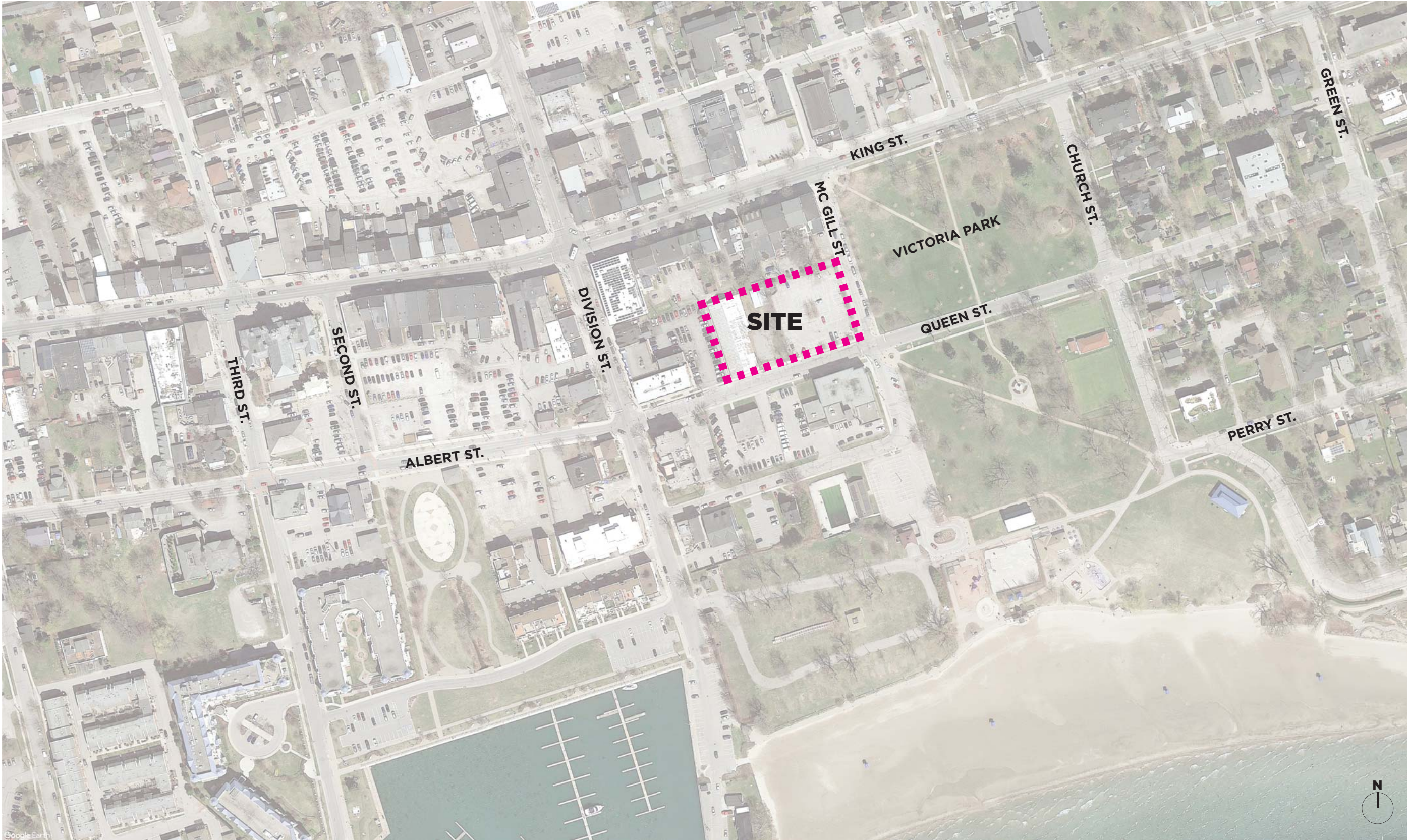


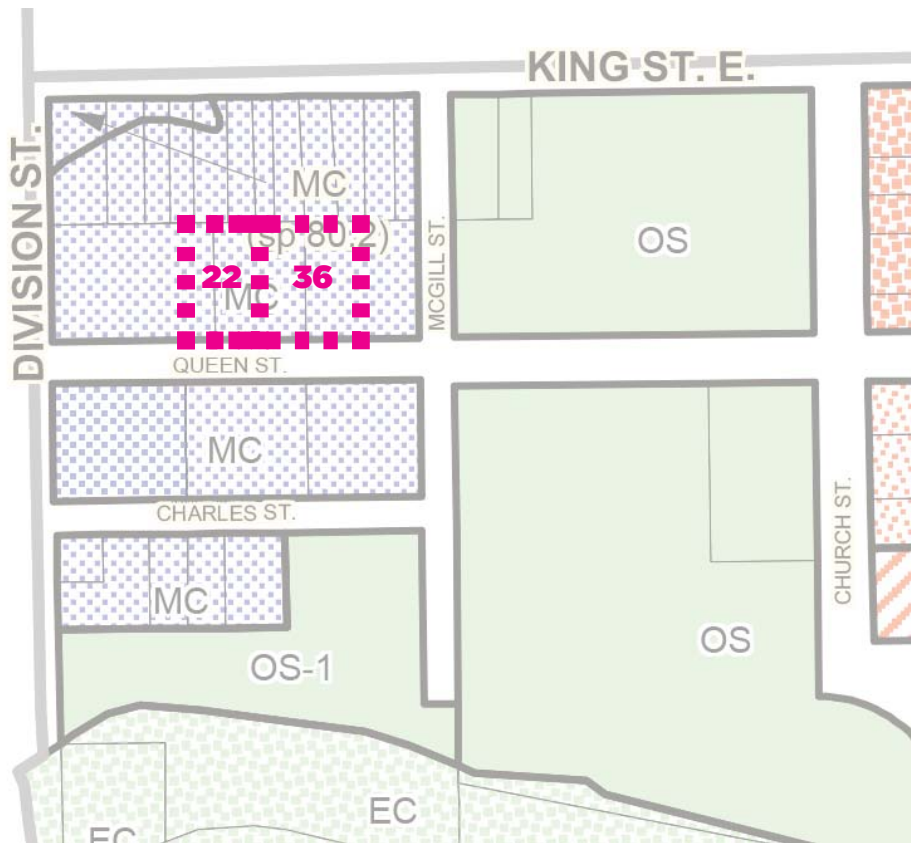
QUEENSVIEW

5 STOREY MIXED-USE CONDOMINIUM

ISSUED TO TOWN OF COBOURG COUNCIL

2021.03.10





Zoning By-Law No. 85-2003 Schedule A
Partial Map 3 (April 2004)

