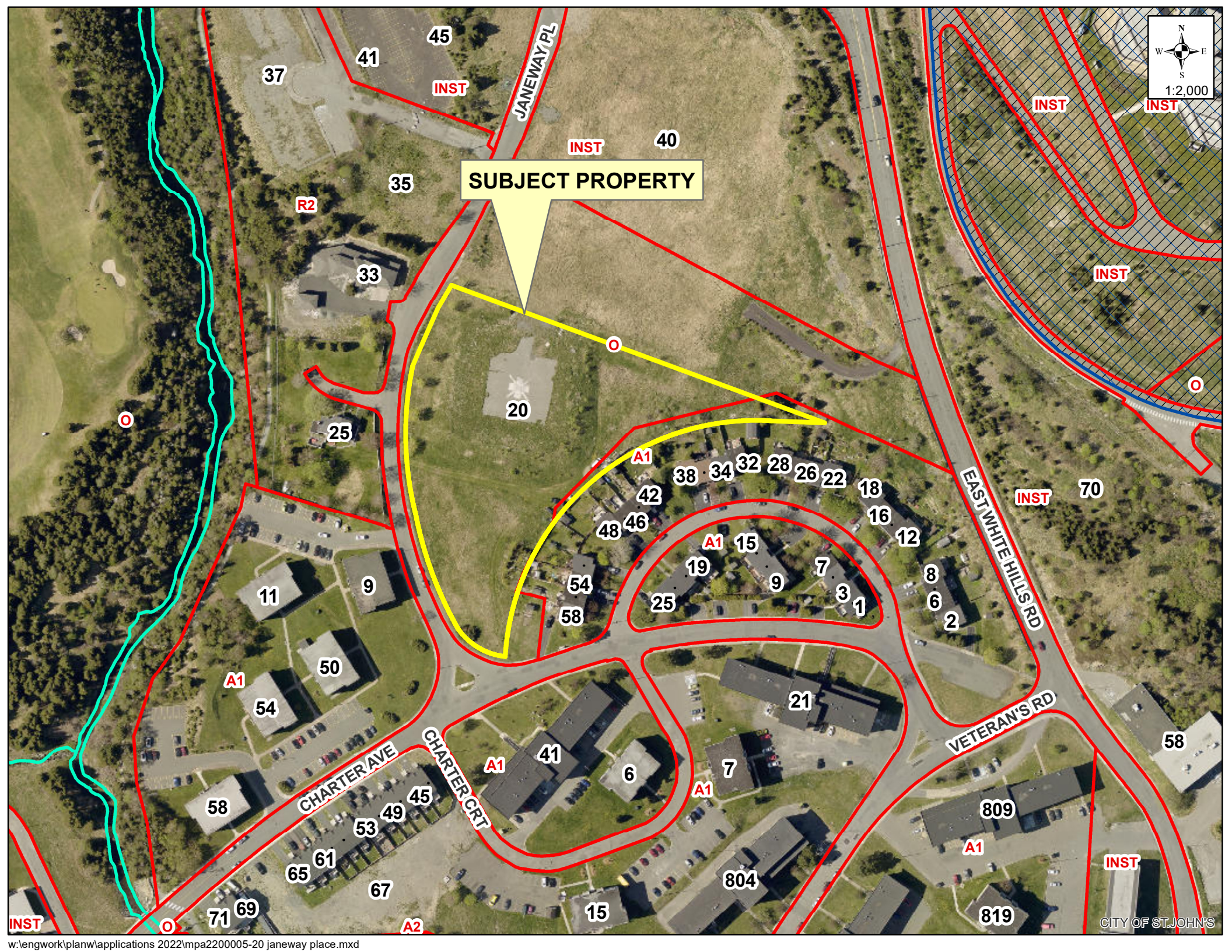
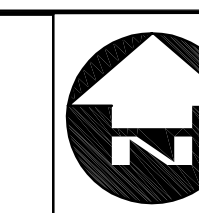




