

Block 12
Open Space

Rear Garage Townhomes
Taylor: Front Suite 1445 Sq.Ft
Weston: Rear Suite 1390 Sq.Ft

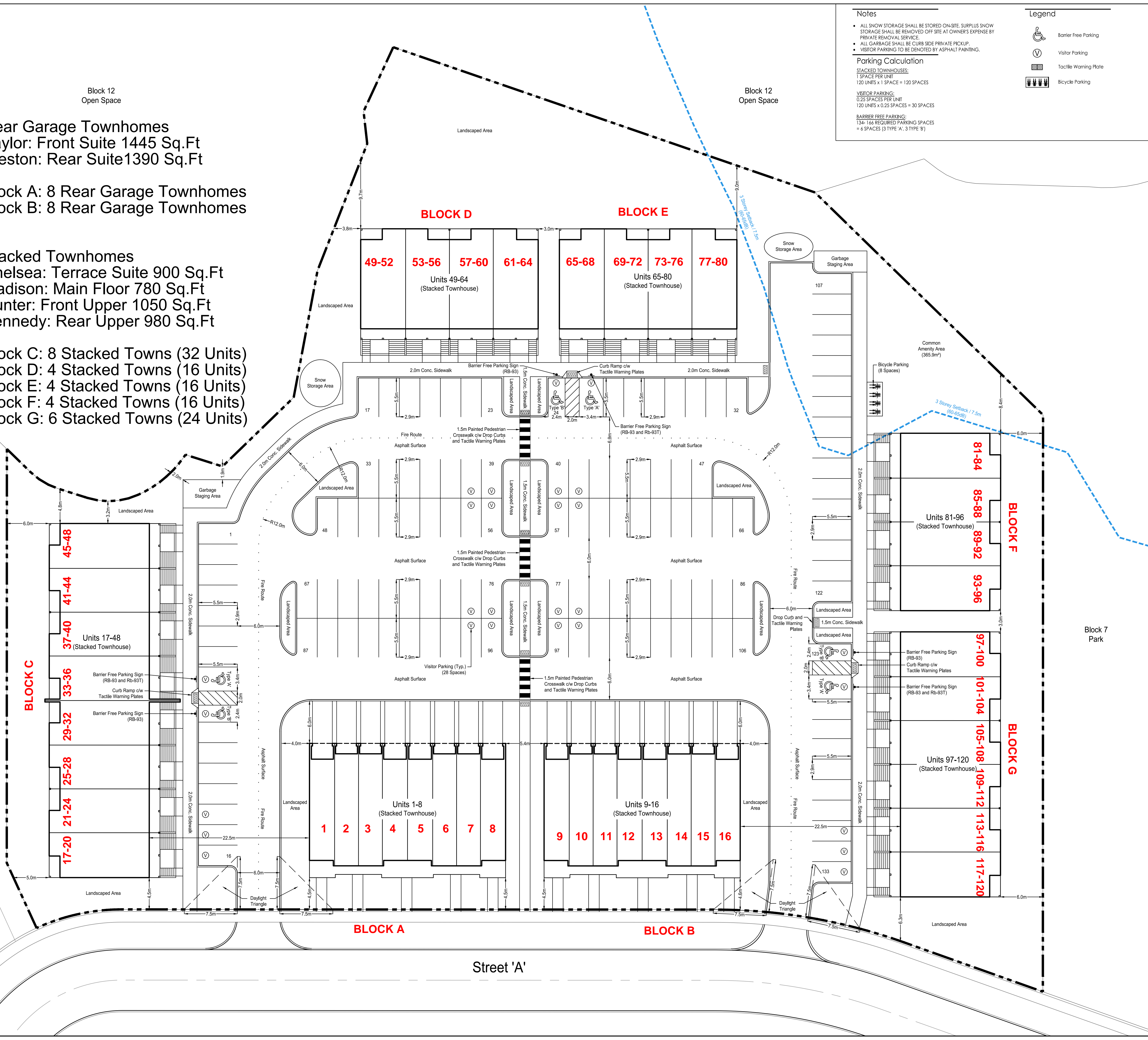
Block A: 8 Rear Garage Townhomes
Block B: 8 Rear Garage Townhomes

Stacked Townhomes
Chelsea: Terrace Suite 900 Sq.Ft
Madison: Main Floor 780 Sq.Ft
Hunter: Front Upper 1050 Sq.Ft
Kennedy: Rear Upper 980 Sq.Ft

Block C: 8 Stacked Towns (32 Units)
Block D: 4 Stacked Towns (16 Units)
Block E: 4 Stacked Towns (16 Units)
Block F: 4 Stacked Towns (16 Units)
Block G: 6 Stacked Towns (24 Units)

Block 1
Multiple Residential

Block 6
3.0m Trail



Notes

- ALL SNOW STORAGE SHALL BE STORED ON-SITE. SURPLUS SNOW STORAGE SHALL BE REMOVED OFF SITE AT OWNER'S EXPENSE BY PRIVATE REMOVAL SERVICE.
- ALL GARBAGE SHALL BE CURB SIDE PRIVATE PICKUP.
- VISITOR PARKING TO BE DENOTED BY ASPHALT PAINTING.