Zoning By-Law No. 85-2003
Section 5: General Provisions

5.12 Queen Street (Division to McGill)
Existing Street Width = 13.0 - 15.0 m (45-50 ft)
Planned Width Of Street Allowance = 18.0 m (60 ft)
Min. Setback From Centreline Of Street = 9.0 m (30 ft) *

*** Centreline of Queen Street shall be deemed to be 7.6 m (25 ft) south of the existing northern street line.**

22 Queen Street
Amendment By-Law Number 073-2010
Main Central Commercial (MC) Exception 15 (MC-15) Zone
15.2.15.4 Regulations For Permitted Uses In The MC-15 Zone

- i Rear Yard Fifth Floor
11.5 m (37.5 ft) minimum
- ii West Side Yard
9.6 m (31.5 ft) minimum for walls containing windows of residential space, otherwise 7.5 m (24.5 ft) minimum.
- iii **East Side Yard (Proposed Amendment - NA)**
5.0 m (16.5 ft) minimum for walls containing windows of residential space, otherwise 3.0 m (10 ft) minimum.
- iv Height
5 storeys maximum.
- v Peak Building Height
21.5 m (70 ft) maximum, inclusive of mechanical equipment and architectural features.
- vi First Floor Height
Notwithstanding the provisions and regulations of Section 3, the max height shall be 4.5 m
- vii Parking
The provisions of Section 6.1 of this by-law shall apply, with the exception that residential uses shall provide a min of one (1) parking space per dwelling unit.
- viii Regulations for mixed use developments which incorporate residential uses.

36 Queen Street
Zoning By-Law No. 85-2003
Main Central Commercial (MC)

- 15.1.7 Floor Space Index (FSI)
The maximum floor space index for any lot in the (MC) zone shall be 2.0.
- 15.1.8 Front Yard
The established building line, or where not applicable, 0 m minimum setback.
- 15.1.9 Rear Yard
6 metres (20 ft.) minimum.
- 15.1.10 Side Yard
No minimum requirement.
- 15.1.12 Height (Proposed Amendment - 4 Storeys)**
3 storeys maximum.

SUBJECT LANDS TOTAL DEVELOPMENT LOT AREA *
4440.1 sm / 47793 sf

PROPOSED QUEEN STREET ROAD WIDENING ALLOWANCE DEDICATION
135.0 sm / 1453 sf

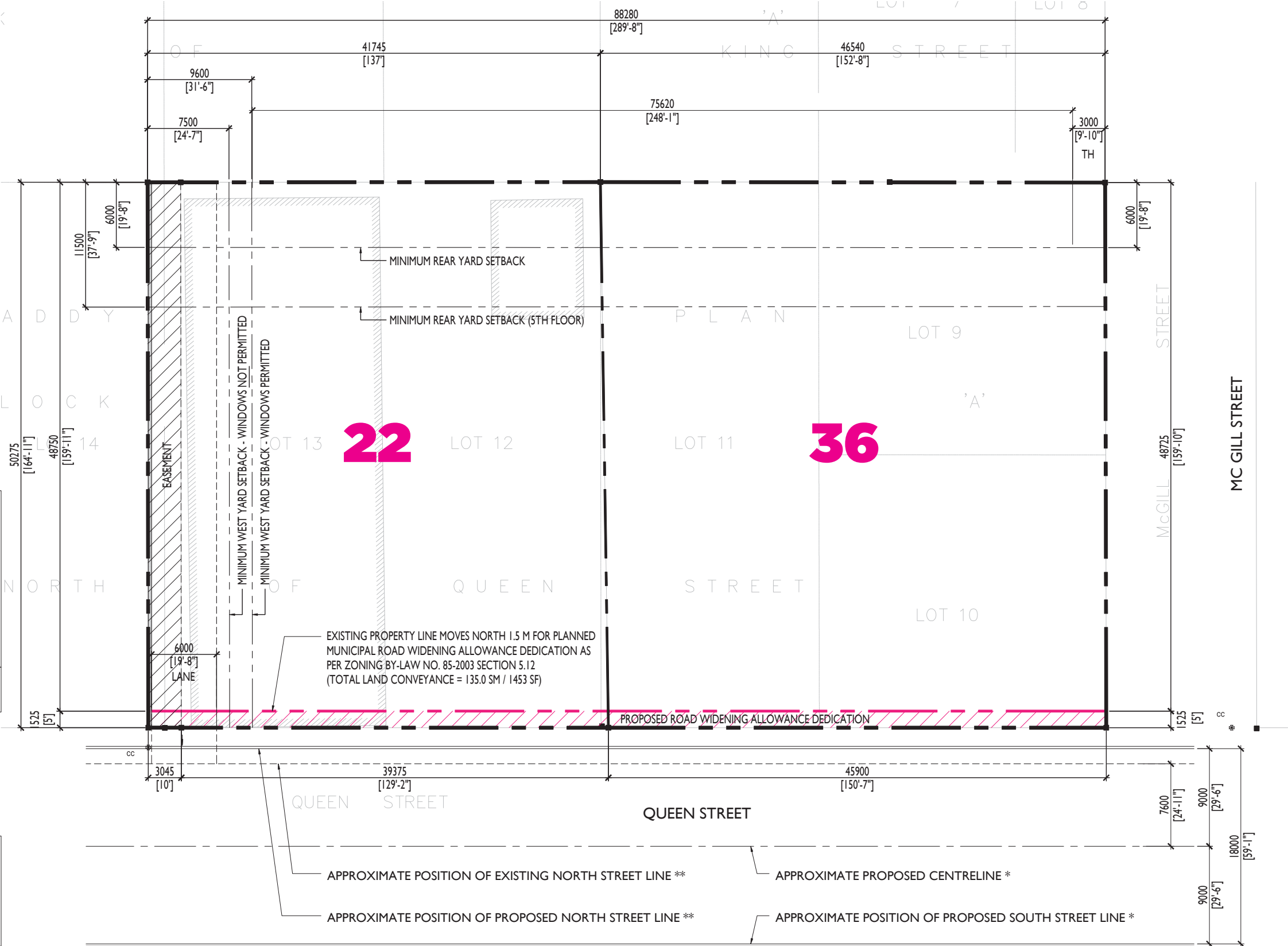
NET SUBJECT LANDS TOTAL DEVELOPMENT LOT AREA
4305.1 sm / 46340 sf

* FSI CALCULATIONS BASED ON ORIGINAL AREA

SURVEY FROM SYLVESTER & BROWN (APRIL 4, 2019)

NOTE:

** CENTRELINE OF QUEEN ST. SHALL BE DEEMED TO BE 7.6 M (25 FT) SOUTH OF THE EXISTING NORTHERN LINE (ZONING BY-LAW NO. 85-2003, 30)



SUBJECT LANDS **DIAGRAM**

22 QUEEN STREET

ZONING BY-LAW NO. 85-2003
AMENDMENT BY-LAW #073-2010
MAIN CENTRAL COMMERCIAL EXCEPTION 15 HOLDING (MC-15 H) ZONE

MAX. HEIGHT (storeys)	5 storeys
MAX. HEIGHT incl. mech ph (m)	21.5 m
REAR YARD (5TH FL) (m)	11.5 m
WEST SIDE YARD RESIDENTIAL NO WINDOWS (m)	7.5 m
WEST SIDE YARD RESIDENTIAL CONTAINING WINDOWS (m)	9.6 m
EAST SIDE YARD NO WINDOWS (m)	3.0 m
EAST SIDE YARD CONTAINING WINDOWS (m)	5.0 m
RESIDENTIAL PARKING/UNIT	1

CONCEPT DEVELOPMENT STATISTICS

Lot Area	4440.1 sm 47,792.8 sf	
Minus Proposed Queen Street Road Widening Allowance Dedication	135.0 sm 1,453.1 sf	
Net Lot Area	4305.1 sm 46,339.7 sf	
FSI (Proposed)	2.00	1.98
FSI (Permitted)	2.00	

LEVEL	FOOTPRINT AREA (sm)	FOOTPRINT AREA (sf)	COMMERCIAL*** GFA* (sm)	COMMERCIAL*** GFA* (sf)	RESIDENTIAL GFA* (sm)	RESIDENTIAL GFA* (sf)	RESIDENTIAL NET SALEABLE (sm)	RESIDENTIAL NET SALEABLE (sf)	SUITES GUEST (STUDIO)	SUITES 1B	SUITES 2B	SUITES 3B	TOWNHOUSE (3 STOREY)	SUITES TOTAL	AMENITY** REQUIRED (sm)	AMENITY** REQUIRED (sf)	PKG PROVIDED RESIDENTIAL	PKG PROVIDED PUBLIC / COMM
P1	3,909.7	42,083.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	11.0	90.0
1	3,148.8	33,893.4	476.6	5,130.1	737.7	7,940.5	445.4	4,794.2	2.0	0.0	0.0	0.0	7.0	9.0	105.0	1,130.2	36.0	0.0
2	3,110.9	33,485.4	0.0	0.0	1,707.8	18,382.6	1,402.0	15,091.0	0.0	5.0	8.0	1.0	0.0	14.0	120.0	1,291.7	32.0	0.0
3	2,577.6	27,745.1	0.0	0.0	2,537.6	27,314.5	2,226.0	23,960.5	0.0	9.0	10.0	5.0	0.0	24.0	220.0	2,368.1	0.0	0.0
4	2,470.8	26,595.5	0.0	0.0	2,387.5	25,698.8	2,178.8	23,452.4	0.0	5.0	12.0	6.0	0.0	23.0	235.0	2,529.5	0.0	0.0
5*****	984.3	10,594.9	0.0	0.0	955.8	10,288.1	868.1	9,344.2	0.0	0.0	1.0	5.0	0.0	6.0	85.0	914.9	0.0	0.0
Mechanical Penthouse	332.7	3,581.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL	16,534.8	177,979.1	476.6	5,130.1	8,326.4	89,624.6	7,120.3	76,642.3	2.0	19.0	31.0	17.0	7.0	76.0	765.0	8,234.4	79.0	90.0

PARKING****	REQUIRED****
COMMERCIAL PARKING*****	21.2 1 space/18sm (80%)
RESIDENTIAL PARKING	76.0 1 space/unit
VISITOR PARKING	9.5 0.25 space/unit (50%) shared w. public/commercial parking
PUBLIC PARKING	65.0 replaces surface parking
TOTAL REQUIRED	162.2 commercial + residential + public (excludes visitor parking)

BARRIER FREE PARKING	REQUIRED
BARRIER FREE COMMERCIAL	2.0 1 space/20 spaces (80%)
BARRIER FREE RESIDENTIAL	4.0 1 space/20 spaces

BICYCLE PARKING	REQUIRED
COMMERCIAL	2.0 TBC
RESIDENTIAL	15.2 TBC
TOTAL REQUIRED	17.2 TBC

* Gross Floor Area (Residential) definition MC-10 Zone (Harbourwalk Phase 3 Mixed-Use):
Floor Area (Gross) Residential shall mean the total habitable area of a building or structure measured between the exterior faces of the exterior walls or from the centreline of a common or party wall of the habitable area, but excluding any areas which are used for heating or mechanical equipment, elevators, the storage or parking of motor vehicles, storage facilities, laundry facilities, and open and enclosed balconies or sunrooms.

