

# ZONING REQUIREMENTS FOR C3 ZONE

	REQUIRED	PROPOSED
MINIMUM LOT FRONTAGE	45.00 m	306.63 m
MINIMUM LOT AREA	1850 m <sup>2</sup>	12054 m <sup>2</sup>
MINIMUM FRONT YARD	7.50 m	7.50 m
MINIMUM EXTERIOR SIDE YARD	6.00 m	N/A m
MINIMUM INTERIOR SIDE YARD	6.00 m	6.11 m
MINIMUM REAR YARD	7.50 m	N/A m
MAXIMUM LOT COVERAGE	40 %	15.9 %
MINIMUM LANDSCAPED OPEN SPACE	15 %	30.1 %
MAXIMUM BUILDING HEIGHT	10.50 m	6.71 m
GROSS LEASABLE AREA (MAX.)	7500 m <sup>2</sup>	2616 m <sup>2</sup>

LOADING SPACES 1 PER BUILDING UP TO 1000 m<sup>2</sup> 5 SPACES 4 SPACES

LOADING SPACE SIZE 3.00 x 9.00m WITH VERTICAL CLEARANCE OF 4.50 m

PARKING AREA TO BE A MINIMUM OF 5.00m FROM STREET LINE

PARKING SPACES			
RESTAURANT	1/15 m <sup>2</sup> = 29.96	30 SPACES	
RESTAURANT TAKEOUT	1/8 m <sup>2</sup> = 83.25	84 SPACES	
RETAIL	5/100 m <sup>2</sup> = 40.7	41 SPACES	
	TOTAL	155 SPACES	153 SPACES
ACCESSIBLE PARKING SPACES	101-200 SPACES 3%+1=5.65	6 SPACES	40 SPACES



BICYCLE PARKING	1/250 m <sup>2</sup> BUILDING 1	4 SPACES
	BUILDING 2	2 SPACES
	BUILDING 3	4 SPACES
	BUILDING 4	1 SPACE
	BUILDING 5	1 SPACE
	TOTAL	25 SPACES

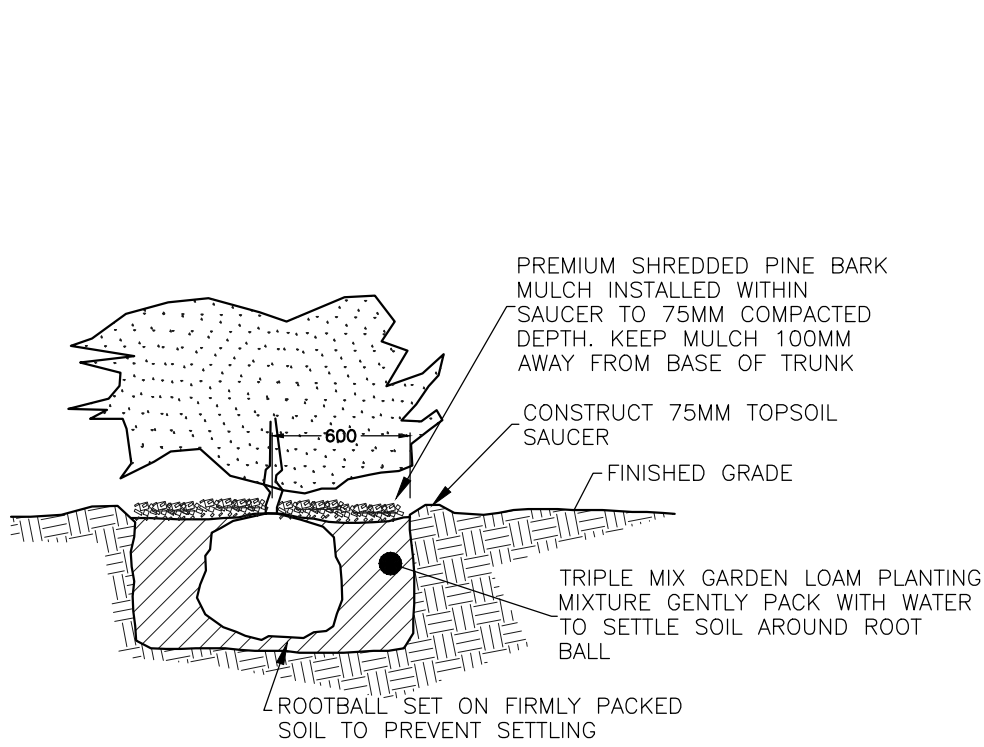
MAXIMUM BUILDING AREA 40% OF 12054 m<sup>2</sup> = 4821.6 m<sup>2</sup>

