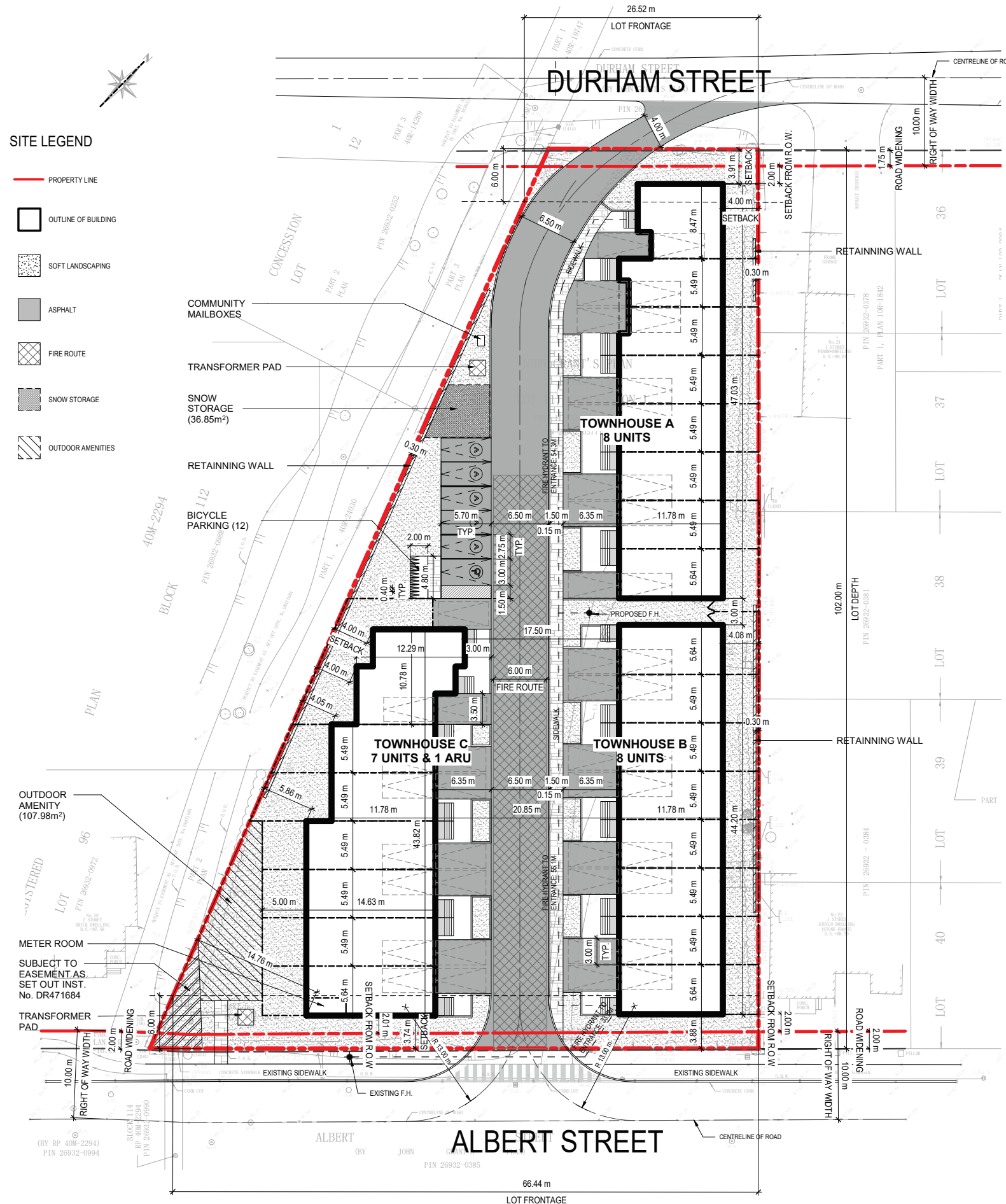


SITE LEGEND

- PROPERTY LINE
- OUTLINE OF BUILDING
- SOFT LANDSCAPING
- ASPHALT
- FIRE ROUTE
- SNOW STORAGE
- OUTDOOR AMENITIES



LEGAL DESCRIPTION			
DEVELOPMENT AREA		TOTAL LOT AREA	4,752.62 M ²
TOTAL LOT FRONTAGE	26.52M (DURHAM STREET) 66.44 M (ALBERT STREET)	TOTAL LOT DEPTH	102.00 M
FLOOR SPACE INDEX (FSI)			
	GFA	4,320.71 M ²	=0.92
	LOT AREA	4,752.62 M ²	

