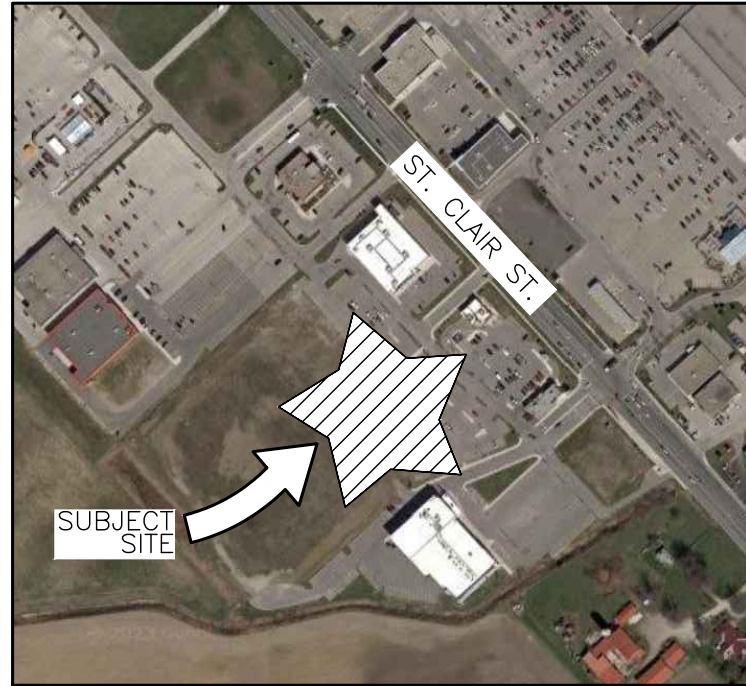




KEY PLAN

LIST OF DRAWINGS

SHEET SP1	SITE PLAN & ZONING CHART
SHEET SP2	DETAILS

REFERENCE DOCUMENTS:

- LEGAL INFO OBTAINED PLAN OF SUBDIVISION PROVIDED BY STANTEC GEOMATICS LTD., DWGS DATED FEB. 16, 2022
- LEGAL INFO OBTAINED PLAN OF SUBDIVISION PROVIDED BY VERHAEGEN-STUBBERFIELD-HARTLEY-BREWER-BEZAIRE INC. SURVEY COMPLETED: JAN. 16, 2012, CERTIFIED BY ANDREW S. MANTHA ON JAN. 31, 2012.

ZONING DATA CHART

GROSS LOT AREA (BLOCK 5):	35,700.1m ²	BUILDING AREA:	6,755.6m ²
GROSS LOT AREA (FULL SITE):	64,895.5m ²		
ASPHALT:	14,734.7m ²	LANDSCAPE AREA:	14,209.8m ²
No. ITEM	REQUIRED	PROPOSED	
1 ZONES	UC(PC)-1189		
2 LOT AREA (m ² MIN.)	N/A	35,700.1m ²	
3 LOT FRONTAGE (m MIN.)	N/A	36.0	
4 FRONT YARD SETBACK	7.62m	99.09	
5 EXTERIOR SIDE YARD SETBACK	15.24m	N/A	
6 INTERIOR SIDE YARD SETBACK	30.48m	SOUTH: 7.33m* NORTH: 4.04m*	
7 REAR YARD SETBACK	N/A	25.09	
8 LOT COVERAGE (MAX. %)	50	18.9	
9 HEIGHT (MAXIMUM)	7.92m	48.0m*	

