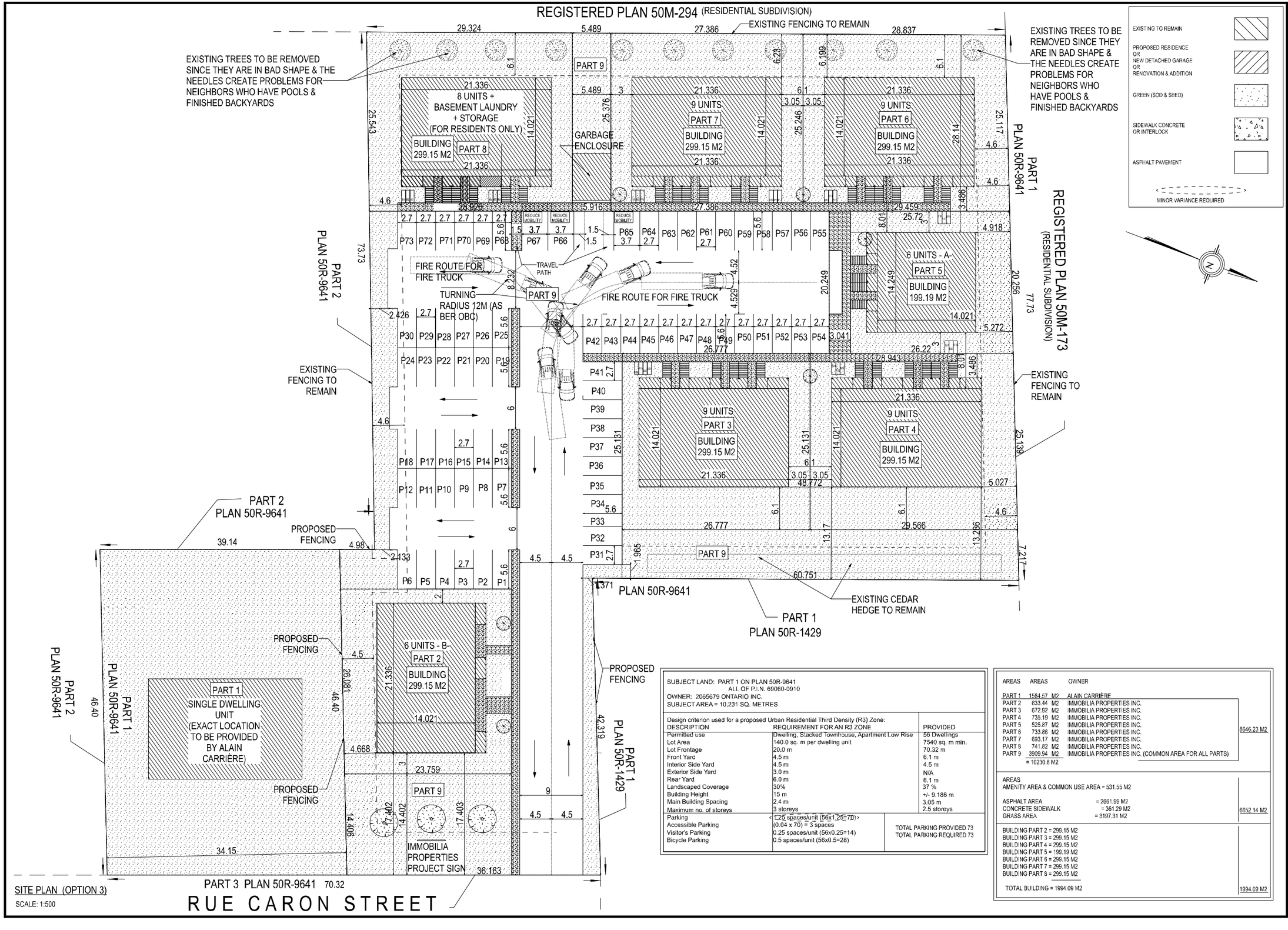

SUBJECT LAND: PART 1 ON PLAN 50R-9641
ALL OF P.I.N. 69060-0910
OWNER: 2065679 ONTARIO INC.
SUBJECT AREA = 10,231 SQ. METRES