SUBJECT PROPERTY





APARTMENT 1 (A1) ZONE

A1

1) PERMITTED USES	
Accessory Building	Home Office
Apartment Building	Park
Community Garden	Personal Care Home
Daycare Centre	Townhouse

2) DISCRETIONARY USES	
Adult Day Centre	Office
Convenience Store	Parking Lot
Four-Plex	Public Utility
Heritage Use (2022-05-27)	Semi-Detached Dwelling
Home Occupation	Service Shop

3) ZONE STANDARDS FOR APARTMENT BUILDING

(a)	Lot Area (minimum)	750 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	7 metres
(d)	Building Height (maximum)	12 metres
(e)	Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum)	35%
(h)	Landscaping (minimum)	35%



SITE STATISTICS TABLE:

EXISTING ZONING = OPEN SPACE (O)
PROPOSED ZONING = APARTMENT 1 (A1)

BUILDING TYPE #1 = TWO STORY - 8 UNIT APARTMENT BUILDINGS (4 BUILDINGS)
TOTAL # UNITS = 32 UNITS

PARAMETER	CALC	DESIGN	REQUIRED
TOTAL LOT AREA (MINIMUM)	N/A	12,445 m ²	750 m ²
BUILDING FOOTPRINT (TOTAL)	(416.5m ² X 4)	1666.0 m ²	N/A
BUILDING LOT COVERAGE	1666m ² /12445m ²	13.4%	35% MAX
LOT FRONTAGE	N/A	189.7m	20m MIN
BUILDING HEIGHT	N/A	8.0m	12m MAX
BUILDING LINE	N/A	7.0m	7m MIN
SIDEYARDS	N/A	TWO AT 6.0m	TWO AT 6.0m
REAR YARD	N/A	6.0m	6m MIN
PARKING LOT NORTH SIDE SETBACK	N/A	13.3m	N/A
PARKING LOT SOUTH SIDE SETBACK	N/A	1.1m	N/A
LANDSCAPING	8150m ² /12445m ²	65.5%	35% MIN

PARKING CALCULATIONS (SECTION 8.3):

APARTMENT BUILDING - (32 UNITS TOTAL - 2 BEDROOMS/UNIT)

MAXIMUM # SPACES

1.5 SPACES/UNIT = 48 SPACES (INCLUSIVE OF VISITOR SPACES)

MINIMUM # SPACES

RESIDENTS = 1.0 SPACES/UNIT = 32 SPACES

VISITORS = 0 VISITOR PARKING SPACES FOR THE FIRST 7 DWELLINGS; 1 VISITOR SPACE PER 7 DWELLINGS THEREAFTER = 3.57

TOTAL = 32 + 3.57 = 35.6 SPACES

SPACES PROVIDED = 37

ACCESSIBLE SPACES REQUIRED = 6% = 2.16 SPACES

ACCESSIBLE SPACES PROVIDED = 3 SPACES = 8.3%

BICYCLE PARKING

1 BICYCLE PARKING SPACE FOR EVERY 2 RESIDENTIAL UNITS

SPACES REQUIRED = 32 / 2 = 16 SPACES

SPACES PROVIDED - 16 SPACES

55

FILENAME: C:\PW\WORKING\DIRECTOR\PROJECTS\2022\DILLON\555\DWG\4850\224606_C1.DWG PLOTTED BY: GREELEY, STRIEN
PLOT DATE: 2023-01-25 @ 3:22:13 PM PLOT SCALE: 1:2,585 PLOT STYLE: CARROLL - MARY_RIVER.CTB

Conditions of Use

Verify elevations and/or dimensions on drawing prior to use. Report any discrepancies to Dillon Consulting Limited.

Do not scale dimensions from drawing.

Do not modify drawing, re-use it, or use it for purposes other than those intended at the time of its preparation without prior written permission from Dillon Consulting Limited.