NAME OF BLOCK	NUMBER OF UNIT	BUILDING AREA	GFA
BLOCK A	8 UNITS	535.57 M ² (5,765.02F ²)	1,429.97M ² (15,392.60F ²)
BLOCK B	8 UNITS	520.51 M ² (5,602.91F ²)	1,389.77M ² (14959.76F ²)
BLOCK C	7 UNITS +1 ARU	562.16 M ² (6,051.24F ²)	1,500.97M ² (16,156.81F ²)
SUBTOTAL	23	1618.24 M² (17419.16F²)	4,320.71M² (46509.26F²)

Zoning by Law 84-63, Proposed Urban Residential Type Three (R3) Zone, Section 14.3 with exception			
Development standard	Required /permitted	Proposed	Compliance (Yes or No)
Density (maximum)	40 uph	48.4 uph	Exception required
Lot Frontage (minimum)	13.5 m	5.49 m	Exception required
Front yard (minimum)	6.0 m	6.35m (Block A, Block B, Block C)	No
Interior Side yard (min)	4.5 m	1.5m (Between Block A & Block B)	No
Exterior side yard (min)	6.0 m	3.74m (Block C)	No
Rear Yard (min)	7.5 m	4m (Block A, Block B, Block C)	No
Dwelling Unit Area (minimum)	85 sqm	85 sqm	Yes
Lot coverage for each unit (maximum) for each unit	40%	54% (Block A, Block B) 57% (Block C)	No
Landscaped Open Space (minimum) for each unit	40%	29% (Block A) 30% (Block B)...	No
Building height (maximum)	10.0 m	10.50 M	No

Section 31.6, Parking area Regulation			
Accessible Parking Space...	1	1	Yes
Each accessible parking space	shall be a minimum 4.5 metres wide and 5.7 metres long. When paired, the width can be reduced to 3.4 metres, provided a 1.5 metre access aisle is located between the paired spaces	4.5m X 5.7m	Yes
Number of parking spaces required (minimum)	47 + 6 (visitor)= 53	53	Yes
Bicycle parking	4 for each block	12	Yes

LANDSCAPED AREA	REQUIRED	PROPOSED	Compliance (Yes or No)
TOTAL BUILDING AREA	30%	34.05% 1618.24 M ²	Yes
DRIVEWAY & PARKING...		25.48% 1,210.73 M ²	
LANDSCAPED OPEN SPACE	40%	40.42% 1,923.62 M ²	Yes
TOTAL		100.00% 4,752.62 M ²	

SNOW STORAGE	REQUIRED	PROPOSED	Compliance (Yes or No)
SNOW STORAGE AREA	2% OF HARDSCAPED AREA 1687.84 * 2% = 33.76 (M ²)	2.18% OF HARDSCAPED AREA 36.85 M ²	Yes

OUTDOOR AMINITIES	REQUIRED	PROPOSED	Compliance (Yes or No)
OUTDOOR AMINITIES AREA	4*23 UNITS = 92 (M ²)	107.98 M ²	Yes

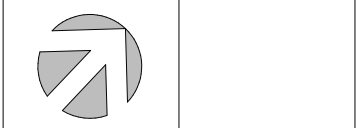
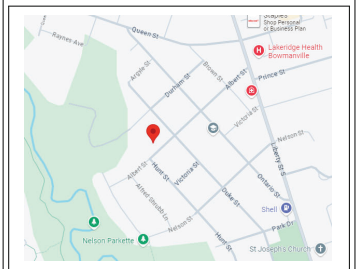
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CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

No.	Issues	Date	By
1	FOR ZBA	2025-05-14	JW
2	FOR REVIEW	2025-10-17	JW
3	FOR REVIEW	2025-10-23	JW



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**TOWNHOUSE
 24 ALBERT ST,
 BOWMANVILLE**

24 ALBERT ST - BOWMANVILLE, ON

Project No. T2024035
 Drawn Scale As indicated
 Checked Date

Site Plan & Statistic

Drawing No. **A001**