** 5.0sm per 1 bedroom unit + 5.0sm per additional bedroom (excludes guest suites)

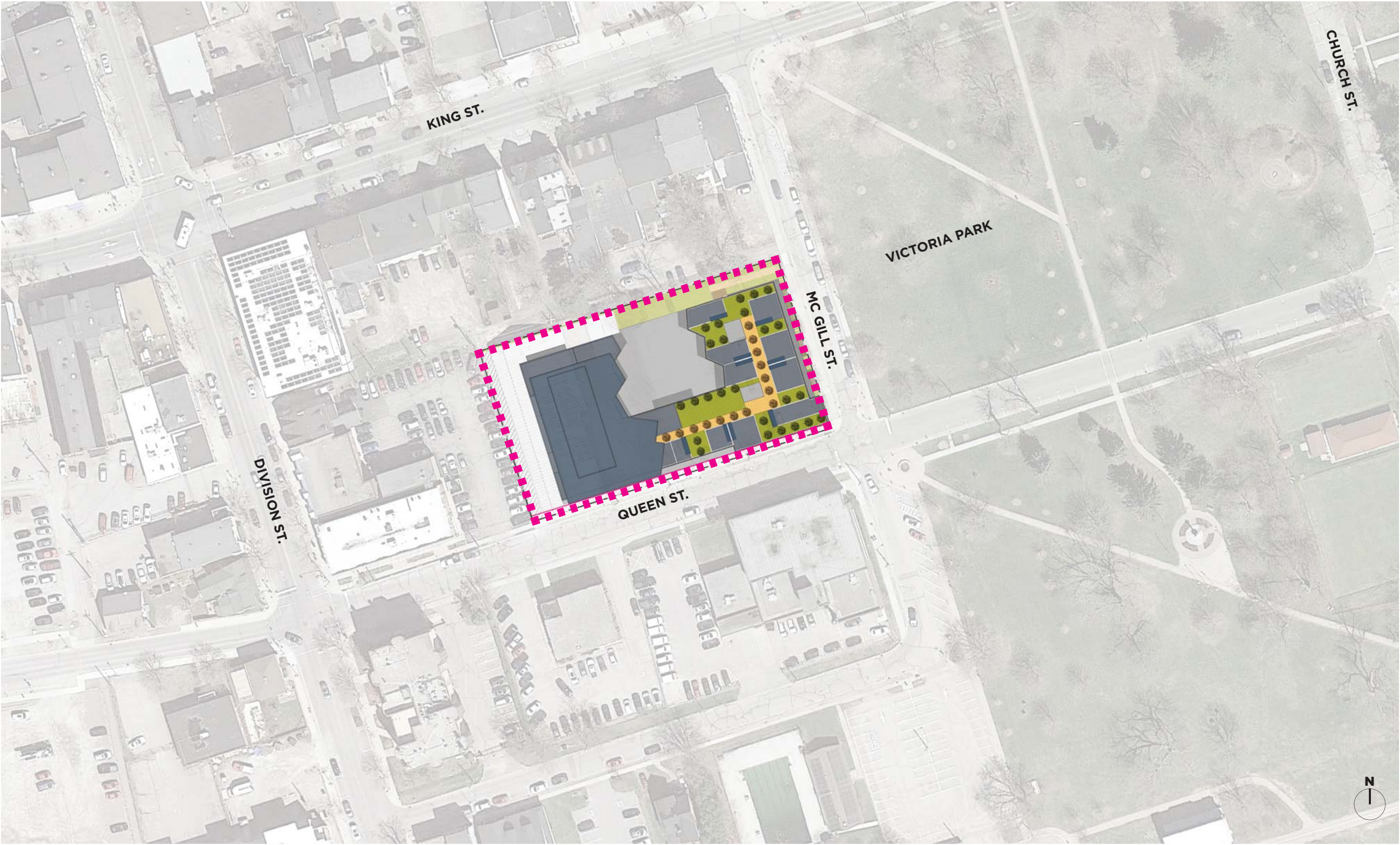
***Includes public parking entry; Excludes service corridors and rooms.

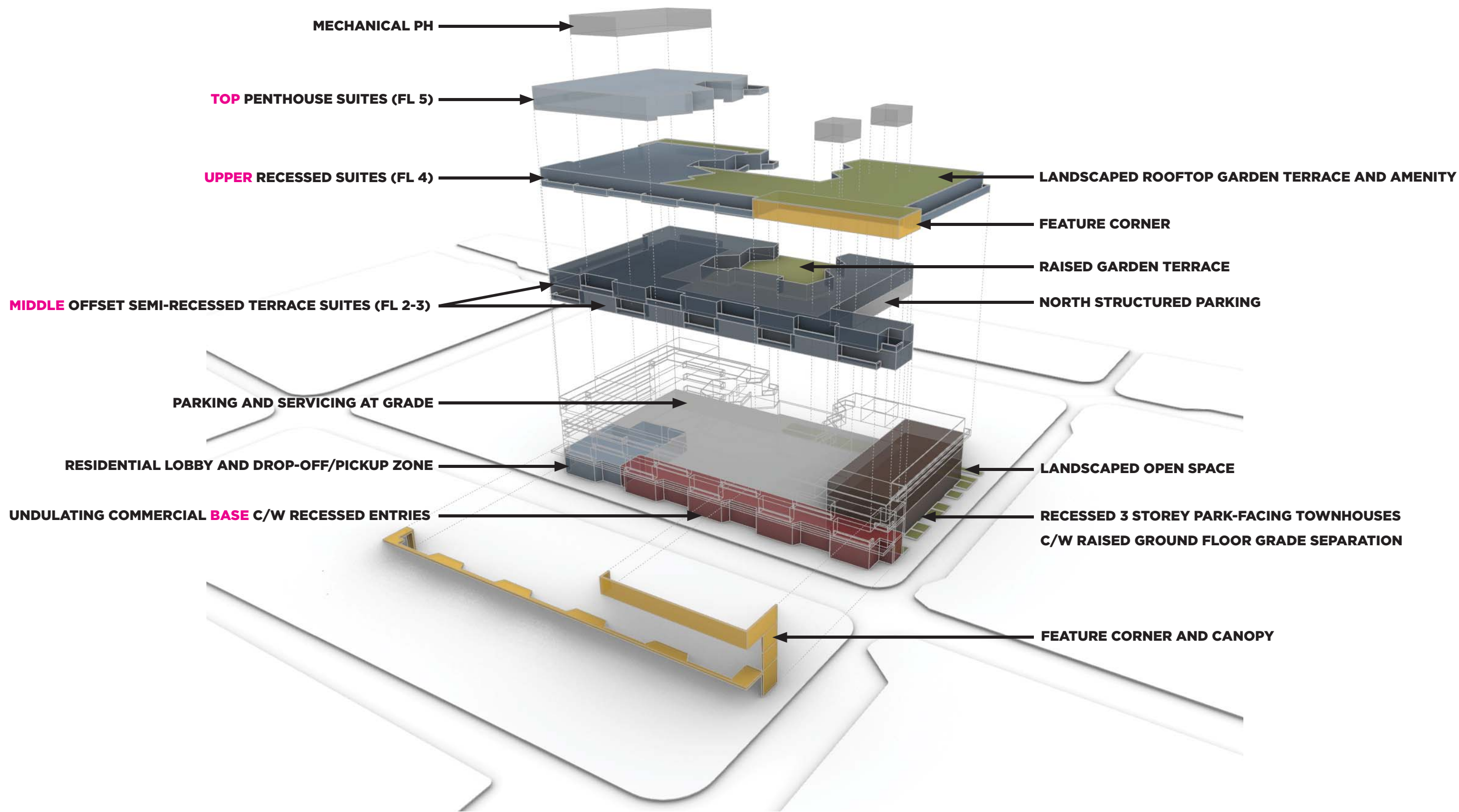
****As per Zoning By-Law #85-2003 (section 6.1.1.) except residential parking rate of 1 space/dwelling (By-Law #073-2010)

