

| PRELIMINARY SITE STATS | | ft ² | m ² | % |
|---|------------------------------|----------------------|----------------|---------|
| Net Lot Area | 0.142 Hectares | 15286.1 | 1,420.1 | |
| Lot Depth | 37.74m | | | |
| Lot Frontage | 36.21m | | | |
| (Note: site areas and lot dimensions do not include road widening strip) | | | | |
| Lot Coverage | | | | |
| Building Coverage (Including Balconies) | | 7300.0 | 678.2 | 47.76% |
| Landscape Coverage (not Cov'd By Building) | | | | |
| | | 3097.1 | 287.7 | 20.26% |
| Paved Areas (Asphalt Not Cov'd By Building) | | | | |
| | | 4889.0 | 454.2 | 31.98% |
| Paved Areas (Asphalt Cov'd By Building) | | | | |
| | | 4841.0 | 449.7 | 31.67% |
| Estimated Floor Areas | | | | |
| 1st Floor | (Includes Estimated Columns) | 1497.0 | 139.1 | 9.79% |
| 2nd Floor | | 6753.0 | 627.4 | 44.18% |
| 3rd Floor | | 6753.0 | 627.4 | 44.18% |
| 4th Floor | | 6753.0 | 627.4 | 44.18% |
| Gross Floor Area | | 21756.0 | 2,021.2 | 142.33% |
| Building Height 14.27m (4 Storeys) | | | | |
| Parking | | 28 spaces | | |
| | Parking Provided | 1.333333 Spaces/unit | | |
| 1 Bedroom Units | 723sq. ft. - 725 sq. ft. | | | |
| 2 Bedroom Units | 909sq. ft. - 981 sq. ft. | | | |
| PROJECTED RESIDENTIAL UNIT COUNTS/STATS | | | | |
| 2ND FLOOR - 7 UNITS - 4x2-Bedroom 3x1-Bedroom | | | | |
| 3RD FLOOR - 7 UNITS - 4x2-Bedroom 3x1-Bedroom | | | | |
| 4TH FLOOR - 7 UNITS - 4x2-Bedroom 3x1-Bedroom | | | | |
| TOTAL RESIDENTIAL UNITS = 21 UNITS | | | | |

| ZONING CHECKLIST | |
|--|-----------------------|
| ZONING: GENERAL COMMERCIAL GC ZONE (MINOR VARIANCE APPLICATION FILE: A9/2013P) | |
| MINIMUM INGRESS AND EGRESS INTO DEVELOPMENT | 7.0M |
| SETBACK TO PARKING SPACES FROM REAR YARD AND SIDE YARD | 0.0M |
| WIDTH OF PARKING SPACE ABUTTING A COLUMN | 2.6M |
| PLANTING STRIP | 1.4M |
| 85% OF GROSS FLOOR AREA TO BE ALLOCATED TO RESIDENTIAL USE | |
| MAXIMUM BUILDING HEIGHT | 13M (15.09m proposed) |
| MINIMUM COMMERCIAL USE GROSS FLOOR AREA | 15% (0% proposed) |

| ZONING: RESIDENTIAL MULTIPLE RM2 ZONE | |
|---------------------------------------|--|
| Minimum Lot Area | 150 m ² (1,614.64 ft ²) per dwelling unit |
| Minimum Lot Frontage | 30 m (98.43 ft) |
| Minimum Lot Depth | 38 m (124.67 ft) |
| Maximum Density | 65 units per hectare (26.31 units per acre) |
| Maximum Lot Coverage | 30% of Lot Area |
| Minimum Front Yard | one-half the height of the building or 7.5 m (24.61 ft), whichever is the greater |
| Minimum Rear Yard | one-half the height of the building or 12 m (39.37 ft), whichever is the greater |
| Minimum Interior Side Yard | one-half the height of the building or 6 m (19.69 ft), whichever is the greater |
| Minimum Landscaped Area | 35 percent of lot area |
| Maximum Building Height | 5 storeys |
| Minimum Floor Area per Dwelling Unit | One Bedroom 602.8 sq. ft. Two Bedroom 699.68 sq. ft. |
| Amenity Area | An amenity area shall be provided of a size that will contain at least 2.5 m ² (26.91ft ²) of area for each one-bedroom unit and at least 5 m ² (53.82 ft ²) of area for each two or more bedroom units in one location for recreational use for the residents of the development. |

