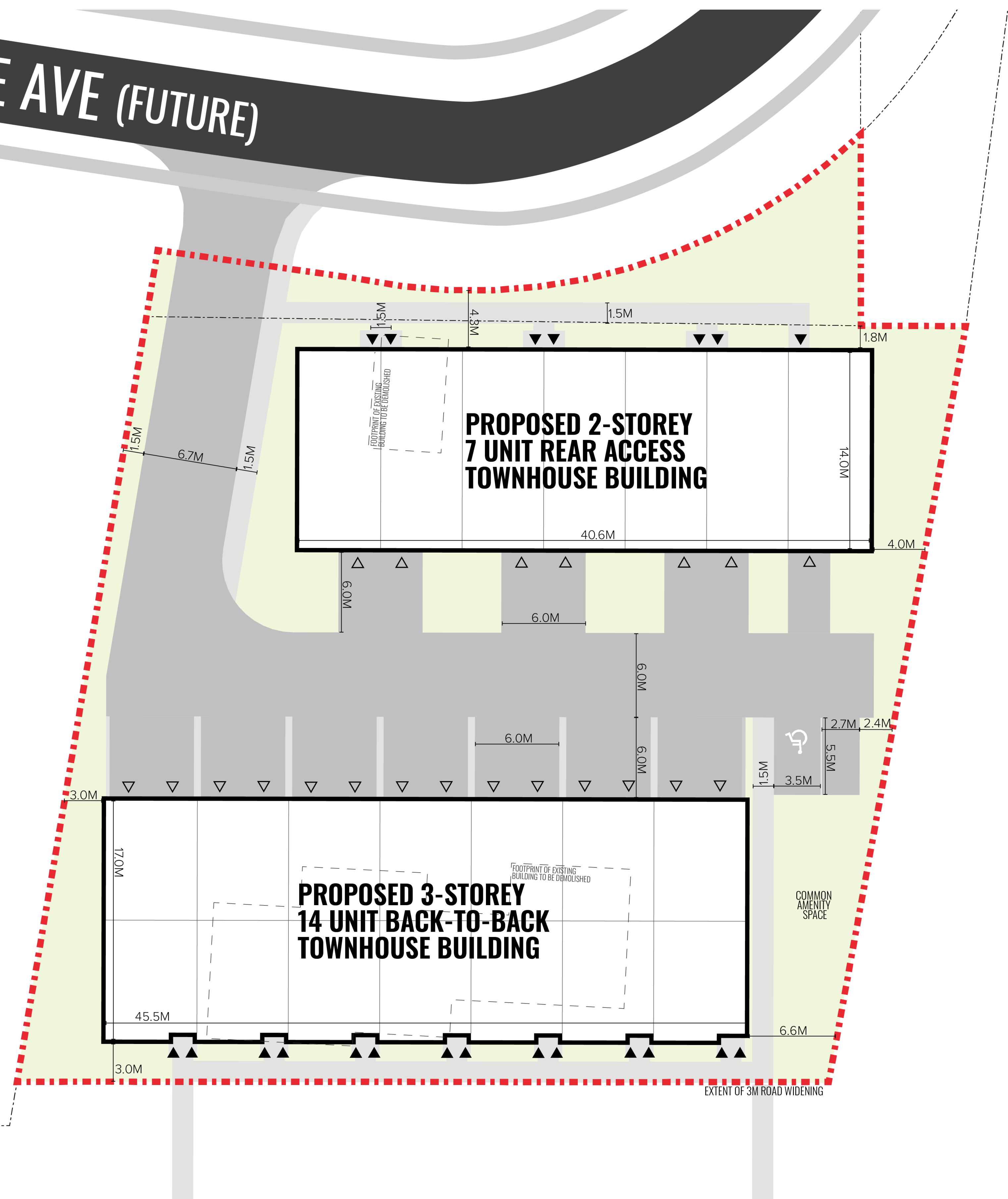


CONSTANCE AVE (FUTURE)