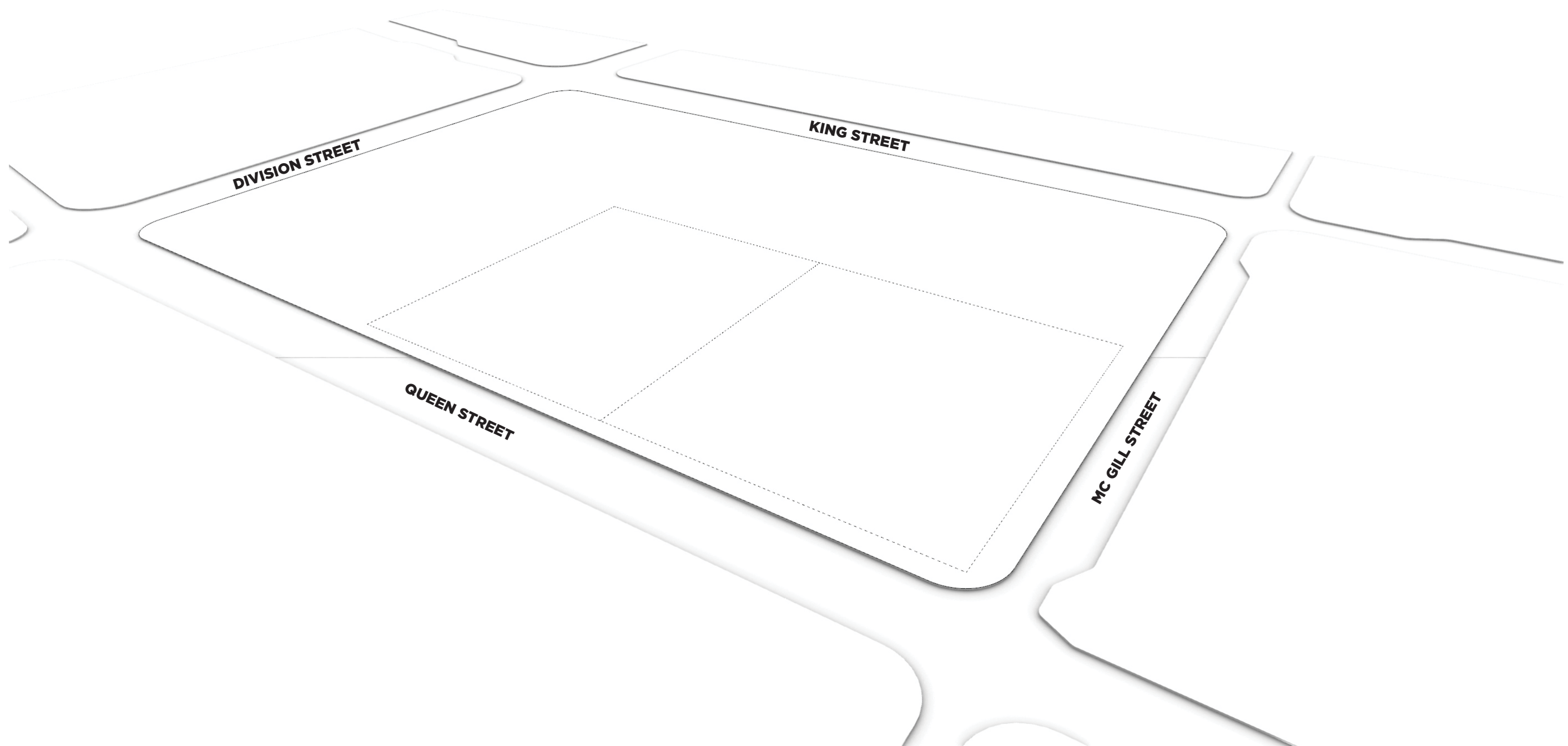
*****Additional 6 spaces required for eating establishments as per Zoning By-Law #85-2003 (section 6.1.1.)

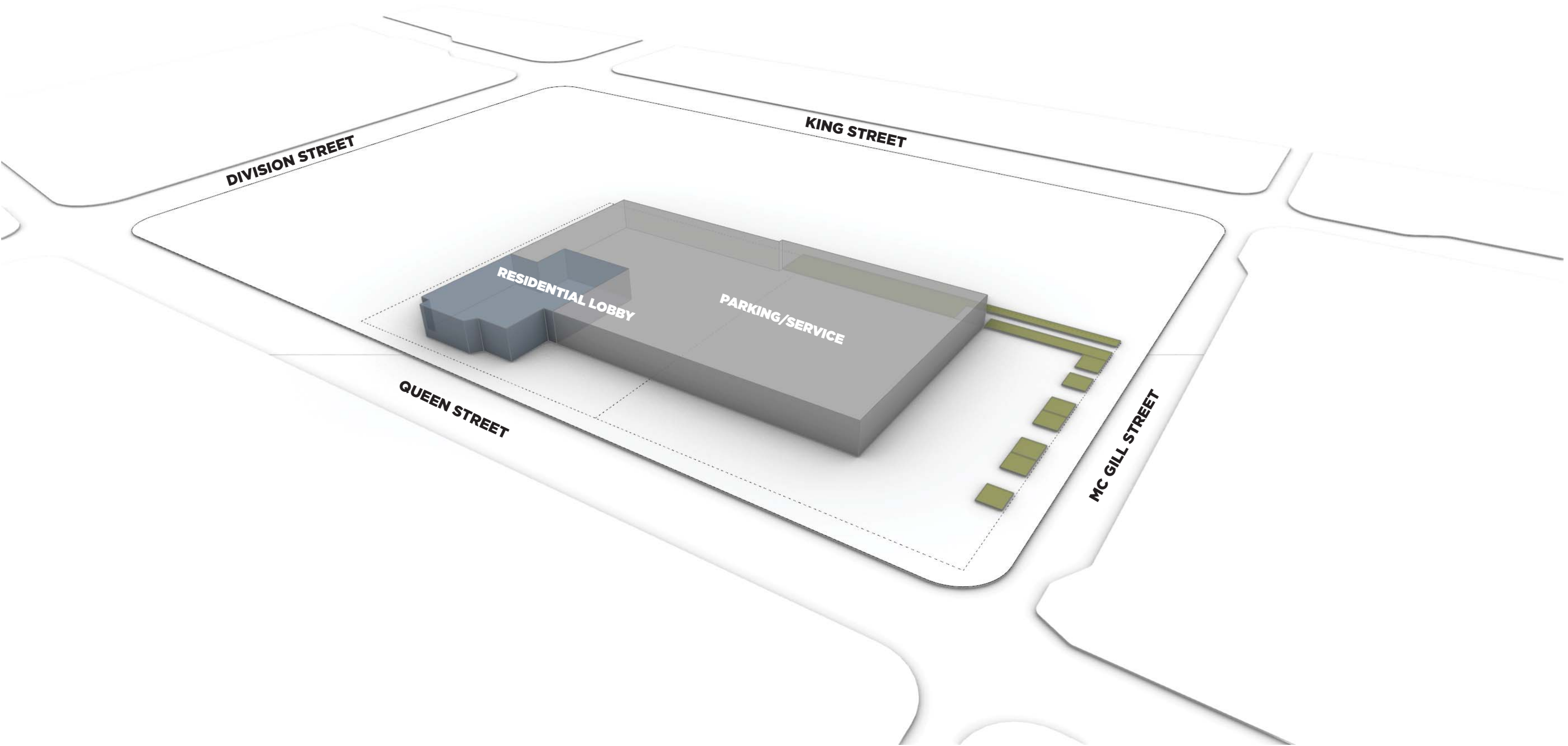
***** Podium rooftop stair areas excluded from GFA and FSI calculations (TBD)

