



SITE DATA MATRIX			
	ZONING PROVISIONS	REQUIRED	PROPOSED POST SEVERANCE
1	ZONING DESIGNATION	R5-7	R5-7
2	PERMITTED USES	CLUSTER TOWNHOUSE DWELLINGS; CLUSTER STACKED TOWNHOUSE DWELLINGS	CLUSTER STACKED TOWNHOUSE DWELLINGS
3	MINIMUM SITE AREA	1,000m ²	19,828m ²
4	MINIMUM LOT WIDTH	30.0m	13.0m (Lismer Lane)
5	MINIMUM FRONT YARD DEPTH	6.0m	6.0m
6	MINIMUM INTERIOR SIDE YARD	6.0m	6.0m
7	MINIMUM EXTERIOR SIDE YARD	6.0m	N/A
8	MINIMUM REAR YARD DEPTH	6.0m	6.0m
9	MINIMUM LANDSCAPED OPEN SPACE	30%	44%
10	MAXIMUM LOT COVERAGE	45%	18.5%
11	MAXIMUM BUILDING HEIGHT	12.0m	11.5m
12	UNITS	-	108 Units
13	DENSITY PER HECTARE	60 units/ha	54.4 units/ha
14	MINIMUM STANDARD PARKING	1space/unit; 108 Spaces	0.7space/unit ;76 Spaces

**1210 & 1240
WHARNCLIFFE ROAD SOUTH**

CONCEPTUAL DEVELOPMENT PLAN
FIGURE 3.0

SUBJECT SITE (±5.12 ha /12.66 ac)	LANDSCAPED AREA	STORMWATER MANAGEMENT FACILITY	STACKED TOWNHOMES
DEVELOPMENT AREA PROPOSED SEVERED LOT (±1.98 ha / 4.90ac)	PROPOSED PAVEMENT	PROPOSED SIDEWALK	LAND DEDICATED TO THE CITY

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SOURCE: OBM MAPPING

MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.
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