*ZONING DEFICIENCY

PARKING DATA CHART

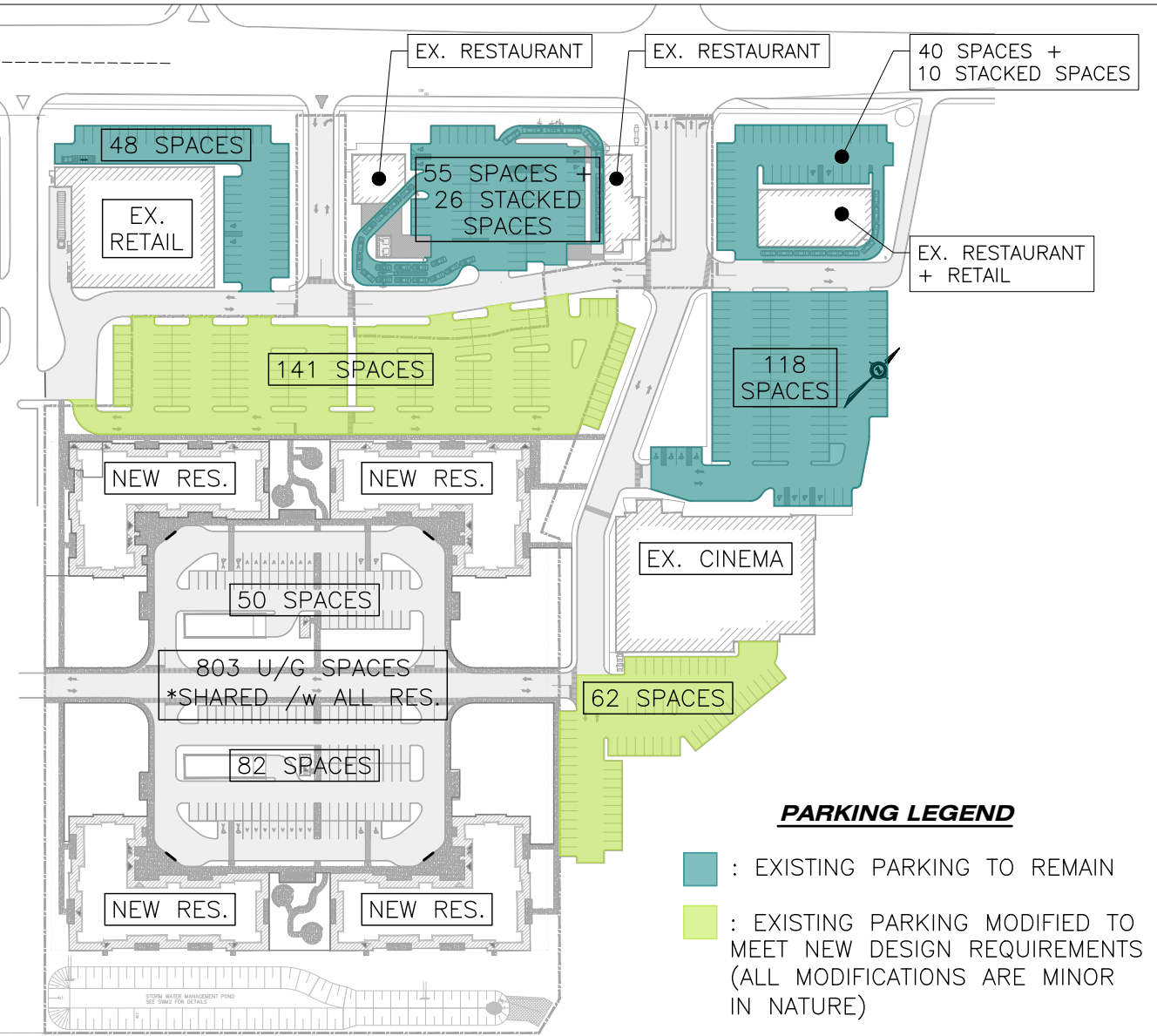
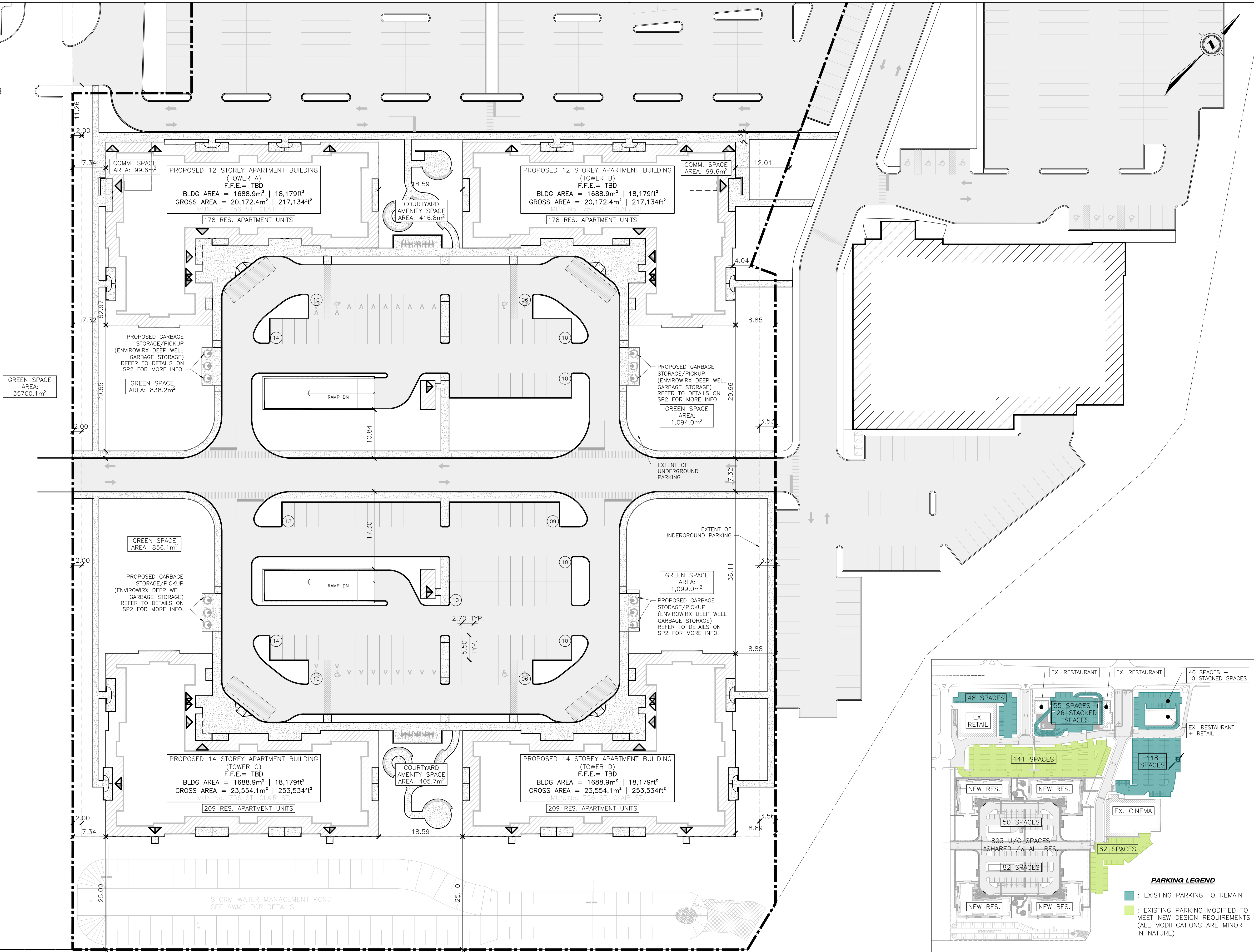
OFF-STREET VEHICLE PARKING			
No. ITEM	REQUIREMENT	REQUIRED	PROPOSED
1 RESIDENTIAL	1.25 SPACES/UNIT (774 UNITS)	968 SPACES	1076 SPACES
2 B.F. PARKING	11+1% OF TOTAL REQUIRED PARKING (1435 SPACES)	26 SPACES	36 SPACES (18 TYPE A, 18 TYPE B)
3 TOTAL	SEE ABOVE	968 SPACES	1076 SPACES