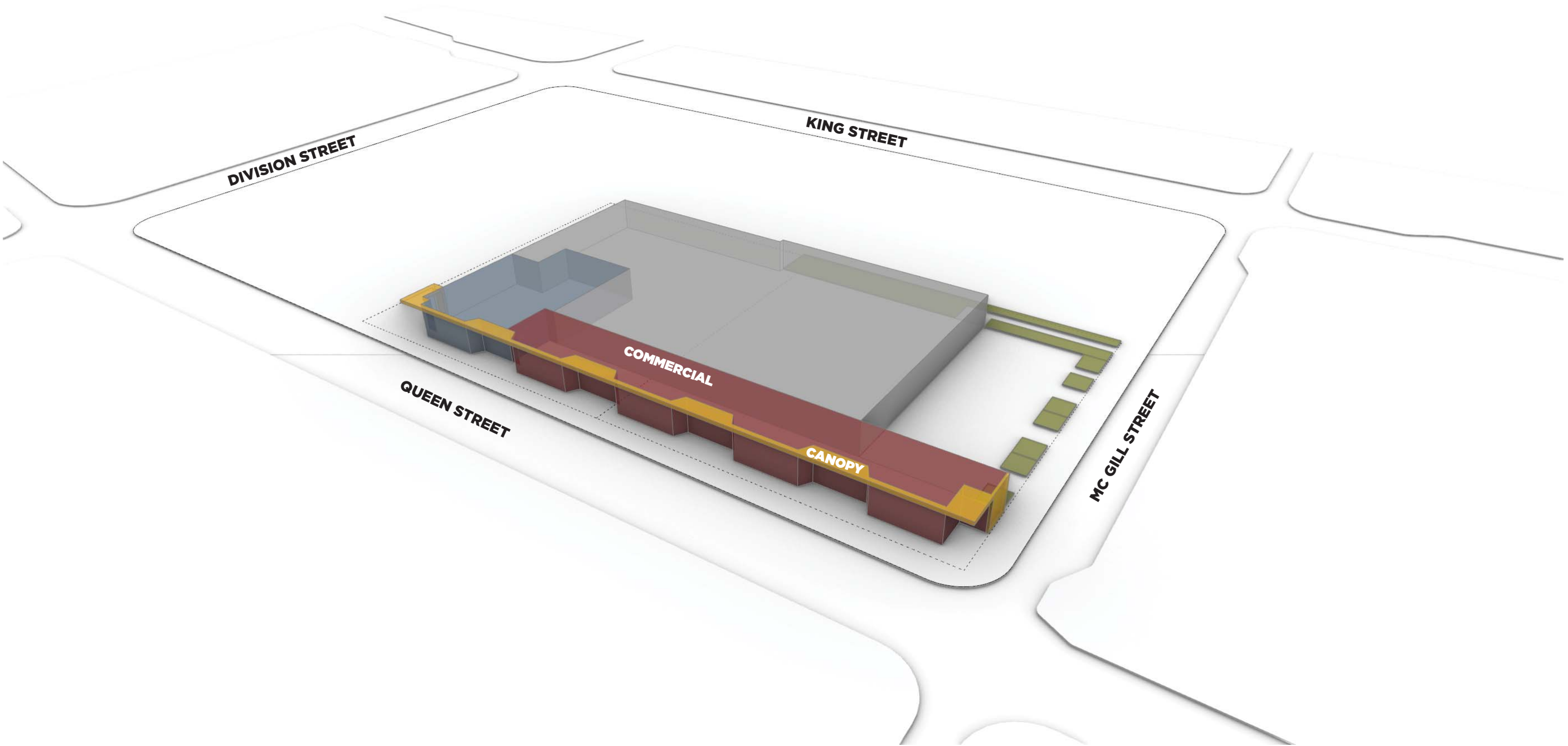


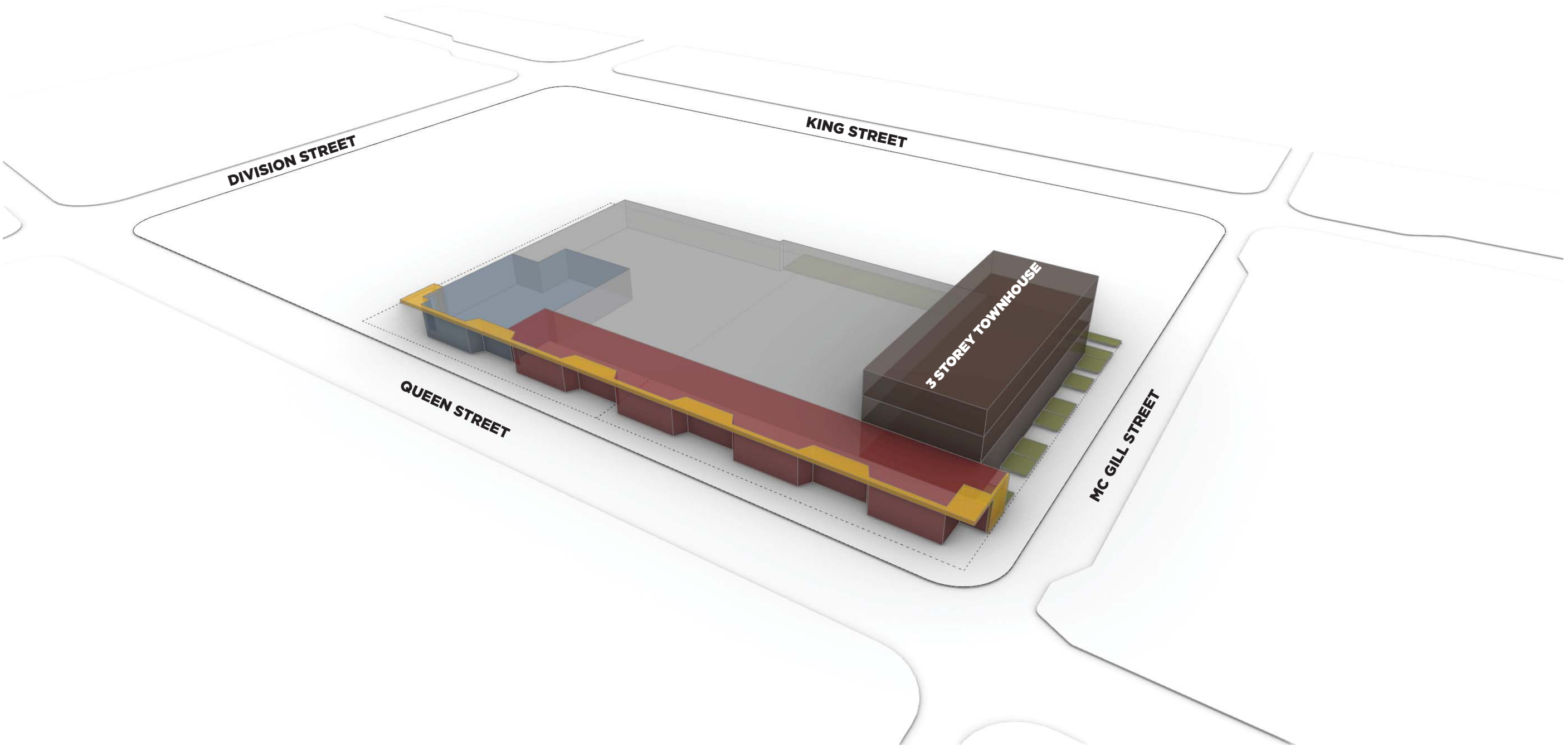