## SITE STATISTICS

LOT AREA	12054 m <sup>2</sup>
BUILDING AREA	1916 m <sup>2</sup>
ASPHALT AREA	6174 m <sup>2</sup>
LANDSCAPED AREA	3964 m <sup>2</sup>

## PLANTING SCHEDULE

KEY	QTY	NAME	SIZE & CONDITION
	12	MALUS SARGENTII "SARGENT CRABAPPLE"	50 mm B & B
	70	CANADIAN HEMLOCK "TSUGA CANADENSIS 'PENDULA'"	0.50m HIGH



## SHRUB PLANTING DETAIL

N.T.S.

NOTE: ALL DIMENSIONS ARE IN MILLIMETRES OR METRES UNLESS OTHERWISE SHOWN.

### PLANT MATERIAL QUALITY STANDARDS

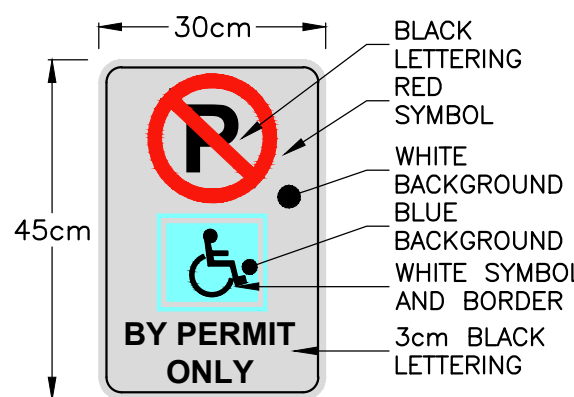
ALL PLANT MATERIAL TO CONFORM TO THE LEVELS OF STANDARDS ESTABLISHED BY THE CANADIAN STANDARDS FOR NURSERY STOCK, SEVENTH EDITION, PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION

### WATERING

ENSURE TREES ARE THOROUGHLY WATERED AT THE TIME OF PLANTING. CONTINUE WATERING AS REQUIRED TO PROVIDE ADEQUATE MOISTURE FOR THE DURATION OF THE SPECIFIED MAINTENANCE PERIOD

### PLANTING DEPTH

IN HEAVY CLAY OR POORLY DRAINED SOIL ALL WOODY PLANTS TO BE PLACED SO THAT THE ROOT COLLAR IS POSITIONED 75-100MM HIGHER THAN THE SURROUNDING GRADE.

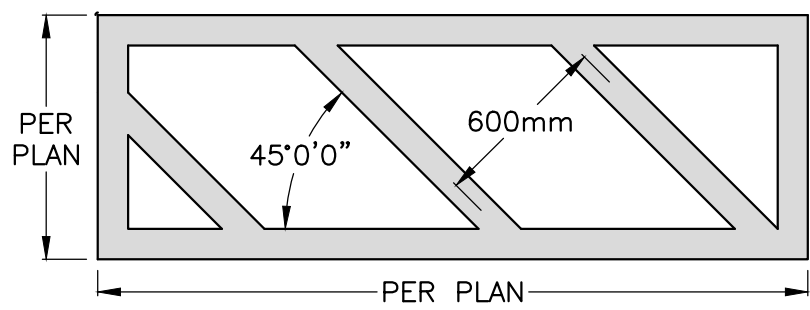


### SIGNAGE NOTES

- PAINTS AND SIGN MATERIALS TO MEET MTO TRAFFIC SIGN SPECIFICATIONS
- SIGNS TO BE INSTALLED TO MTO STANDARDS
- INCLUDES POSTS AND INSTALLATION

## ACCESSIBLE PARKING SIGN - AP (OTM Rb-93)

N.T.S.

