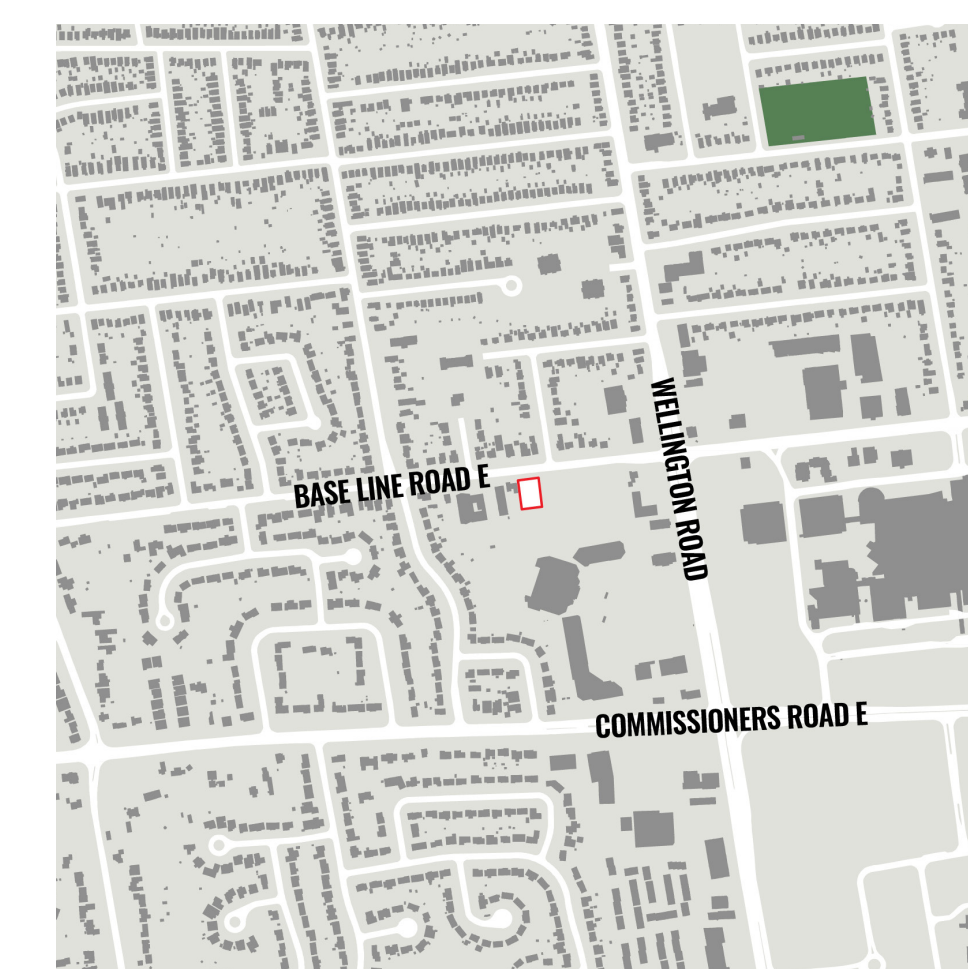


CONCEPT PLAN

01
DWG

PROJECT SITE
629 Base Line Road East

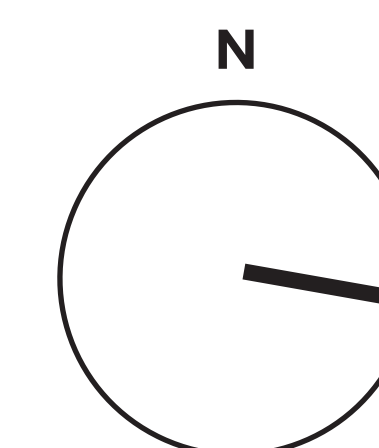


SITE DATA
R3-1/R8-3()
ZONE

Regulations	Required R8-3	Proposed R8-3(L)
Permitted Uses:	Section 12.2	Apartment Building
Lot Area:	1000m ² (min)	*953m ²
Lot Frontage:	25.0m (min)	*21.9m
Front Yard Depth:	6.0 metres plus 10 metre per 10.0 metres of main building height or fraction thereof above the first 3.0 metres	*6.0m (as existing)
Interior Side and Rear Yard Depth:	1.2 metres per 3.0 metres of main building height or fraction thereof above 3.0 metres, but in no case less than 4.5 metres	*Interior Side Yard Depth 1.5m (as existing) *Rear Yard Depth 19.5m (as existing)
Landscape OS:	30% (min)	37.6% (as existing)
Lot Coverage:	35% (max)	28.2% (as existing)
Height:	13.0m (max)	<13.0 (as existing)
Density:	65uph (max)	63uph
Parking:	0.5/unit (min)	5
Driveway Width:	6.0m (min)	*3.0m (as existing)

* - denotes special provision required

Client:	629 Base Line Ltd.
Date:	29.10.24
Drawn By:	C. Taylor
Plan Scale:	nts
File No:	629ble
Version	1



[siv-ik] PLANNING DESIGN

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