Parking Calculation

STACKED TOWNHOUSES:
1 SPACE PER UNIT
120 UNITS x 1 SPACE = 120 SPACES

VISITOR PARKING:
0.25 SPACES PER UNIT
120 UNITS x 0.25 SPACES = 30 SPACES

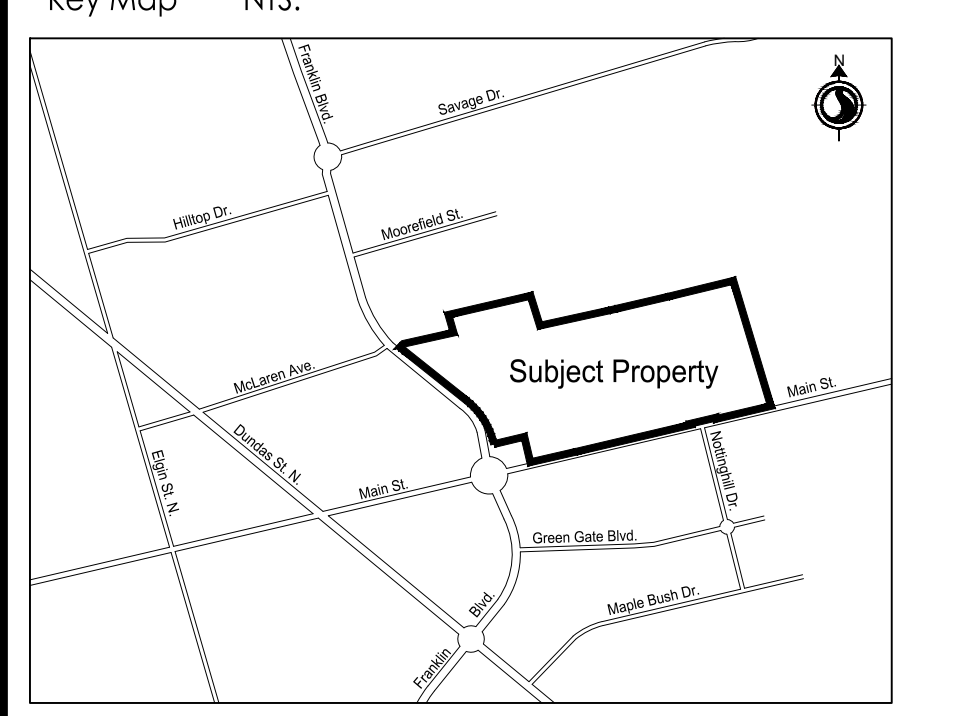
BARRIER FREE PARKING:
134-166 REQUIRED PARKING SPACES
= 6 SPACES (3 TYPE 'A', 3 TYPE 'B')



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Legal Description

Details of Development

SITE DETAILS		REQUIRED	PROVIDED
ZONING	RESIDENTIAL MULTIPLE ZONE 3 (RM3) WITH SITE SPECIFIC PROVISIONS		
SETBACKS	FY	6.0m	4.5m ¹
	RY	7.5m	3.0m ²
	INT. SY	3.0m	3.8m
MINIMUM LOT AREA		N/A	13569.7m ²
	MINIMUM LOT FRONTAGE	20.0m	142.3m
MINIMUM LOT DENSITY	60 UNITS/ha (R2 UNITS)	88 UNITS/ha (120 UNITS) ³	
MINIMUM LOT COVERAGE	40.0% (5427.9m ²)	29.2% (3958.5m ²)	
MINIMUM COMMON AMENITY AREA	3600.0m ² (30.0m ² /Unit)	365.9m ² (3.0m ² /Unit) ⁴	
MINIMUM LANDSCAPE OPEN SPACE	30.0% (4070.9m ²)	30.4% (4119.9m ²)	
PLANTING STRIPS AND FENCING	AS PER SECTION 2.4	COMPLIES	
MINIMUM BUILDING DISTANCE BETWEEN SIDE WALLS	3.0m	3.0m	
MINIMUM BUILDING DISTANCE BETWEEN A FRONT WALL AND REAR WALL, A FRONT WALL AND FRONT WALL, A REAR WALL AND REAR WALL	10.0m	N/A	
MINIMUM BUILDING DISTANCE BETWEEN A FRONT OR REAR WALL AND SIDE WALL	8.0m	22.5m	
OFF-STREET PARKING	150 SPACES	145 SPACES (133 SURFACE, 16 DRIVEWAYS, 16 GARAGE)	
VISITOR PARKING	30 SPACES	30 SPACES	
BARRIER FREE PARKING	6 SPACES (3 TYPE 'A', 3 TYPE 'B')	6 SPACES (3 TYPE 'A', 3 TYPE 'B')	

- ¹ SITE SPECIFIC PROVISIONS
- ² REDUCTION IN FRONT YARD SETBACK FROM 6.0m TO 4.5m.
- ³ REDUCTION IN REAR YARD SETBACK FROM 7.5m TO 3.0m.
- ⁴ INCREASE IN MAXIMUM DENSITY FROM 60 UNITS/ha TO 150 UNITS/ha.
- ⁵ REDUCTION IN COMMON AMENITY AREA OR REMOVAL OF PROVISION.

Revision	By	Appd.	YYYY.MM.DD
ISSUED FOR CLIENT REVIEW	JJ	TF	2023.07.21
File Name: 161413783_R-SP_BLK2	JJ	JJ	TF
	Dwn.	Dsgn.	Chkd.

Permit-Seal

Client/Project
REID'S HERITAGE HOMES

MODAL AT MAIN
BLOCK 2

CAMBRIDGE, ON

Title
CONCEPTUAL SITE PLAN

Project No. 161413783

Scale 1:250

Revision Sheet 0 of 1

Drawing No. SP-1

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