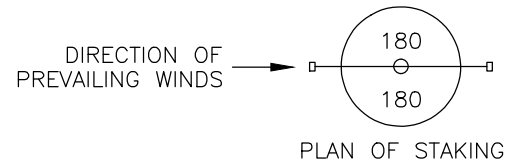


## (PH) PAINT MARKINGS PAVEMENT HATCH

N.T.S.

### PAVEMENT MARKING NOTES

- ALL PARKING STALL LINES, TRAFFIC ARROWS AND HATCHED AREAS SHALL BE PAINTED YELLOW.
- ALL PARKING STALL LINES SHALL BE 100mm WIDE.
- STOP BARS SHALL BE 600mm WIDE.
- PAINT MUST MEET "OPSS 1716 WATER-BORNE TRAFFIC PAINT" SPECIFICATIONS
- HANDICAPPED PARKING SPACES TO BE PAINTED STANDARD BLUE OVERLAIN WITH THE INTERNATIONAL SYMBOL FOR DISABLED PERSON.



## DECIDUOUS TREE PLANTING DETAIL

N.T.S.

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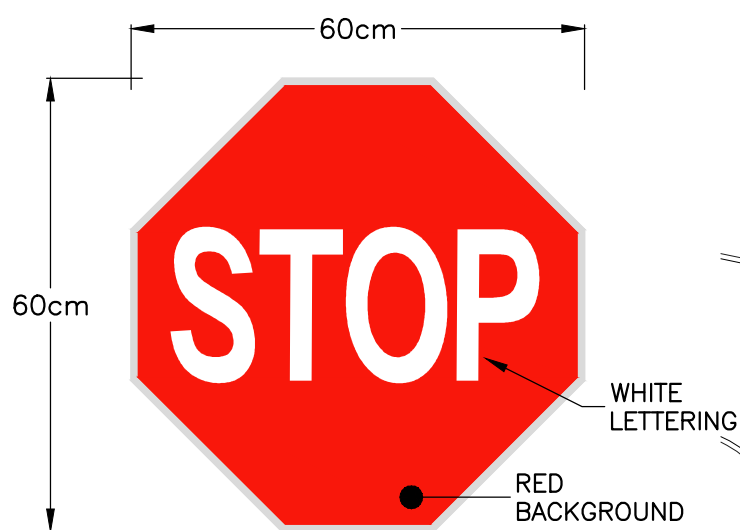
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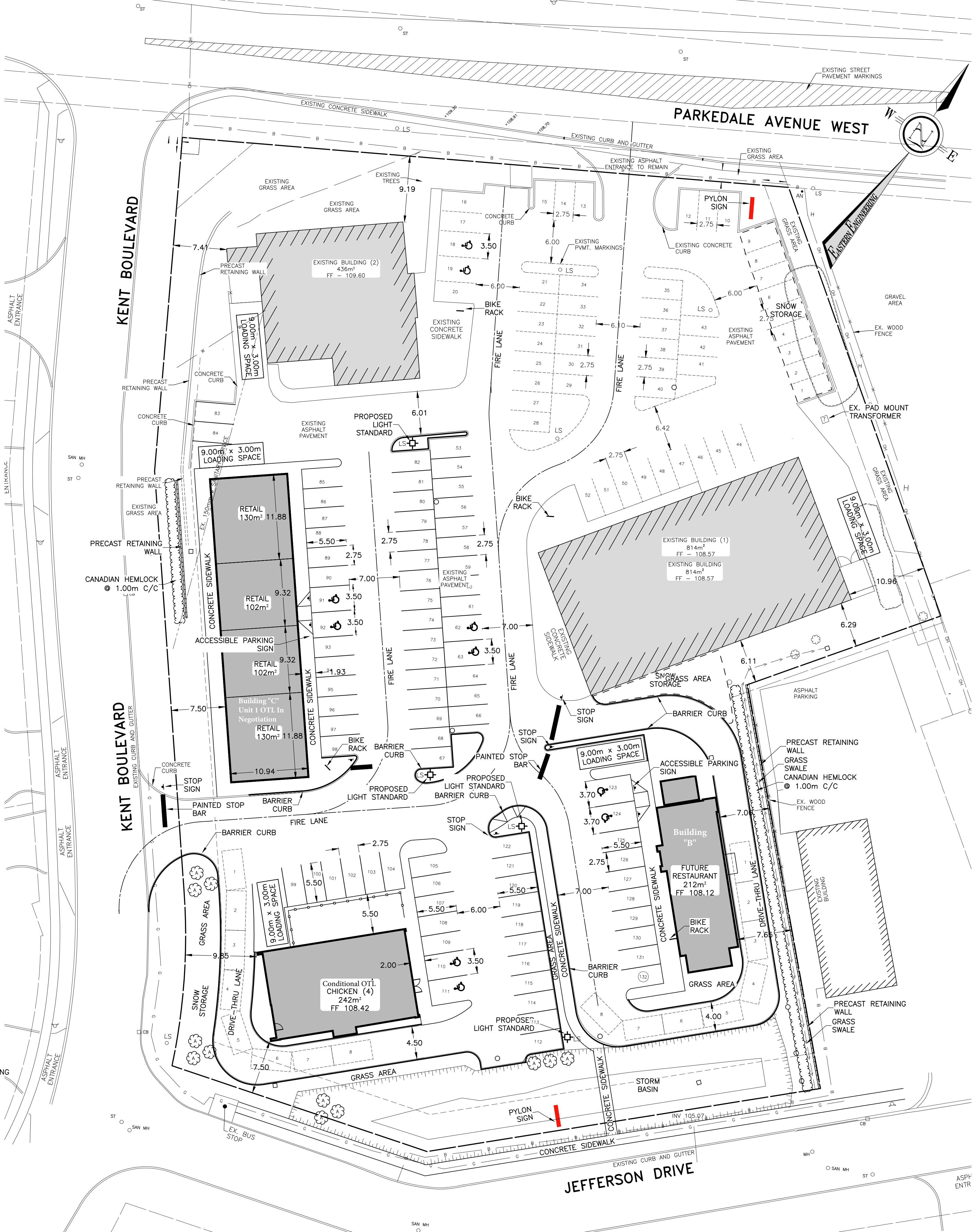


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## STOP - ST (OTM Ra-1)

N.T.S.



## LEGEND

	EXISTING GRADE
	PROPOSED GRADE
	PROPOSED SWALE GRADE
	DIRECTION OF DRAINAGE
	SUBDRAIN
	STORM SEWER
	SANITARY SEWER
	WATER MAIN
	GAS MAIN
	ELECTRICAL UNDERGROUND
	ELECTRICAL OVERHEAD
	BELL UNDERGROUND
	MANHOLE
	CATCHBASIN
	HANDICAPPED PARKING SIGN
	LIGHT STANDARD
	UTILITY BOX
	TRANSFORMER
	TREE LINE
	FENCE
	PROPERTY BOUNDARY
	EX. UTILITY POLES
	EX. UTILITY POLE ANCHOR
	CULVERT
	RETAINING WALL
	BIKE RACK

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Drawing Title:

## SITE PLAN

Design: AJP	Checked: CAJ	Approved:	Project No.: 7397
Drawn: AJP	Checked: CAJ	Date: 1/16/2023	Contract No.:

Scale: 0 6 12	Drawing No.:
Horizontal: 300	

**C2**

File No.: 7397 C. 2023.0.dwg