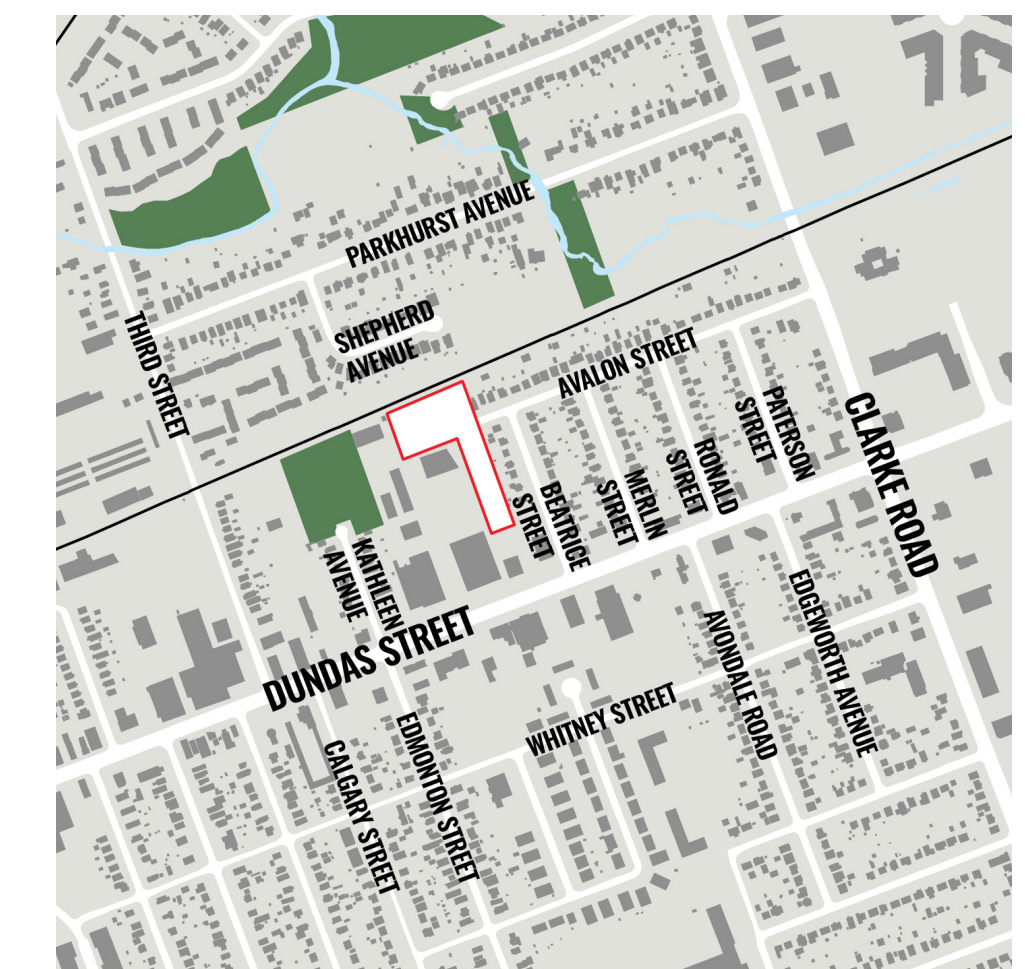


CONCEPT PLAN

01 DWG

PROJECT SITE
1806 Avalon Street

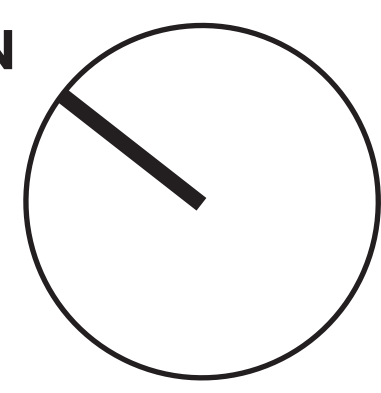


SITE DATA

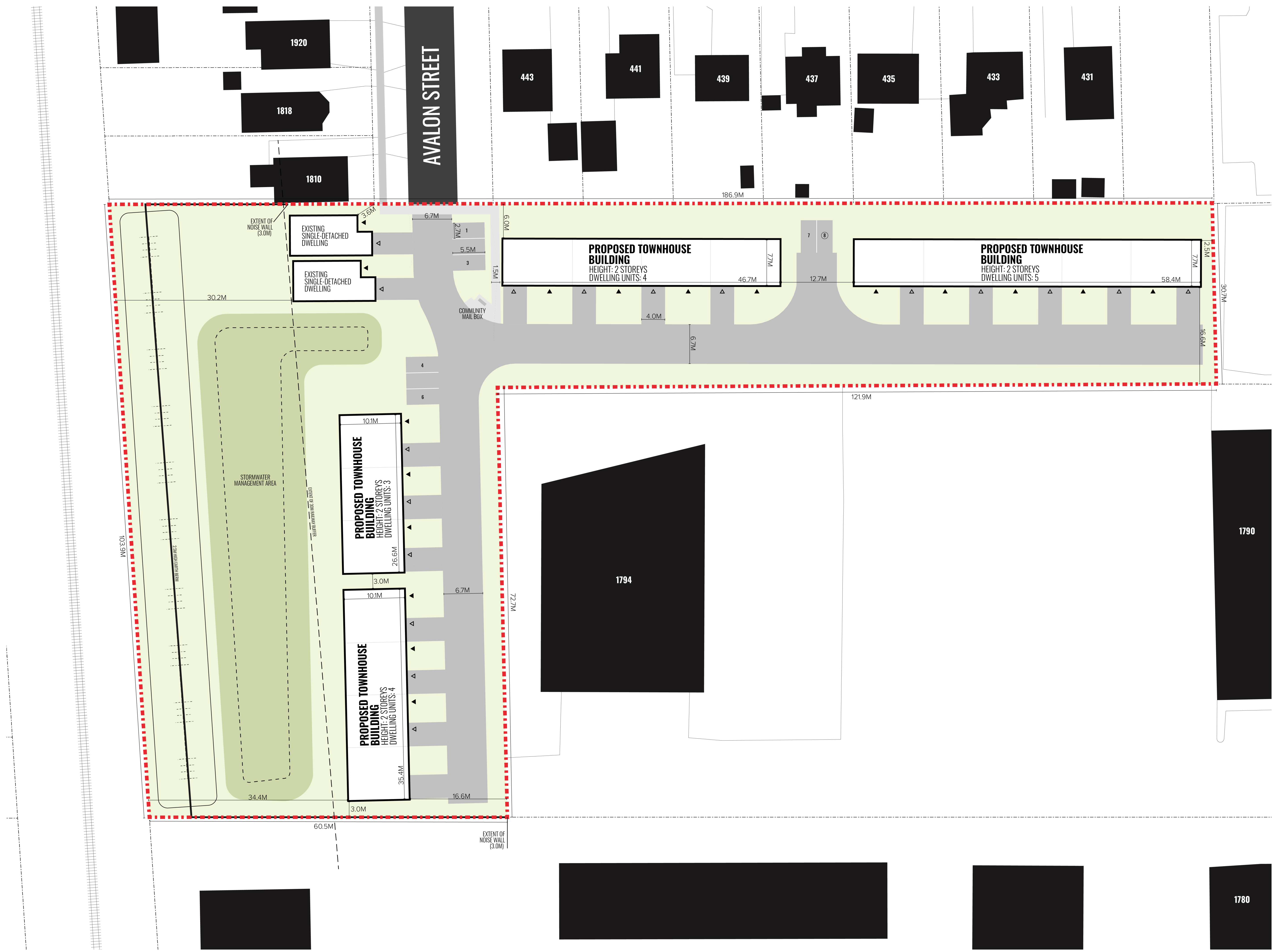
R6-5 ZONE

Regulations	Required	Proposed
Permitted Uses:	Section 10.2	Cluster Townhouses
Lot Area:	850m ² (min.)	10,020m ²
Lot Frontage:	10m (min.)	20.0m
Front and Exterior Side Yard:	6.0m (min.)	3.6m*
Interior Side and Rear Yard:	0.4 metres (1.3 feet) per 1 metre (3.28 feet) of main building height or fraction thereof, but in no case less than 3 metres (9.8 feet) when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres (19.7 ft) when the wall of a unit contains windows to habitable rooms.	East: 6.0m South: 2.5m* West: 3.0m*
Landscaped Open Space:	30% (min.)	54.5%
Lot Coverage:	45% (max.)	13.4%
Height:	12.0m (max.)	9.0m
Density:	35uph (max.)	17.6uph
Parking:	Townhouse: 1 per unit Single Detached: 1 per unit 17 Total Required	43 Total Provided Townhouses (Driveway & Garage): 32 Single Detached (Driveway & Garage): 4 Visitor: 8

Client: 2126983 Ontario Inc.
Date: [02.09.2024]
Drawn By: D. Murphy
Plan Scale: nts
File No: 1806A
Version: 1.0



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Lot Boundary Disclaimer: Site dimensions have been derived from a Legal Boundary Survey, completed by Holstead & Redmon Limited (RHK, OLS) on January 24, 2003. Siv-ik planning and design inc. makes no warranties or guarantees regarding the accuracy of the lot boundaries

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