*NUMBER OF PARKING SPACES PROVIDED ARE 108 SPACES OVER THE MINIMUM REQUIRED FOR RESIDENTIAL & INCLUDED TO PROVIDE NEIGHBORING SITES WITH THE ADEQUATE PARKING REQUIRED.

LEGEND

SYMBOL:	DESCRIPTION:
	PRINCIPAL BARRIER FREE ENTRANCE & FIRE FIGHTER ACCESS ENTRANCE
	LOADING DOOR
	EMERGENCY EXIT
	PROPOSED SIGNAGE: REFER TO DETAILS FOR MORE INFO. ALL SIGNAGE TO BE ATTACHED TO ADJACENT WALL OR CURB NO SIGN SHALL IMPEDE THE SIDEWALK CLEAR WIDTHS
	PROPOSED BUILDING
	PROPOSED SNOW STORAGE
	PROPOSED BARRIER FREE S/W ACCESS CURB RAMP, REFER TO DETAILS FOR ADDITIONAL INFO.
	FIRE DEPARTMENT CONNECTION
	PROPOSED FIRE HYDRANT

SITE PLAN
SCALE: 1:400



PARKING KEY PLAN
SCALE: N.T.S

#	ISSUED FOR	DATE
01	ISSUED FOR CLIENT REVIEW	2023.07.24
02	ISSUED FOR CLIENT REVIEW	2023.08.31
03	ISSUED FOR CLIENT REVIEW	2023.09.19
04	ISSUED FOR SPC	2023.10.23
05	ISSUED FOR CLIENT REVIEW	2025.01.09
06	ISSUED FOR ZBA	2025.05.13

DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & REPORT DISCREPANCIES TO THE ARCHITECT PRIOR TO WORK. DRAWINGS REMAIN PROPERTY OF PDARCHITECT.