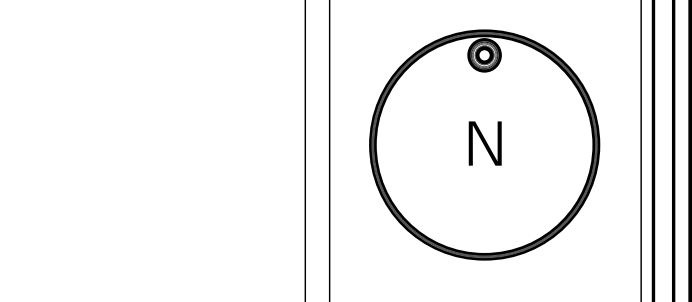
SITE PLAN

SCALE: 1:100



| GENERAL NOTES | | | |
|---------------|--------------|------------------------|-----|
| NO. | DATE | REVISION | BY |
| 1 | MARCH 4, 19 | ROAD WIDENING REVISION | JMR |
| 2 | APRIL 7 2020 | REVISED CONCEPT | JMR |
| 3 | OCT. 9 2020 | INFO FROM PLANNER | JMR |
| 4 | NOV 12, 2020 | ADDED GRADES | JMR |

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ONE-FIVE CENTRAL CONDOMINIUM DEVELOPMENT
#15 HIGHWAY 20, FANTHILL, ONT.

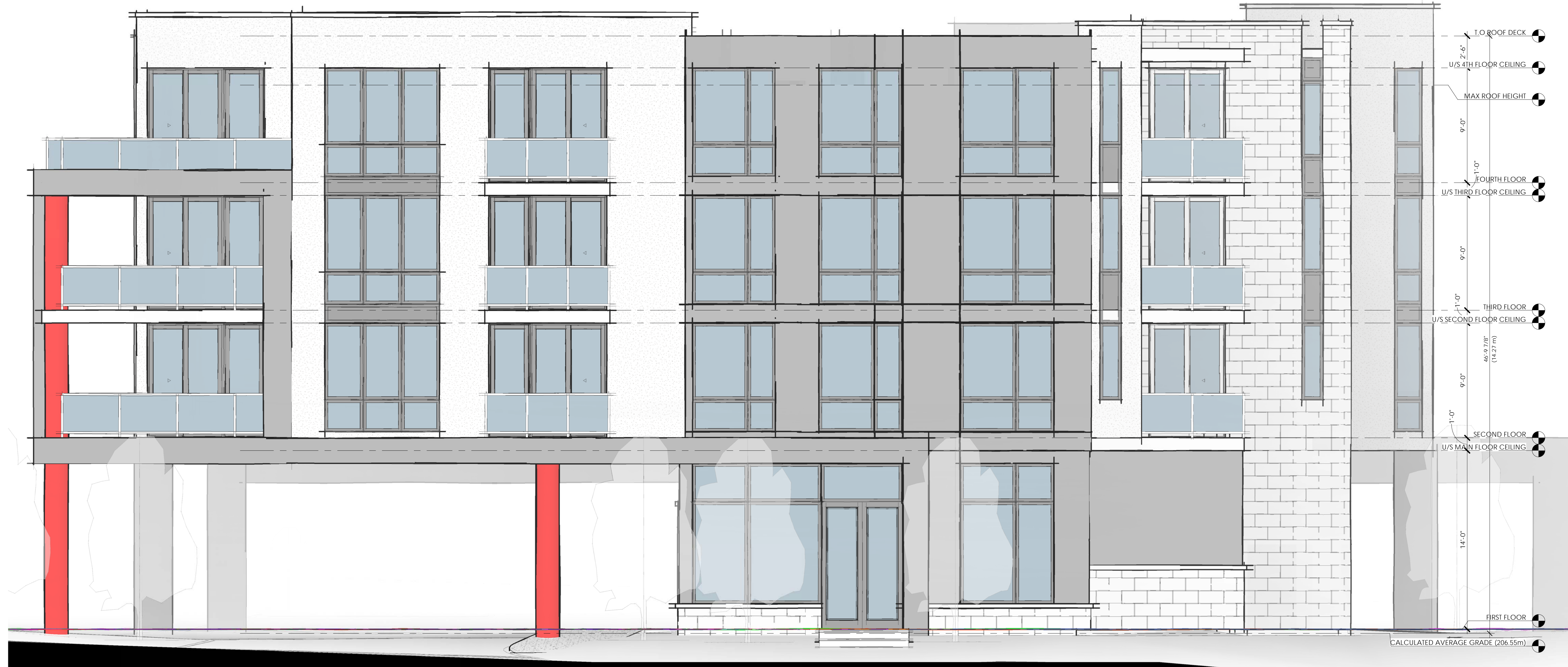


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SHEET TITLE:
SITE PLAN

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| CHECKED BY: MDA/KK | SP1 |
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FRONT (SOUTH) ELEVATION