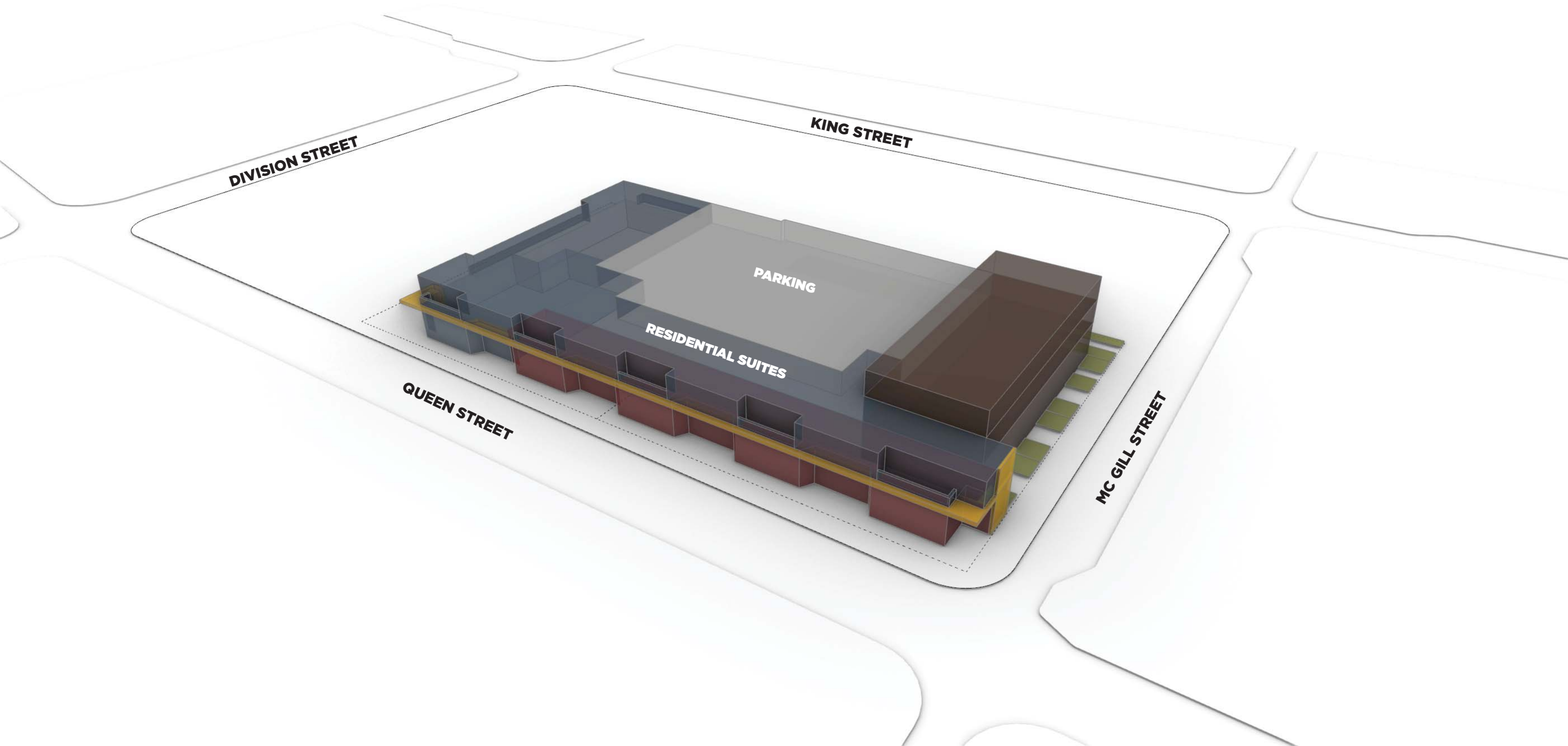