NOT FOR CONSTRUCTION



No.	ISSUED FOR	DATE	BY
E	EXISTING TREE SURVEY INFORMATION ADDED	2023/01/25	SJG
D	REVISED AS PER CITY'S COMMENTS	2022/12/02	SJG
C	BUILDING #4 REVISED	2022/09/08	SJG
B	BUILDING #4 ADDED	2022/08/06	SJG
A	ISSUED FOR REZONING APPLICATION	2022/08/12	SJG

DESIGN	REVIEWED BY
MDC	SJG

DRAWN	CHECKED BY
MDC	SJG

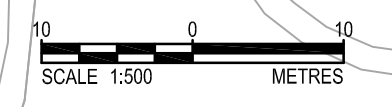
DATE	SCALE
AUG 2022	1:500

NLHC - 2-56 JANEWAY PLACE RE-ZONING APPLICATION

PROJECT NO. 224606

CONCEPTUAL SITE PLAN

SHEET NO. C1



Janeway Place – Looking East



Janeway Place – Looking East



Janeway Place – Looking North



Janeway Place – Looking South



Parking Lot – Looking North



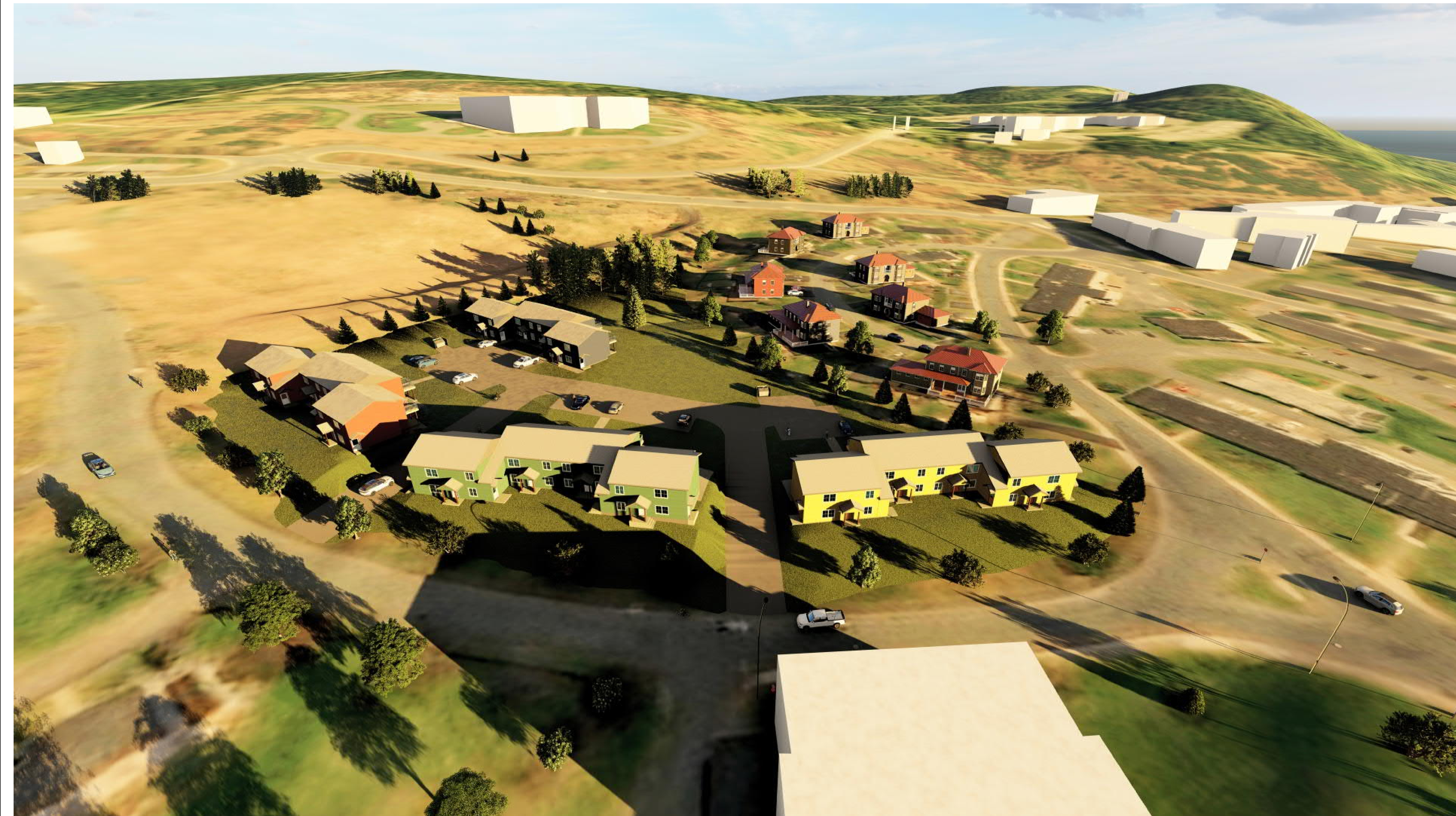
Parking Lot – Looking South



Site Overview - A



Site Overview - B



Site Overview - C