1/4" = 1'-0"

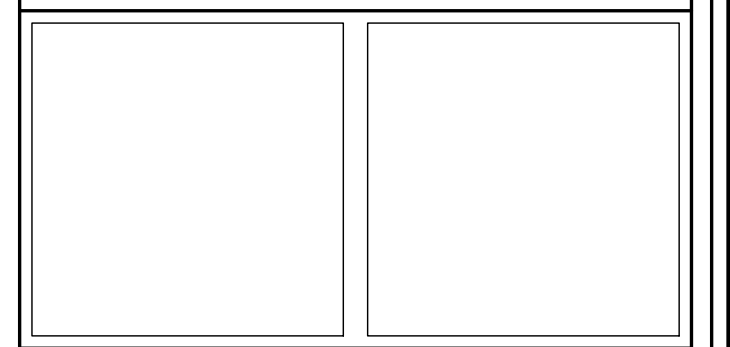


GENERAL NOTES

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**FRONT ELEVATION
 AND PERSPECTIVES**

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LEFT (WEST) ELEVATION
1/4" = 1'-0"

GENERAL NOTES

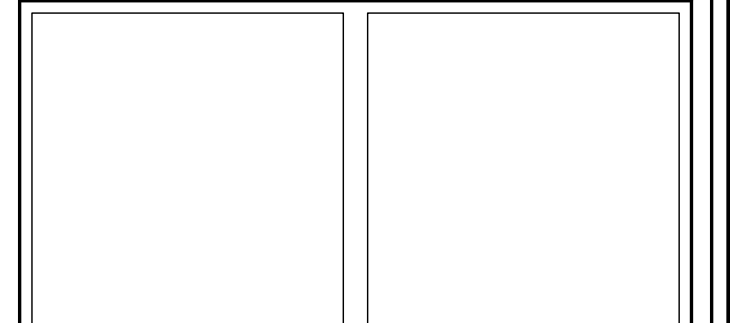
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SHEET TITLE:

LEFT SIDE ELEVATION

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T/O ROOF DECK
 U/S 4TH FLOOR CEILING
 MAX ROOF HEIGHT
 FOURTH FLOOR
 U/S THIRD FLOOR CEILING
 THIRD FLOOR
 U/S SECOND FLOOR CEILING
 SECOND FLOOR
 U/S MAIN FLOOR CEILING
 T/O FOUNDATION
 CALCULATED AVERAGE GRADE (206.55m)

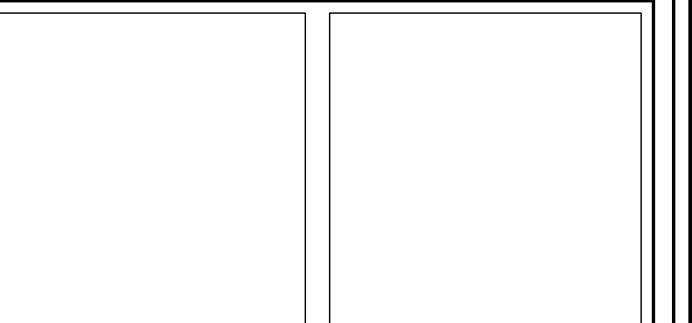
REAR (NORTH) ELEVATION
1/4" = 1'-0"

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SHEET TITLE:
REAR ELEVATION

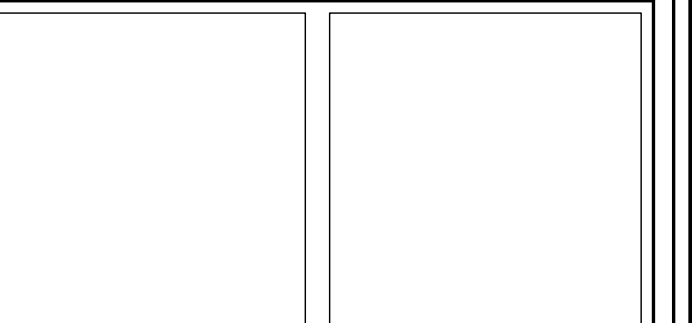
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SHEET TITLE:
RIGHT SIDE ELEVATION

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RIGHT (EAST) ELEVATION
 1/4" = 1'-0"