



SITE DATA

PROPOSED USE:	TOWN HOUSE
ZONE:	R3-5
REGULATION	REQUIRED PROPOSED
MINIMUM LOT AREA:	210 sq.m. 114003.3 / 33 = 345.5 sq.m.
MINIMUM LOT FRONTAGE:	15 m 17.5 m
MINIMUM FRONT YARD:	4.5 m 7.32 m
MINIMUM EXTERIOR SIDE YARD:	2 m 2.65 m
MINIMUM REAR YARD:	6 m 6 m
MINIMUM INTERIOR SIDE YARD:	2 m 3.3 m
MINIMUM LANDSCAPED OPEN SPACE:	30 % 43.38%
MAXIMUM LOT COVERAGE:	45 % 33.09% (BUILDINGS & REAR PATIOS)
MAXIMUM HEIGHT:	8 m 1 STOREY
NUMBER OF UNITS:	-- 32
FLOOR AREA - UNITS 1-3 & 28-32:	125.86 sq.m.
FLOOR AREA - UNITS 4-7:	114.30 sq.m.
FLOOR AREA - UNITS 8-27:	132.73 sq.m.
PARKING SPACES:	-- 64 + 8 visitor

UNITS SIZES	
1 - 3 & 28 - 32	33' x 54' UNITS
4 - 6	32' x 54' UNITS
7 - 27	32' x 58' UNITS

LEGEND

5	UNIT/LOT NUMBER
●	DENOTES STREET LIGHT
⊕	DENOTES FIRE ROUTE SIGN
⊕	DENOTES FIRE HYDRANT
▨	DENOTES 6.0m WIDE FIRE ROUTE
---	SITE BOUNDARY

2:161400185 - BEAR CREEK RESIDENTIAL DESIGN/AS-BUILT PLAN (190307) - REVIT/NUM/02.DWG

EXISTING SERVICES	DRAWING #, SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT	CONSULTANT OR DIVISION	ENGINEER'S STAMP	SCALE	TITLE	PROJECT No.
161400185					DESIGN	1	REDUCED THE NUMBER OF UNITS	FEB 2019	SB	LDS	HORZ - 1 : 500	BEAR CREEK	161400185	
					DRAWN BY	2	REVISED UNIT LAYOUT	MARCH 2019	SB		5 0 10m	GOLD LEAF PROPERTIES INC.		
					CHECKED							SITE PLAN	SP1	
					APPROVED									
					DATE									
					2019-04-04									
					Site Plan(190307)-RevUnitNum.dwg									