | NON PROVIDED       |                  |
| vii) MIN. OF ONE PRINCIPLE ENTRANCE ACCESSIBLE FROM STREET                           |                           | PROVIDED           |                  |
| xi) MIN. GROUND FLOOR FACADE SHALL BE WINDOWS AND DOORS                              | 60%                       | ???                |                  |
| PARKING SETBACK TO A STREET LINE   | 3.0 m                     | 3.0 m              |                  |
| MIN. PLANTING STRIP ADJACENT TO PARKING ABUTTING A STREET                            | 3.0 m                     | 3.0 m              |                  |
| SHORT TERM BICYCLE PARKING   | 5 SPACES                  | 6 SPACES           |                  |

| DEVELOPMENT DETAILS<br>BUSINESS DISTRICT (BD-3) ZONE |                    |                     |                  |
|--|--------------------|---------------------|------------------|
|  | REQUIRED           | PROPOSED            | AMENDMENT NEEDED |
| MIN. LOT AREA  | 275 m <sup>2</sup> | 1035 m <sup>2</sup> |                  |
| MIN. LOT FRONTAGE                                    | 9 m                | 34.6 m              |                  |
| MAX. HEIGHT  | 11 m               | 17.35 m             | X                |
| MAX. LOT COVERAGE                                    | 80%                | 50.94%              |                  |
|  | 828m <sup>2</sup>  | 527m <sup>2</sup>   |                  |
| MIN. FRONT YARD                                      | NO MIN.            | 1.0 m               |                  |
| MIN. REAR YARD                                       | 1.5 m              | 3.0 m               |                  |
| MIN. INTERIOR SIDE YARD                              | 7.5 m              | N/A                 |                  |
| MIN. EXTERIOR SIDE YARD                              | NO MIN.            | 1.0 m               |                  |
| MIN. PLANTING STRIP ADJACENT TO A STREET             | 3.0 m              | 3.0 m               |                  |
| MIN. PARKING SETBACK TO A STREET LINE                | 3.0 m              | 3.0 m               |                  |
| MIN. DRIVEWAY AISLE – TWO-WAY TRAFFIC                | 6.4 m              | 6.4 m               |                  |
| LOADING SPACE  | 1 SPACE            | 1                   |                  |

| PARKING REQUIREMENTS  |  |            |
|---|--|------------|
|   | REQUIRED                                 | PROPOSED   |
| EX. SHOPPING CENTRE<br>4032m <sup>2</sup> (C5a-304 ZONE)      | 1 SPACE/17m <sup>2</sup><br>= 211 SPACES | 211 SPACES |
| PROP. MEDICAL CLINIC/OFFICE 1080m <sup>2</sup> (C5a-304 ZONE) | 1 SPACE/16m <sup>2</sup><br>= 68 SPACES  | 75 SPACES  |
| TOTAL PARKING   | 279 SPACES                               | 286 SPACES |
| ACCESSIBLE PARKING  |  |            |
| EX. SHOPPING CENTRE   | 7 SPACES                                 | 5 SPACES   |
| PROP. MEDICAL CLINIC/OFFICE                                   | 3 SPACES                                 | 2 SPACES   |
| TOTAL ACCESSIBLE  | 10 SPACES                                | 7 SPACES   |

| No. | Date      | Description                                | By   |
|-----|-----------|--|------|
| 3   | 12/12/18  | ADDED THIRD FLOOR                          | MK   |
| 2   | 25/05/18  | ISSUED FOR SITE PLAN AMENDMENT APPLICATION | MK   |
| 1   | NOV/24/17 | ISSUED FOR REVIEW                          | M.K. |

No. Date By:  
**REVISIONS**  
 Contractor shall check and verify all dimensions and report any discrepancies to the architect before proceeding with the work.

Drawing Name:  
**SITE PLAN**

Project Name:  
 PROPOSED:  
**OFFICE BUILDING PAD**  
**VILLAGE PLAZA,**  
**64 HAMILTON STREET NORTH,**  
**WATERDOWN, ONTARIO**

Y.T. ARCHITECTURAL SERVICES INC.  
 Architect.

333 GREENFIELD AVE.,  
 NORTH YORK, ONTARIO  
 M2N 3E7  
 TEL: (416) 222-0612  
 FAX: (416) 512-7828

Scale: 1:400  
 Date: NOV. 2017  
 Drawn by: M.K.  
 Checked by: Y.T.  
 Issued:

Project No.:  
**21742**

Drawing No.:  
**A-1**

ONTARIO ASSOCIATION OF ARCHITECTS  
 YOUSEF M. MADROS  
 LICENCE 2718