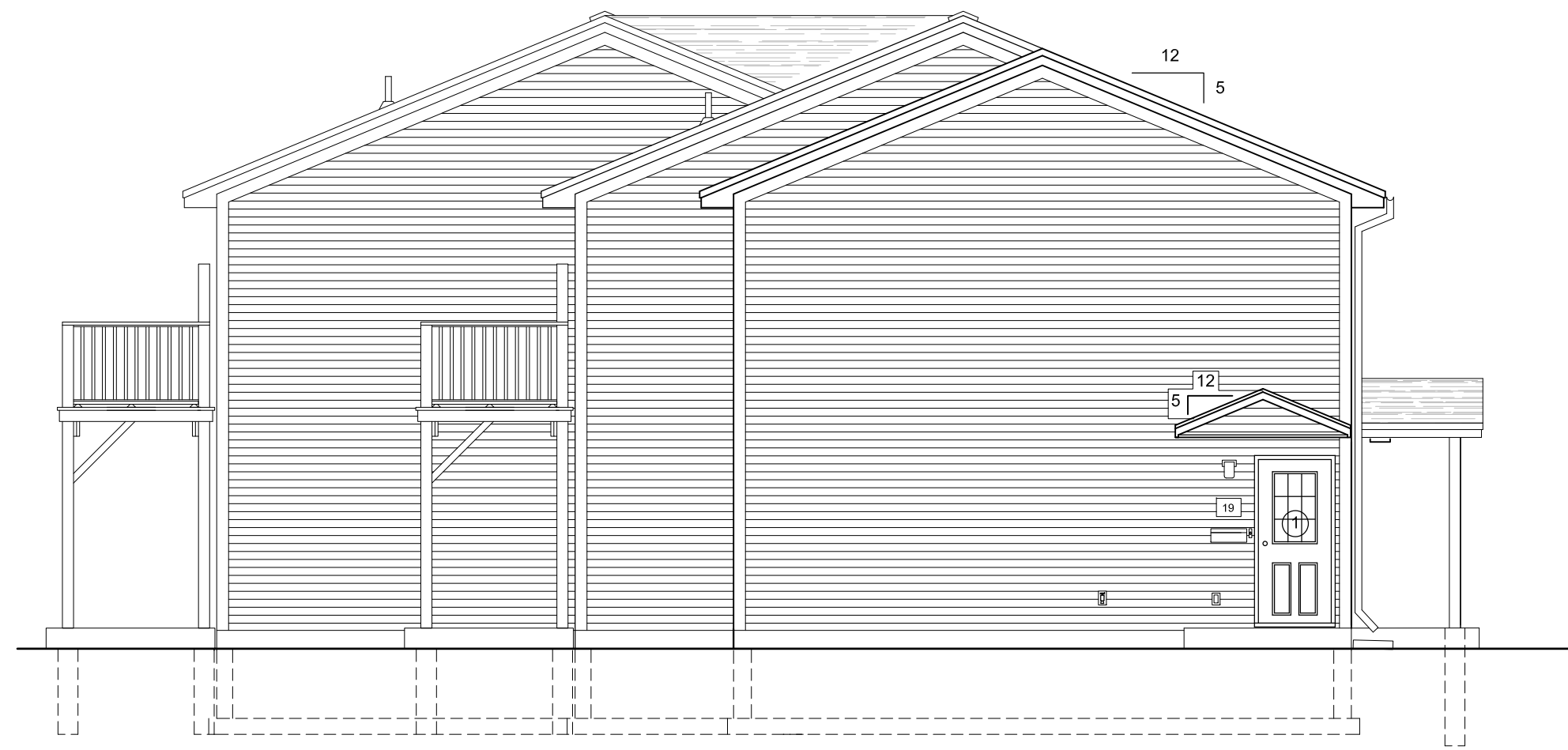


Site Overview - D

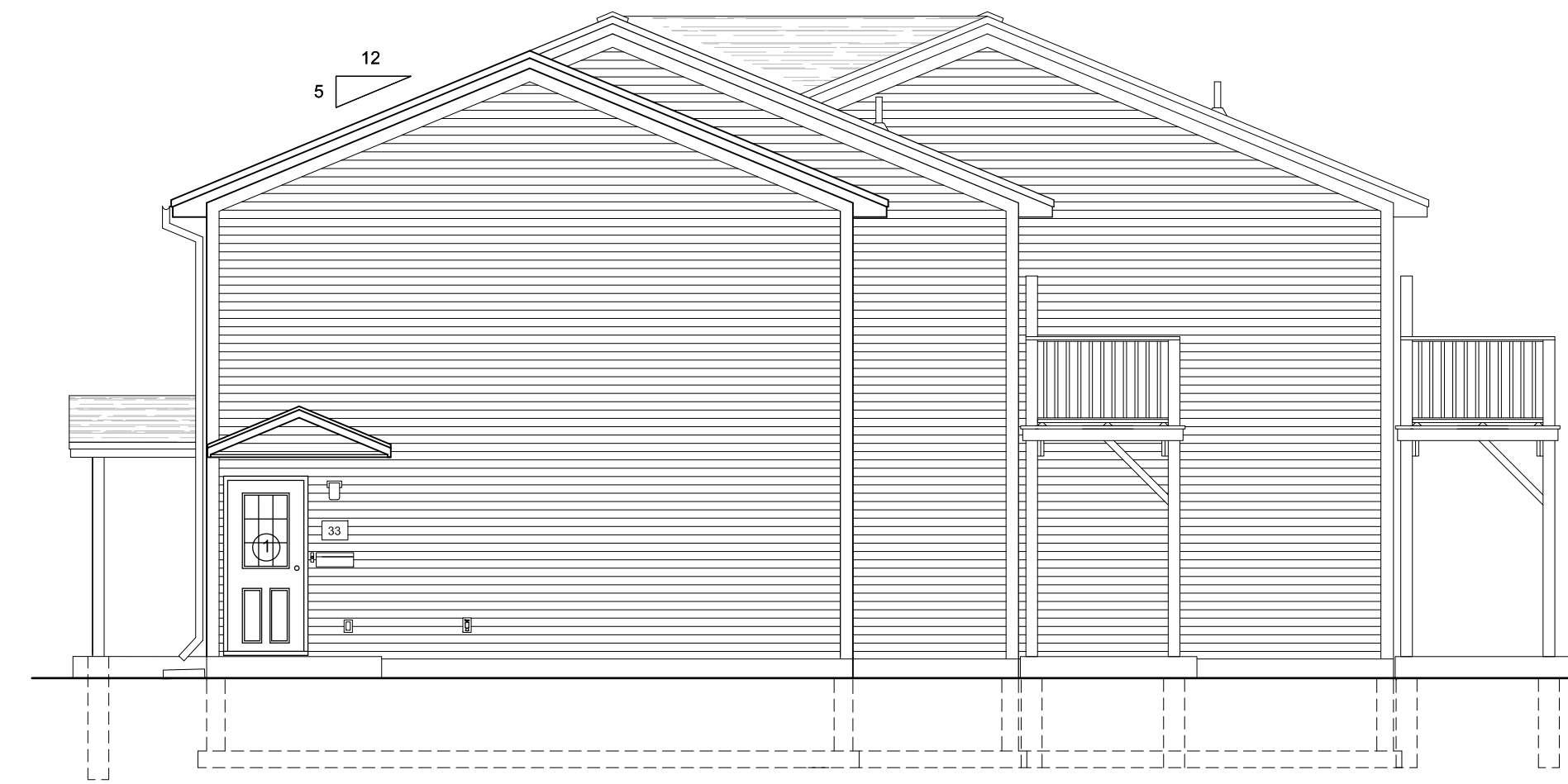


Site Overview - E





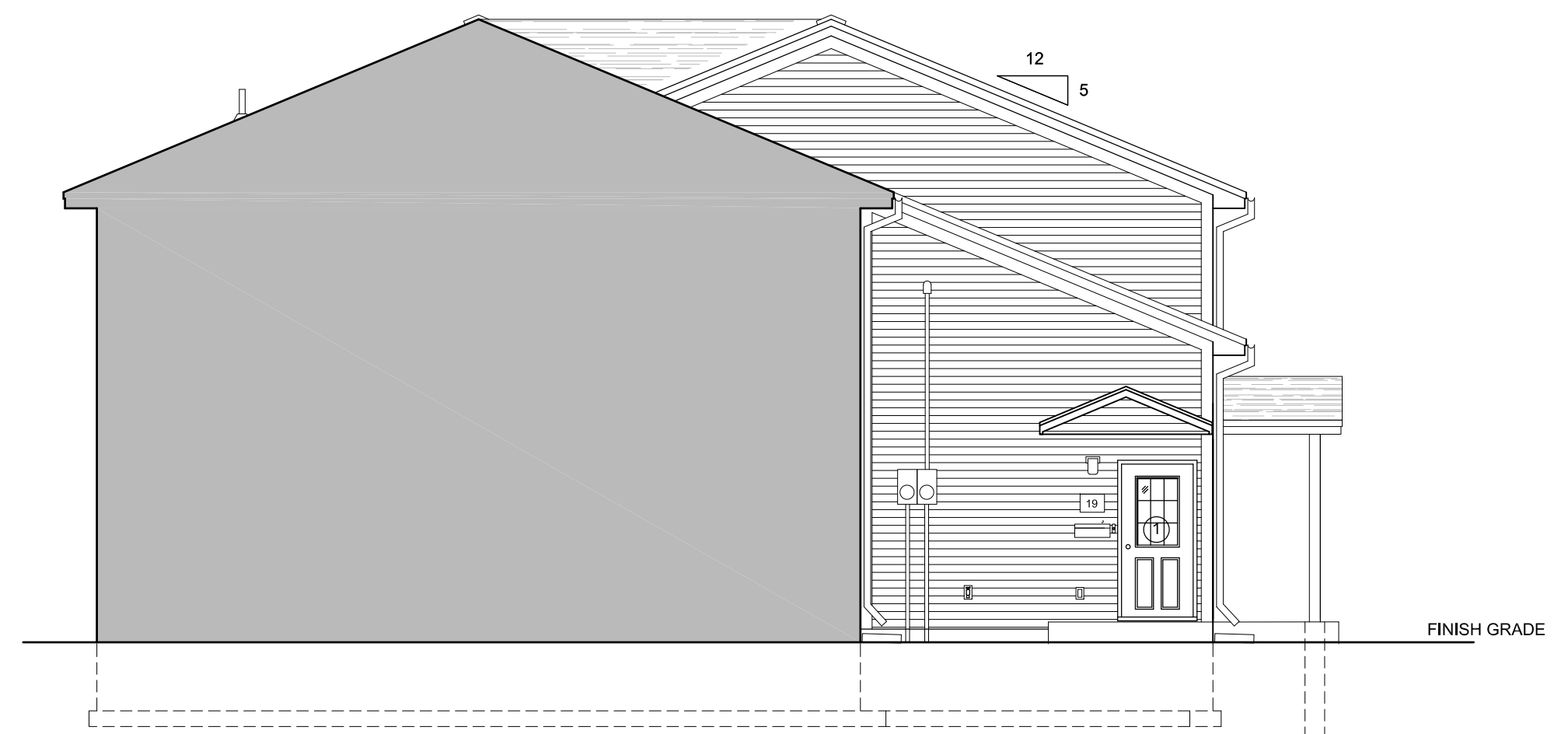
LEFT



RIGHT

SIDE ELEVATIONS
SCALE: 1/75

