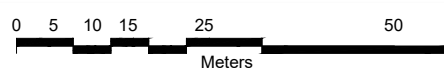


Site Area: 7,905.3m²
 Single Detached Area: 1,899.0m²
 Townhouse Area: 6,006.3m²
 Additional Lands: 175.9m²

Townhouse Site
 Building Coverage: 1,735.2m² (28.8%)
 Landscaped Area: 2,701.8m² (45.0%)
 No. Of Units: 24
 Density: 39.9u.p.h.

ZONING: RM2	REQUIRED	PROVIDED
Min. Lot Frontage	7.0m	6.0m
Min. Lot Area (Int. Unit)	210m ²	164.9m ²
Min. Lot Area (Int.End Unit)	270m ²	207.8m ²
Min. Lot Area (Ext.End Unit)	360m ²	353.3m ²
Max. Bldg. Coverage	35%	28.8%
Min. Front Yard	7.5m	7.5m
Min. Interior Side Yard	2.0m	2.0m
Min. Exterior Side Yard	6.0m	6.0m
Min. Rear Yard	7.5m	7.5m
Min. Landscaped Area	30%	45.5%
Planting Strip	3.0m	1.5m (western edge)
Residential Parking	2 spaces/unit = 48 spaces	48 spaces
Visitor Parking	0.5 spaces/unit = 12 spaces	12 spaces



NOTE: This concept should be considered as a preliminary demonstration model that illustrates an "order of magnitude" development scenario for the site. The number of units, floor area and parking supply are approximate and subject to more detailed design as well as municipal planning approvals.

Scale 1:500 | September 25, 2020 | Project No.: 20135 | Drawn By: SL

DEVELOPMENT CONCEPT

3140 & 3150 Binbrook Road West