PROJECT:
MIXED USE DEVELOPMENT
756 ST. CLAIR ST.
CHATHAM, ON

CLIENT:
*TENDER INQUIRIES CONTACT
Name: York Developments c/o
Address: 303 Richmond St. #201, London, ON
Phone: 519-433-7587
E-mail: info@yorkdev.ca

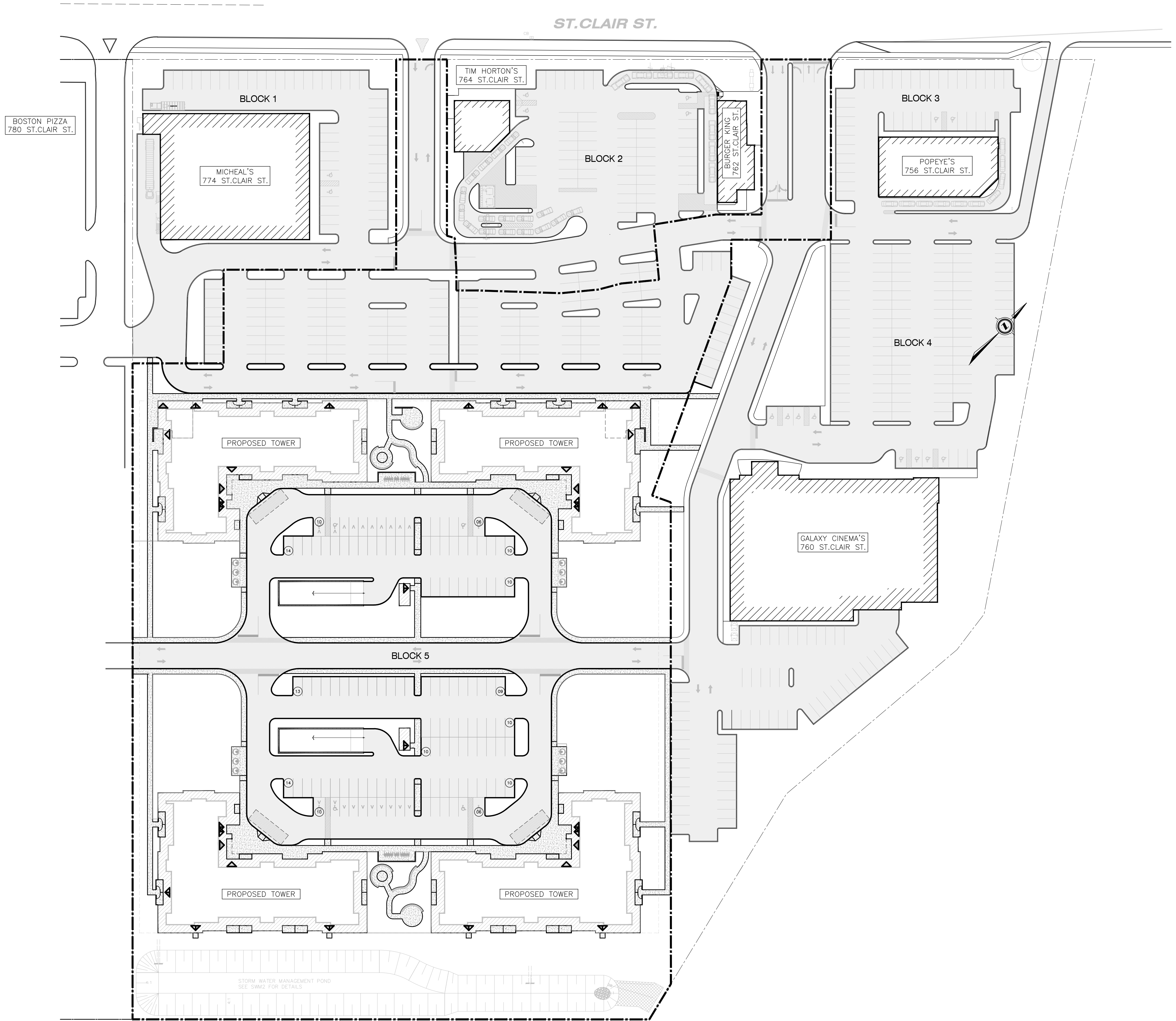
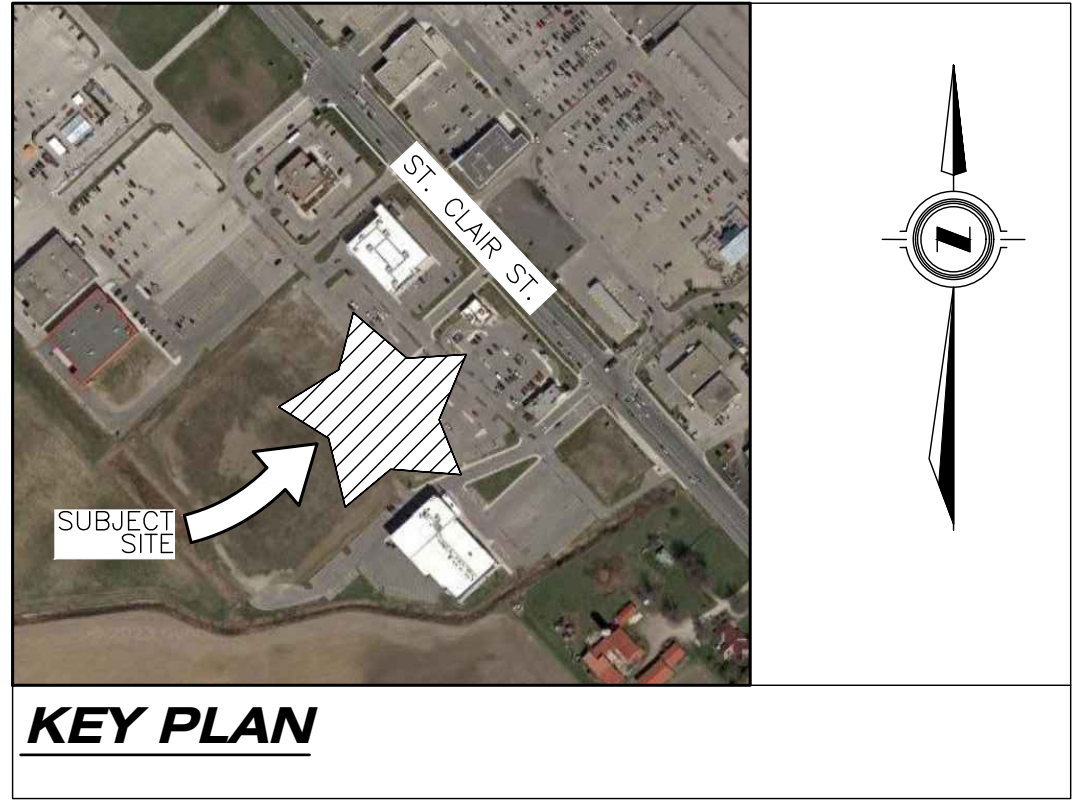


