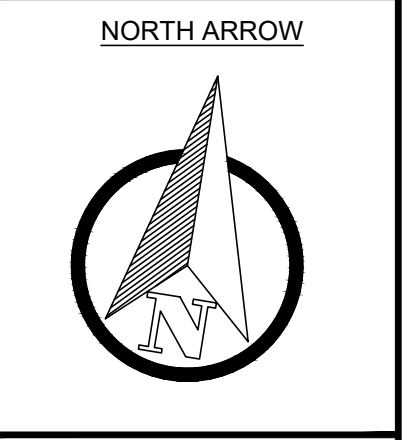


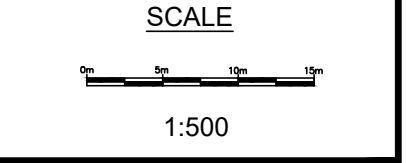
REVISION BLOCK		
#	DATE	DESCRIPTION
1.	08/04/2022	FOR DISCUSSION
2.	08/17/2022	FOR COORDINATION
3.	09/16/2022	FOR COORDINATION
4.	09/29/2022	FOR COORDINATION

KWA SITE DEVELOPMENT CONSULTING INC. CONSULTING ENGINEER
Burlington, ON L7L 7A9



LEGEND

CONCRETE SIDEWALK / BALCONY	[Symbol]
OUTDOOR PATIO / STONE PATHWAY	[Symbol]
HEAVY-DUTY ASPHALT	[Symbol]
BUILDING FOOTPRINT	[Symbol]
BELOW-GRADE WASTE COLLECTION	[Symbol]
EV PARKING STALL	[Symbol]
FUTURE EV PARKING STALL	[Symbol]
VISITOR PARKING STALL	[Symbol]
PROPOSED LINE EXAMINER	[Symbol]



ZONE: URBAN RESIDENTIAL TYPE 6 ZONE (R6), site specific		
REGULATION	REQUIRED	PROPOSED
MINIMUM LOT FRONTAGE	30m	60.96m
MINIMUM FRONT YARD	3m	190.52m
MINIMUM INTERIOR SIDE YARD	5m	11.24m
MINIMUM REAR YARD	8m (SITE SPECIFIC PROVISION)	8.00m
MAXIMUM BUILDING HEIGHT	EIGHT (8) STOREYS	SIX (6) STOREYS
MAXIMUM FLOOR AREA RATIO	0.86 (51,558 m ²)	0.53 (31,608 m ²)
OVERALL PARCEL SIZE		59,951 m ² (14.81 acres or 6.00 Ha)
RESIDENTIAL PARCEL		59,951 m ² (14.81 acres OR 6.00 Ha)
MAXIMUM DENSITY PER LOT		303 RENTAL APARTMENTS (50.5 UNITS / Ha.)
PARKING		
RESIDENTIAL SPACES	1.1 / UNIT (334 SPACES) SITE SPECIFIC PROVISION	1.26 / UNIT (384 SPACES)
VISITOR SPACES	0.25 / UNIT (76 SPACES) SITE SPECIFIC PROVISION	0.25 / UNIT (76 SPACES)
ACCESSIBLE SPACES	6 TYPE 'A' 6 TYPE 'B'	7 TYPE-'A' 6 TYPE-'B'

PRESENTATION SITE PLAN
 SKYDEV QUEENSWAY SIMCOE
 LIMITED PARTNERSHIP
 157 QUEENSWAY EAST
 PROJECT NO: 21681 DRAWN BY: BH CHECKED BY: RA