

**SITE STATISTICS**

TOTAL SITE AREA	= 0.97 ha (2.40 ac)
LANDSCAPED AREA	= 0.29 ha (0.72 ac) 30%
LOT COVERAGE (MAX 50%)	= 0.11 ha (0.27 ac) 11%
CURRENT LAND USE ZONING	INST
PROPOSED LAND USE ZONING	A3
PARKING PROVIDED	= 111
EXTERIOR PARKING BARRIER FREE	= 7 (1 VAN)



AREA NOT IN PROJECT AND NOT TO BE REZONED

PROPOSED LOCATION SHELTERED BIKE PARKING RACKS

NEW RETAINING WALL

PROPOSED BUILDING 10 STORIES 107 UNITS

NEW LIGHT STANDARD (TYP.)

CONSTRUCTION MATERIALS LAYDOWN AREA

CITY SNOW STORAGE

PROPOSED METROBUS ENCLOSURE

- NOTES:
- 1) AERIAL IMAGERY TAKEN IN 2022
  - 2) DO NOT SCALE FROM DRAWINGS.



**NEW COVE ROAD DEVELOPMENT SITE CONCEPT PLAN**

Date: JANUARY 2025  
 Scale: 1 : 500  
 23045 - F002 Rev J