DRAWING DESCRIPTION
SITE PLAN & ZONING CHART

266 DUFFERIN AVE., BRANTFORD, ON N3T 4S2 (226) 208-1543c patrick@pdarch.ca

PROJECT #XX-XX PDTA
SBM-23-1491
SCALE: AS INDICATED
REVIEWED: PDTA
DRAWN: OMP DWG #

SP1



OVERALL SITE PLAN
SCALE: 1:400

#	ISSUED FOR	DATE
01	ISSUED FOR CLIENT REVIEW	2023.07.24
02	ISSUED FOR CLIENT REVIEW	2023.08.31
03	ISSUED FOR CLIENT REVIEW	2023.09.19
04	ISSUED FOR SPC	2023.10.23
05	ISSUED FOR CLIENT REVIEW	2025.01.09
06	ISSUED FOR ZBA	2025.05.13

DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & REPORT DISCREPANCIES TO THE ARCHITECT PRIOR TO WORK. DRAWINGS REMAIN PROPERTY OF PTDARCHITECT.

PROJECT:
MIXED USE DEVELOPMENT
756 ST.CLAIR ST.
CHATHAM, ON

CLIENT:
***TENDER INQUIRIES CONTACT**
Name: York Developments c/o
Address: 303 Richmond St. #201, London, ON
Phone: 519-433-7587
E-mail: info@yorkdev.ca



266 DUFFERIN AVE., BRANTFORD, ON N3T 4S2 (226) 208-1543c patrick@pdarch.ca

DRAWING DESCRIPTION
SITE PLAN & ZONING CHART

PROJECT #XX-XX P.D.T.A.
SBM-23-1491
SCALE: AS INDICATED
REVIEWED: P.D.T.A.
DRAWN: OMP DWG #

SP2