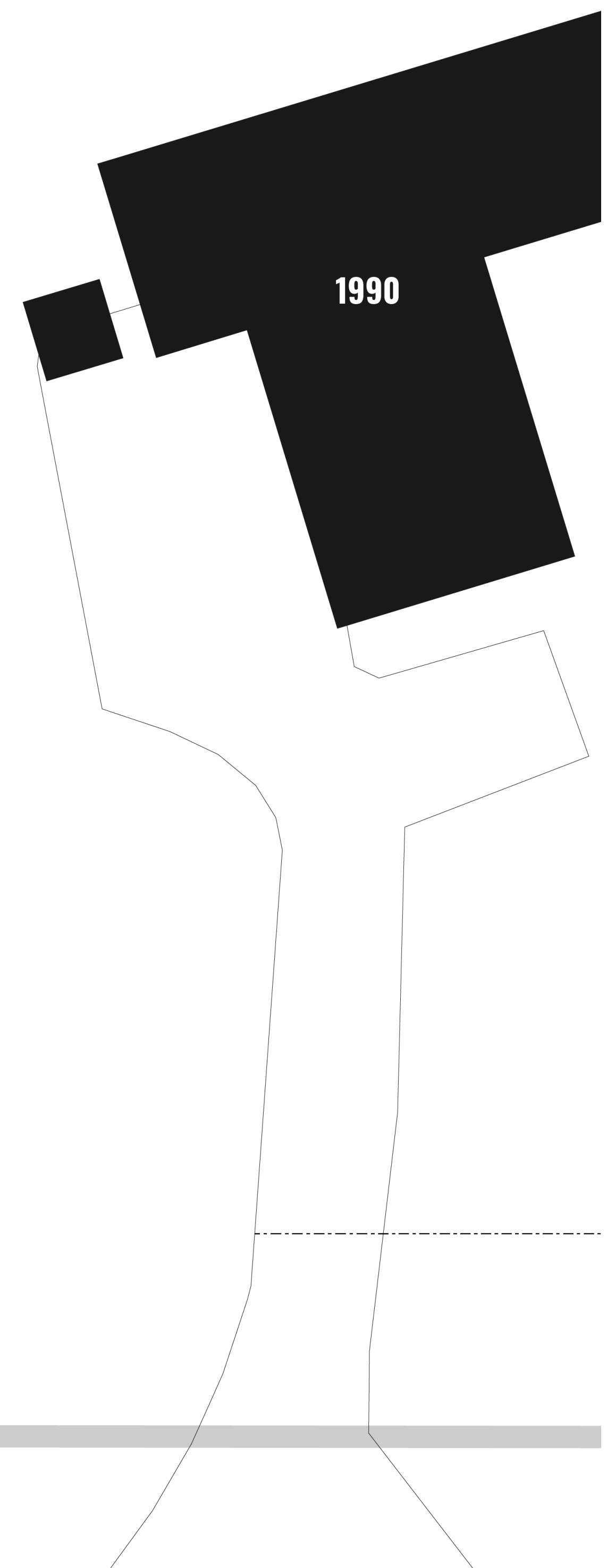


PROPOSED 2-STOREY
7 UNIT REAR ACCESS
TOWNHOUSE BUILDING

PROPOSED 3-STOREY
14 UNIT BACK-TO-BACK
TOWNHOUSE BUILDING

COMMON
AMENITY
SPACE

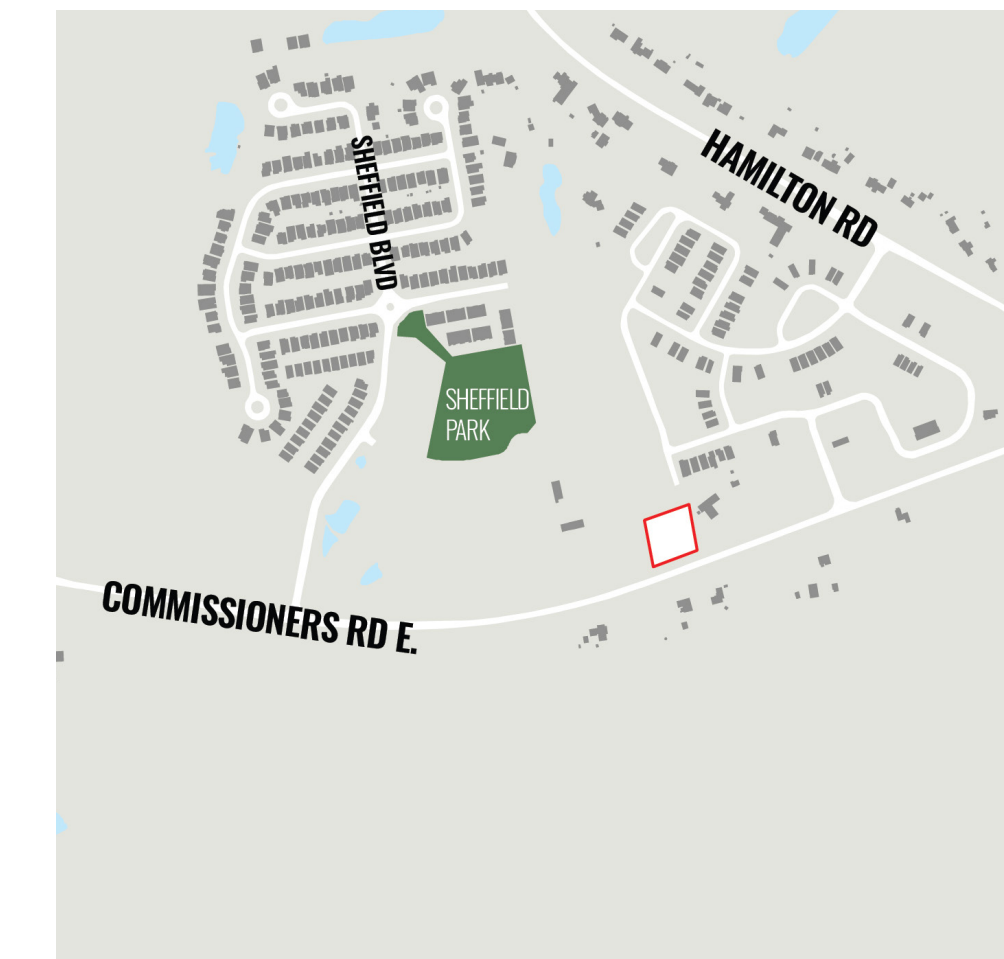
COMMISSIONERS ROAD E



CONCEPT PLAN

01
DWG

PROJECT SITE
1982 Commissioners Road East



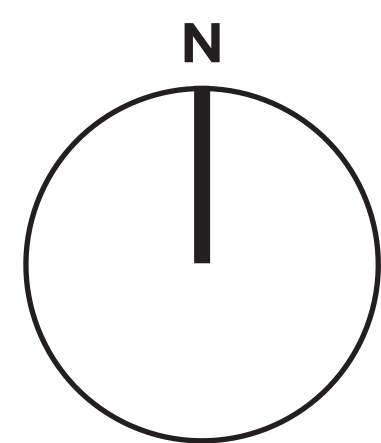
SITE DATA

R5-7
ZONE

Regulations	Required	Proposed
Permitted Uses:	Section 9.2	Cluster Townhouse Dwellings Cluster Stacked Townhouse Dwellings
Lot Area:	1,000m ² (min)	3,535m ²
Lot Frontage	30.0m (min)	57.8m
Front and Exterior Side Yard:	8.0m (min)	3.0m*
Interior Side Yard and Rear Yard:	6.0m (min)	3.0m*
Landscape OS:	30% (min)	31%
Lot Coverage:	45% (max)	38%
Height:	12.0m	Building A: 9.0m Building B: 12.0m
Density:	60uph (max)	59uph
Parking:	0.5/unit	2.1/unit 44 total

* Requires Special Provision

Client:	Royal Premier Developments
Date:	[05.24.23]
Drawn By:	D. Murphy
Plan Scale:	nts
File No:	1982CE
Version:	1.0



[siv-ik] PLANNING / DESIGN

Contact Us
www.siv-ik.ca
info@siv-ik.ca
905.921.9029

COPYRIGHT NOTICE
Copyright © 2023 by [siv-ik] planning and design inc. The information contained in this document is the intellectual property of [siv-ik]. Reproduction or use of the intellectual ideas contained within it for any other purpose is prohibited without the written consent of [siv-ik].