

2 OVERALL PLAN
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SITE PLAN LEGEND

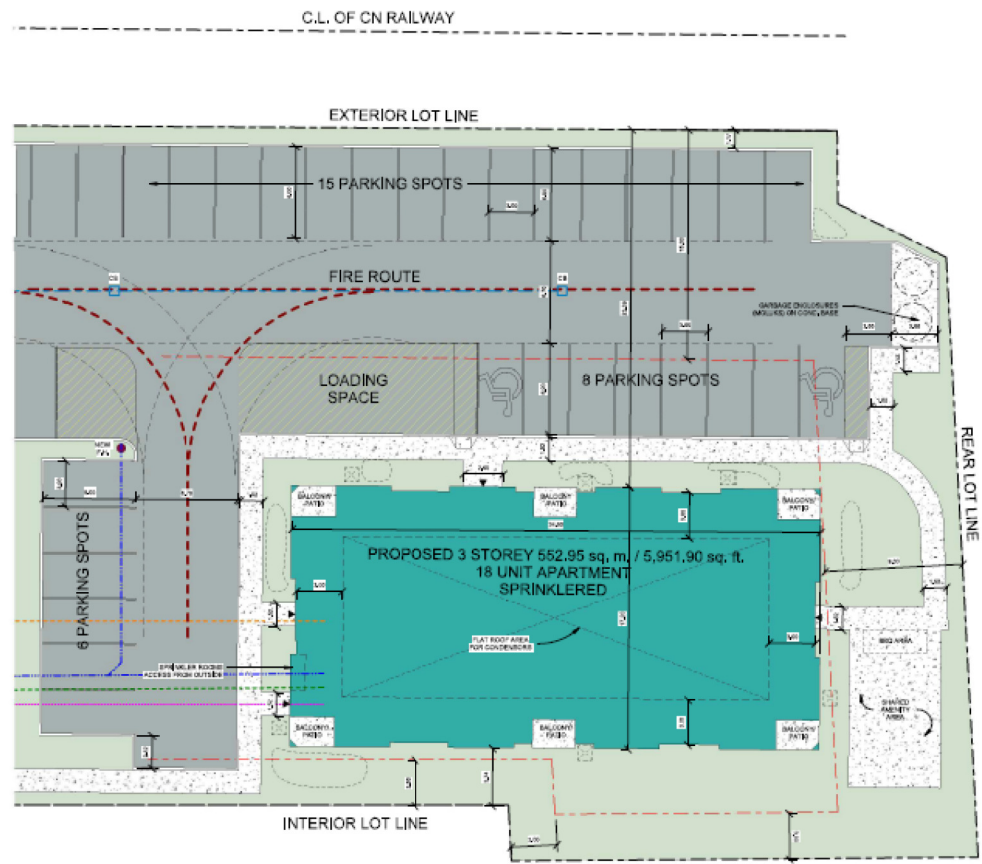


3 KEY MAP
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- NOTES:**
- Reporting the subject lands from 'Service Commercial' (SC) zone with a site specific use provision (SU2) to a site specific Neighbourhood Commercial-2 (NC2) zone that permits the following uses:
 - convenience store;
 - personal services shop;
 - dry cleaning/dry cleaning alterations;
 - department store - accessory to a retail policy;
 - retail store and accessory uses;
 - professional offices;
 - bank and bank branches;
 - restaurant (take out);
 - retail and
 - use, a maximum of 100 sq. m of retail space is permitted building.
 - That a food bank shall be permitted within a required minimum site area per lot index.
 - That the maximum building height shall be three storeys.
 - That the maximum building floor area shall be 30 square metres exclusive to a maximum of six dwelling units.
 - That the maximum building floor area of 145 square metres shall not apply.
 - That the maximum building floor area per lot shall not exceed 200 square metres.
 - That the maximum building floor area for a lot shall not exceed 20% of the total gross floor building area of the building.
 - That a maximum of 20% of the total gross floor area of the building shall be used for office.
 - That the building be parallel to Apple Street North and be located to be used for office.
 - That the maximum number of dwelling units permitted is 18 units.
 - That the maximum number of dwelling units shall be permitted on the ground floor and
 - That the second and third story shall be used for dwelling units only.
- DEFINITIONS:**
- STORY shall mean the portion of a building, other than a cellar, between any floor level to the first ceiling or roof surface.
- A FLOOR TO FLOOR shall mean the vertical distance between the finished grade of the ground to the next floor level.
- IN the case of a lot, the highest point of the roof surface or the parapet, whichever is greater.
- IN the case of a basement roof, the highest point of a roof surface.
- IN the case of any other roof, the highest point of the roof.

SITE STATISTICS - CN (NEIGHBOURHOOD COMMERCIAL)

ITEM	PROPOSAL	ZONING BY-LAW REQ.
ZONING CATEGORY	CHNEIGHBOURHOOD COMMERCIAL-2	CN
BLDG AREA	552.95 sq. m / 5,951.90 sq. ft.	40 sq. m PER DWELLING UNIT = 720 sq. m.
PROPOSED NEW APARTMENT	18	
EX. TR. PORTIONS	254.4 sq. m / 2,738 sq. ft.	
3 STOREY MIXED USE BUILDING	1,183 sq. m / 12,728 sq. ft.	
GROSS FLOOR AREA (APARTMENT)	1,683.83 sq. m / 18,177.28 sq. ft.	
LOT AREA	13,314.71 sq. m / 143,481 sq. ft.	485 sq. m FOR AN INTERIOR LOT
LOT COVERAGE		
PROPOSED NEW APARTMENT	42%	40 sq. m PER DWELLING UNIT = 720 sq. m.
EX. TR. PORTIONS	1.5%	
3 STOREY MIXED USE BUILDING	15.7%	
TOTAL COVERAGE	15.7%	
SEPARATION	N/A	5.0 m
FRONT YARD	5.0 m	5.0 m
REAR YARD	5.0 m	5.0 m
SIDE YARD (INTERIOR)	3.0 m	3.0 m
SIDE YARD (EXTENSION)	20.0 m	5.0 m
MAX. BUILDING HEIGHT	THREE (3) STOREYS (13.0m)	THREE (3) STOREYS
NUMBER OF PARKING SPACES	23	1/3 FOR EACH DWELLING UNIT (27)
NUMBER OF SU-PARKING SPACES	2	1 FOR EACH 25 PARKING SPACES
PARKING SPACES (SU)	3/0 x 6/0	3/0 x 6/0
SU-PARKING SPACES (SU)	3/0 x 6/0 + LOADING SPACE	3/0 x 6/0 + LOADING SPACE



1 PARTIAL SITE PLAN
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