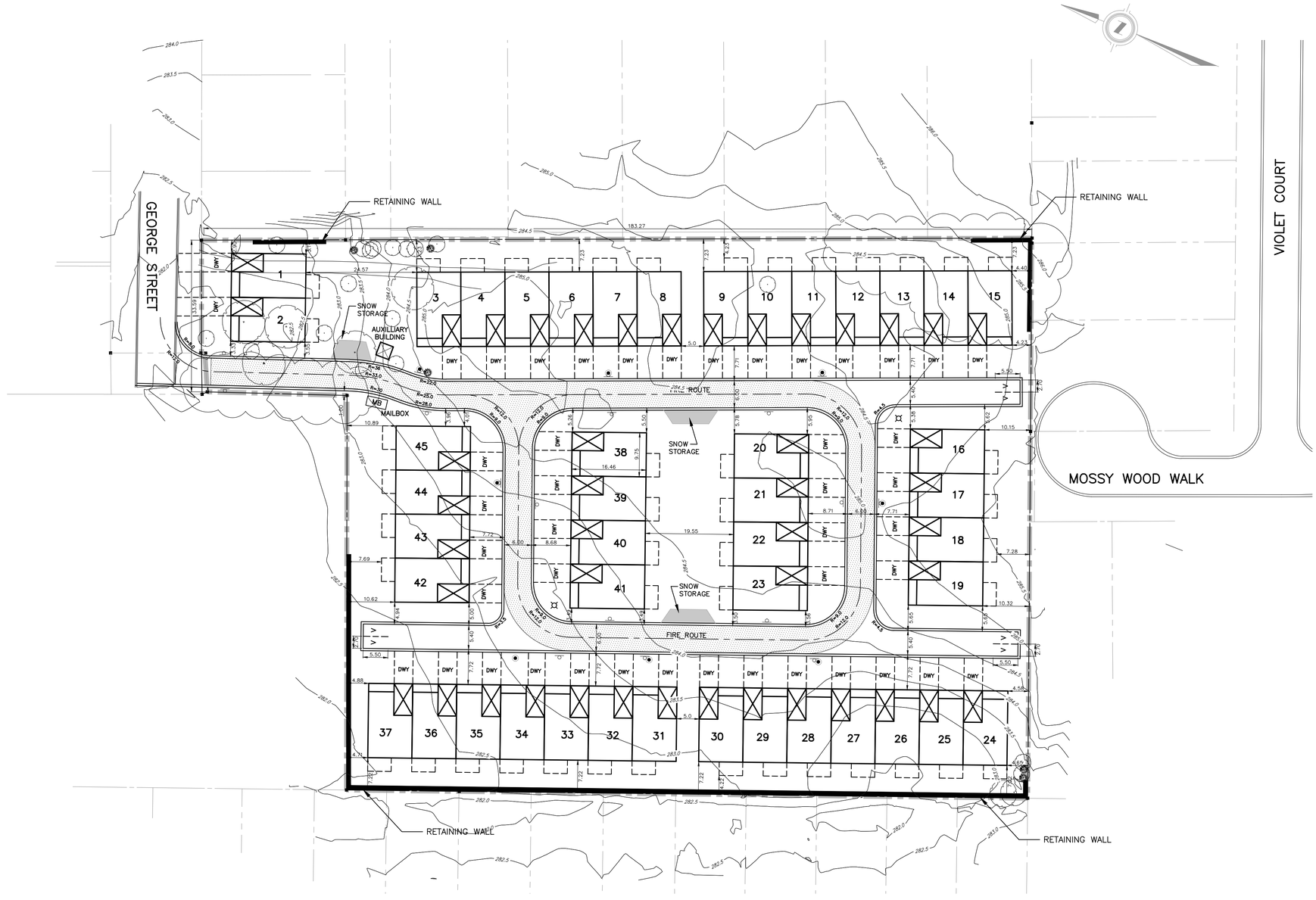

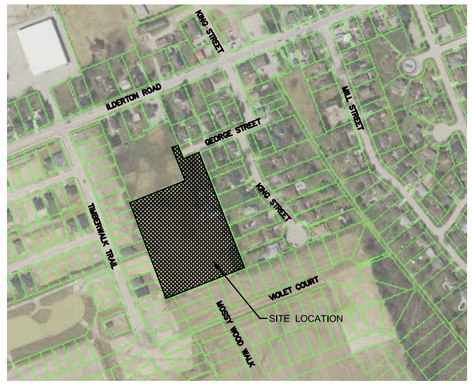

SITE DATA

PROPOSED USE:	TOWN HOUSE	
ZONE:	UR3	
REGULATION	REQUIRED	PROPOSED
MINIMUM LOT AREA:	250 sq.m.	19546.4/ 45 = 434.4 sq.m.
MINIMUM LOT FRONTAGE:	6.0 m	33.6 m
MINIMUM LOT DEPTH:	35.0 m	183.37 m
MINIMUM FRONT YARD:	6.0 m	6.5 m
MINIMUM EXTERIOR SIDE YARD:	6.0 m	N/A
MINIMUM REAR YARD:	8.0 m	4.2 m
MINIMUM INTERIOR SIDE YARD:	3.0 m	4.2 m
MINIMUM OUTDOOR AMENITY AREA:	45.0 sq.m./unit	70.23 - 95.22 sq.m./unit
MAXIMUM LOT COVERAGE:	38 %	36.9%
MAXIMUM DENSITY:	30 units/ha	23.02 units/ha
MINIMUM FLOOR AREA:	65.0 sq.m.	121.3 sq.m.
NUMBER OF UNITS:	- -	45
PARKING SPACES:	- -	90 + 6 visitor

LEGEND

5	UNIT/LOT NUMBER
◉	DENOTES STREET LIGHT
⊳	DENOTES FIRE ROUTE SIGN
⊹	DENOTES FIRE HYDRANT
▭	DENOTES 6.0m WIDE FIRE ROUTE
▬	SITE BOUNDARY

NOTE:

1. METHOD OF GARBAGE COLLECTION IS INDIVIDUAL UNIT ON THE DAY OF THE MUNICIPAL GARBAGE COLLECTION. GARBAGE WILL BE STORED WITHIN THE INDIVIDUAL UNITS.
2. RESTORATION OF ALL BOULEVARDS ABUTTING THE DEVELOPMENT WILL OCCUR TO THE SATISFACTION OF THE GENERAL MANAGER OF ENVIRONMENTAL SERVICES AND CITY ENGINEER.

EXISTING SERVICES	DRAWING #, SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION

DETAILS	
DESIGN	SB
DRAWN BY	SB
CHECKED	AG
APPROVED	AG
DATE	2021-04-07
Site Plan 210407.dwg	

No.	REVISIONS	DATE	CONSULTANT

CONSULTANT OR DIVISION

LDS

ENGINEER'S STAMP

middlesex centre
in the centre of it all

SCALE
HORZ – 1 : 500
5 0 10m

TITLE
311 GEORGE STREET
GOLD LEAF PROPERTIES INC.
SITE PLAN

PROJECT No.
LD-00211

SHEET No.
SP1

PLAN FILE No.