Design criterion used for a proposed Urban Residential Third Density (R3) Zone:

DESCRIPTION	REQUIREMENT FOR AN R3 ZONE	PROVIDED
Permitted use	Dwelling, Stacked Townhouse, Apartment Low Rise	56 Dwellings
Lot Area	140.0 sq. m per dwelling unit	7540 sq. m min.
Lot Frontage	20.0 m	70.32 m
Front Yard	4.5 m	6.1 m
Interior Side Yard	4.5 m	4.5 m
Exterior Side Yard	3.0 m	N/A
Rear Yard	6.0 m	6.1 m
Landscaped Coverage	30%	37 %
Building Height	15 m	+/- 9.186 m
Main Building Spacing	2.4 m	3.05 m
Maximum no. of storeys	3 storeys	2.5 storeys
Parking	1.25 spaces/unit (56x1.25=70)	TOTAL PARKING PROVIDED 73
Accessible Parking	(0.04 x 70) = 3 spaces	TOTAL PARKING REQUIRED 73
Visitor's Parking	0.25 spaces/unit (56x0.25=14)	
Bicycle Parking	0.5 spaces/unit (56x0.5=28)	

AREAS	AREAS	OWNER	
PART 1	1584.67 M2	ALAIN CARRIÈRE	
PART 2	633.44 M2	IMMOBILIA PROPERTIES INC.	
PART 3	672.92 M2	IMMOBILIA PROPERTIES INC.	
PART 4	735.19 M2	IMMOBILIA PROPERTIES INC.	
PART 5	525.87 M2	IMMOBILIA PROPERTIES INC.	
PART 6	733.86 M2	IMMOBILIA PROPERTIES INC.	8646.23 M2
PART 7	693.17 M2	IMMOBILIA PROPERTIES INC.	
PART 8	741.82 M2	IMMOBILIA PROPERTIES INC.	
PART 9	3999.94 M2	IMMOBILIA PROPERTIES INC. (COMMON AREA FOR ALL PARTS)	
	= 10230.8 M2		

AREAS
AMENITY AREA & COMMON USE AREA = 531.55 M2

ASPHALT AREA	= 2661.99 M2	6652.14 M2
CONCRETE SIDEWALK	= 361.29 M2	
GRASS AREA	= 3197.31 M2	

BUILDING PART 2 = 299.15 M2
BUILDING PART 3 = 299.15 M2
BUILDING PART 4 = 299.15 M2
BUILDING PART 5 = 199.19 M2
BUILDING PART 6 = 299.15 M2
BUILDING PART 7 = 299.15 M2
BUILDING PART 8 = 299.15 M2

TOTAL BUILDING = 1994.09 M2 — 1994.09 M2

IMMOBILIA

LAKA DESIGN & DRAFTING INC.
14919 CONCESSION 10-11 RD, CRYSLER, ONT, K0A1R0
EMAIL: lakadesignanddrafting@gmail.com
KARL LAVOIE
613-875-5275

NO.	REVISIONS	DATE
7	ISSUED FOR APPLICATIONS	19-OCT-2021
6	ISSUED FOR CHANGES & DISCUSSIONS	30-SEPT-2021
5	ISSUED FOR REVIEW TEAM	12-AUG-2021
4	ISSUED FOR PRELIMINARY 4	11-AUG-2021
3	ISSUED FOR PRELIMINARY 3	07-MAY-2021
2	ISSUED FOR PRELIMINARY 2	06-MAY-2021
1	ISSUED FOR PRELIMINARY	17-MAR-2021

PROFESSIONAL ENGINEER

I, KARL LAVOIE, DECLARE THAT I REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES / CATEGORIES.

INDIVIDUAL B.C.I.N.: 106688
FIRM B.C.I.N.: 116141

19-OCT-2021
DATE

Karl Lavoie
REGISTERED B.C.I.N
ARCHITECTURAL DESIGNER

PROJECT NAME

PROPOSED DEVELOPMENT FOR IMMOBILIA PROPERTIES INC.

1300 CARON, ROCKLAND, ONTARIO

PROJECT NO.	2021-0014	DRAWINGS NO.
DRAWN BY	KARL LAVOIE	SP1 / SP1
VERIFIED BY	KARL LAVOIE	