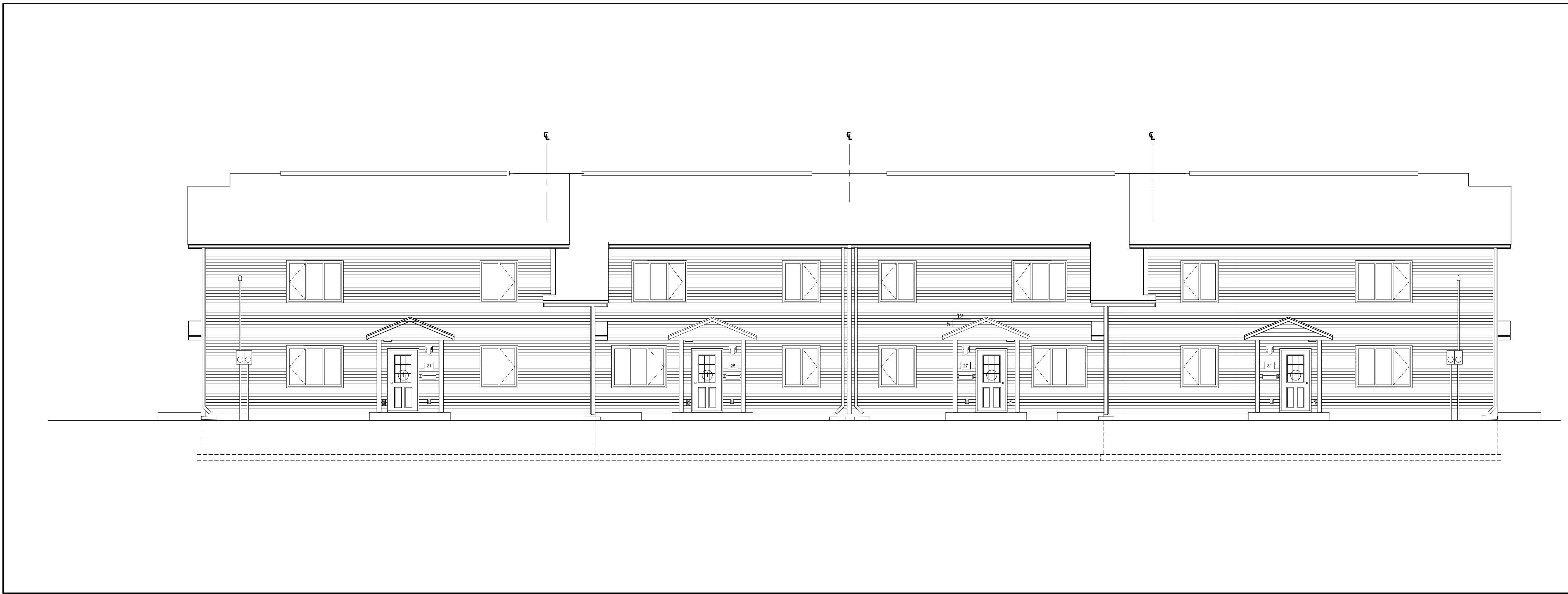
1
A-4



PARTIAL ELEVATION
SCALE: 1/75

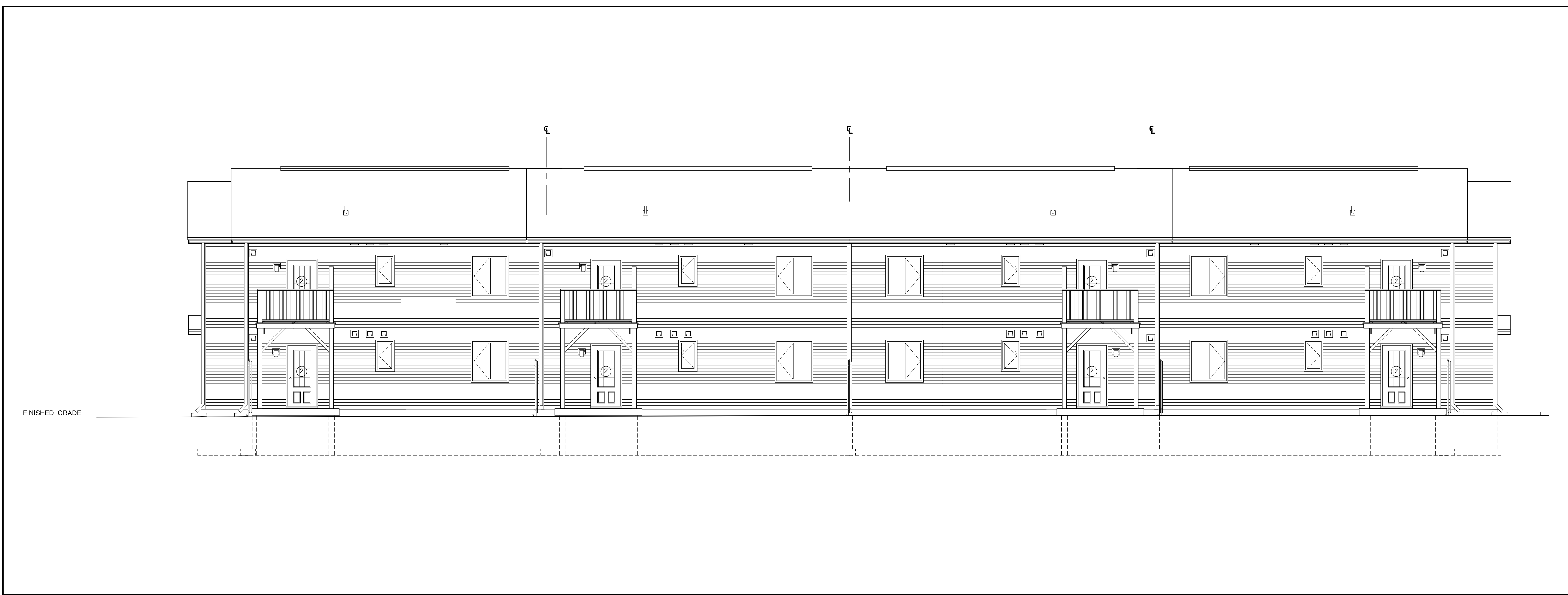
2
A-4

3
A-4



FRONT ELEVATION
SCALE: 1/75

1
A-3



REAR ELEVATION
SCALE: 1/75

2
A-3