



Zoning By-Law Requirements		As Per Zoning By-law Number 35-43	
EF-MU3 ZONE (East Fonthill mixed use)	PERMITTED	PROPOSED	PERCENTAGE OF TOTAL LOT AREA
LOT AREA	--	7287 m ²	
BUILDING GFA	--	1042 m ²	
BUILDING COVERAGE	--	1063 m ²	14.86%
SETBACK (NORTH)- Square	0-1.5m	1.2 m	
SETBACK (NORTH)	0-3m	9.9 m*	
SETBACK (EAST)-SQUARE	0-1.5m	3.3 m*	
SETBACK (EAST)	0-3m	8.3 m*	
INTERIOR SIDE YARD SETBACK (SOUTH)	3m MIN.	20 m	
INTERIOR SIDE YARD SETBACK (WEST)	--	53 m	
LANDSCAPED AREA	--	4023 m	55.21%
PAVED AREA (PARKING AND DRIVEWAYS)	--	2181 m ²	29.93%
BUILDING HEIGHT	2 STOREYS 6m (MIN)	7.8 m	
PARKING (Other Permitted Uses)	3.0 to 4.0 SPACES PER 100m ² of GFA OR 32- 42 SPACES	46 SPACES	
PARKING - STANDARD	--	42	
PARKING - BARRIER FREE	--	4	

*MINOR VARIANCE APPLICATION A67617P APPROVED PROVIDING PERMISSION FOR:

- The building's front facade (main wall), adjacent to Shaw Avenue, to be located 9.90m from the property line, whereas a Build-Within Zone of 0-3m is required.
- The building's front facade (main wall), adjacent to the EF-OS (Public Square), to be located 3.3m from the property line, whereas a Build-Within Zone of 0-3m is required.
- The buildings front facade (main wall), adjacent to Wellspring Way, to be located 8.3m from the property line, whereas a Build-Within Zone of 0-3m is required.

- | GENERAL NOTES | |
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| 1. | DIMENSIONS INDICATED ARE DENOTED IN MILLIMETERS UNLESS OTHERWISE NOTED. |
| 2. | NEW CONCRETE CURB RIDE TO BE 800mm UNLESS OTHERWISE NOTED. |
| 3. | DEVELOPMENT OF THE SITE PLAN IS BASED ON AN ACTUAL SURVEY PREPARED BY CUNNINGHAM MCCONNELL LIMITED, DATED SEPTEMBER 28, 2012. |
| 4. | REFER TO CIVIL DRAWINGS FOR CONSTRUCTION REQUIREMENTS OF ALL NEW WALKWAYS AND CURBS AS WELL AS PRECAST CONCRETE SPLASHPAD LOCATIONS SERVING RAINWATER LEADERS. |
| 5. | ALL NEW DRIVE LANS AND PARKING AREAS TO RECEIVE ASPHALT TOPPING. REFER TO CIVIL DRAWINGS FOR CONSTRUCTION REQUIREMENTS OF LIGHT DUTY AND HEAVY DUTY ASPHALT. |
| 6. | REVERSE SIDE OF ASPHALT ACCESS SHALL BE PAINTED WITH RED ASPHALT SURFACE OF EACH AND EVERY BARRIER FREE PARKING SPACE (AS SHOWN) AND SHALL BE MINIMUM 1000mm LONG IN SIZE. LOCATED IN THE CENTER OF THE CENTRAL SPACE AND BE PAINTED WHITE ON A 1500mm x 1500mm BACKGROUND FIELD OF BLUE. |
| 7. | EROSION CONTROL SEDIMENTATION AND EROSION CONTROL SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE MAINTAINED IN GOOD CONDITION UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED (E. RE-VEGETATED). AT NO TIME SHALL MUDDY WATER BE ALLOWED TO DISCHARGE FROM THE SITE. |
| 8. | ALL DISTURBED AREAS MUST BE RE-VEGETATED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION. |
| 9. | REFER TO THE GEOTECHNICAL INVESTIGATION AND SLOPE STABILITY ANALYSIS' REPORT AND ANY RECOMMENDATIONS (REQUIREMENTS) WHICH DESCRIBE RECOMMENDATIONS THAT MUST BE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. |

CONSULTANTS	
1.	FOR LANDSCAPING INFORMATION & DETAILS, REFER TO DRAWINGS L1-L2 BY PAULA BERKETO LANDSCAPE ARCHITECT.
2.	FOR INFORMATION ON SITE LIGHTING, REFER TO DRAWING E100 BY SEQUIN ENGINEERING INC.
3.	FOR CIVIL INFORMATION REFER TO DRAWING 1712-SSGP-BLK1 BY UPPER CANADA CONSULTANTS ENGINEERS/PLANNERS.
4.	SURVEY INFORMATION PREPARED BY MATHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LIMITED.

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