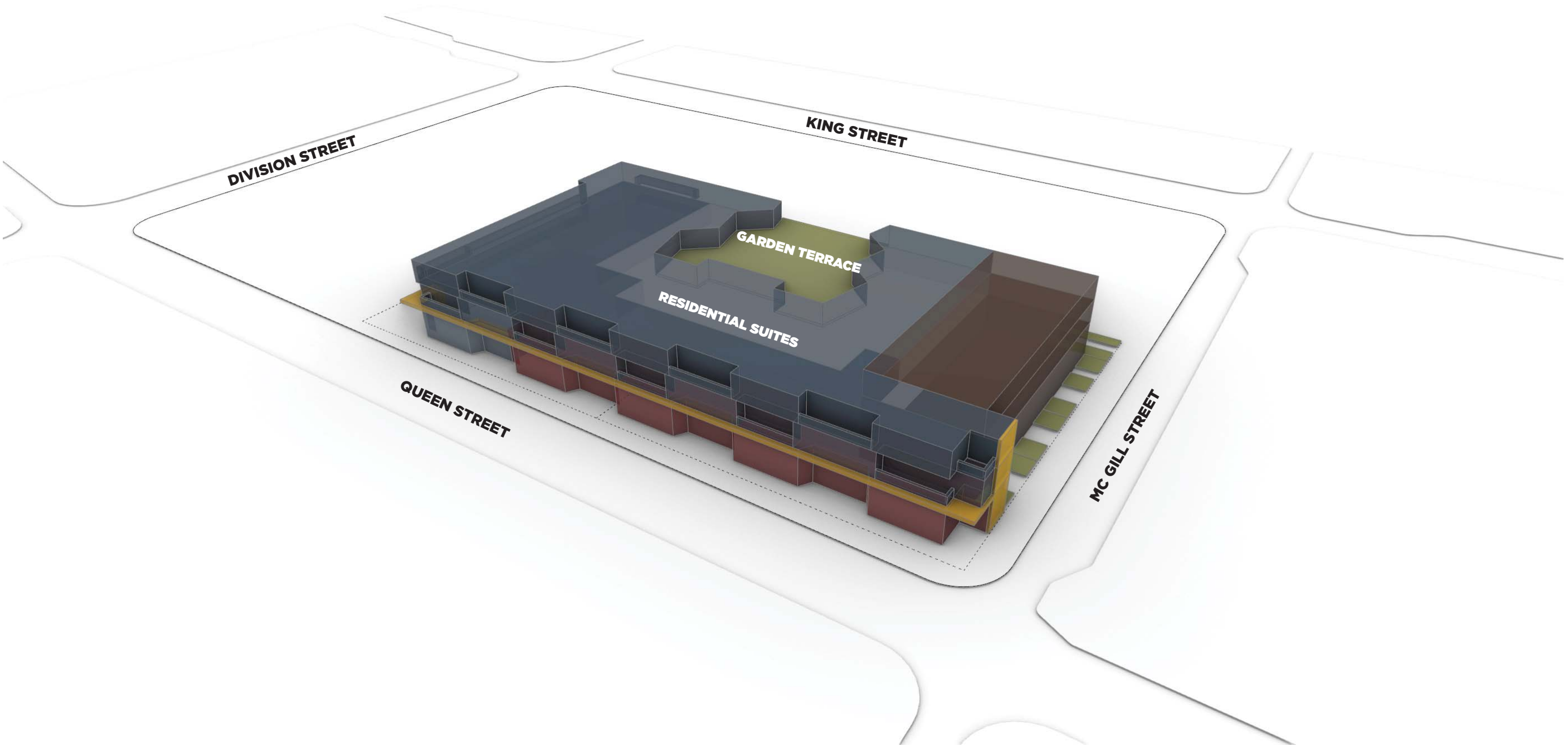




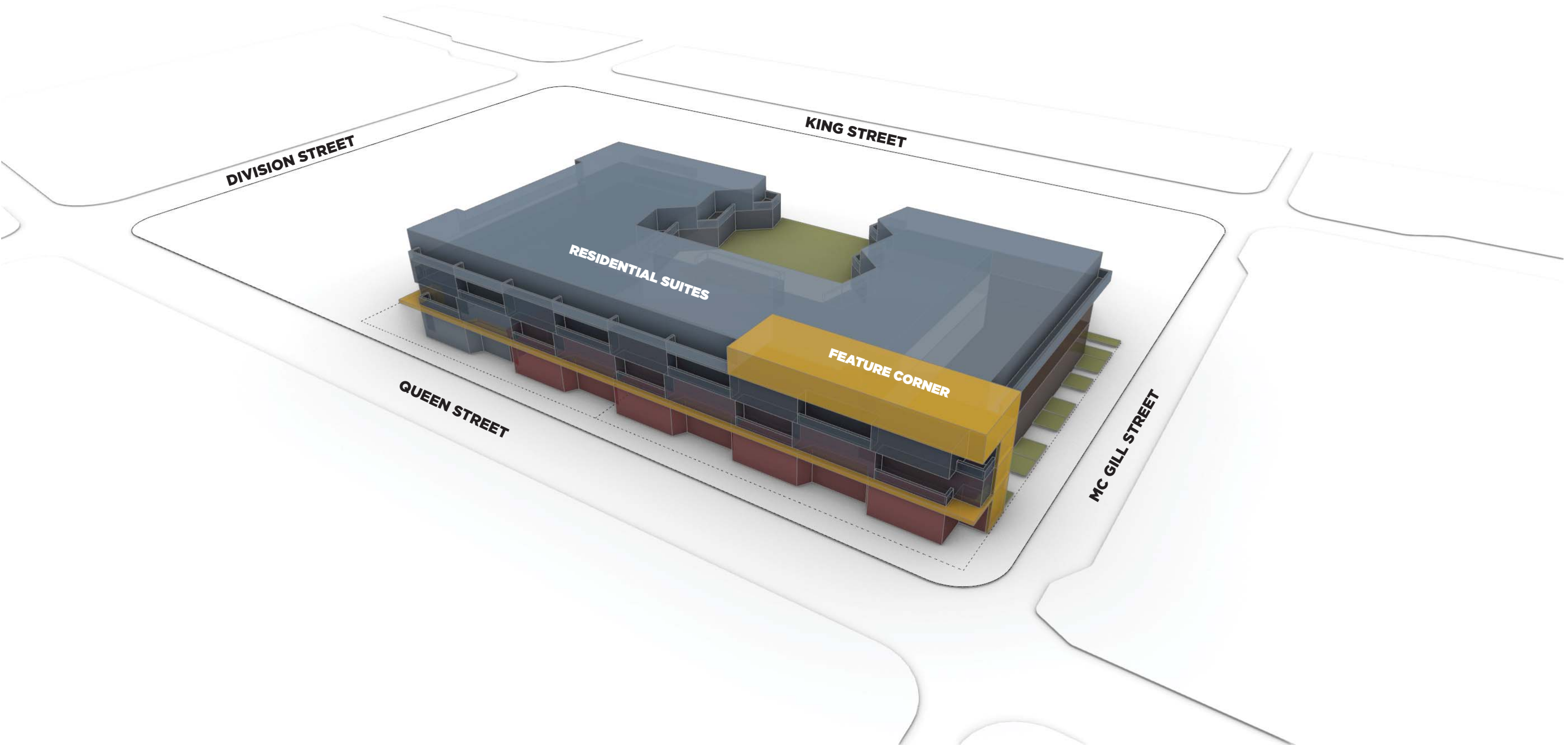




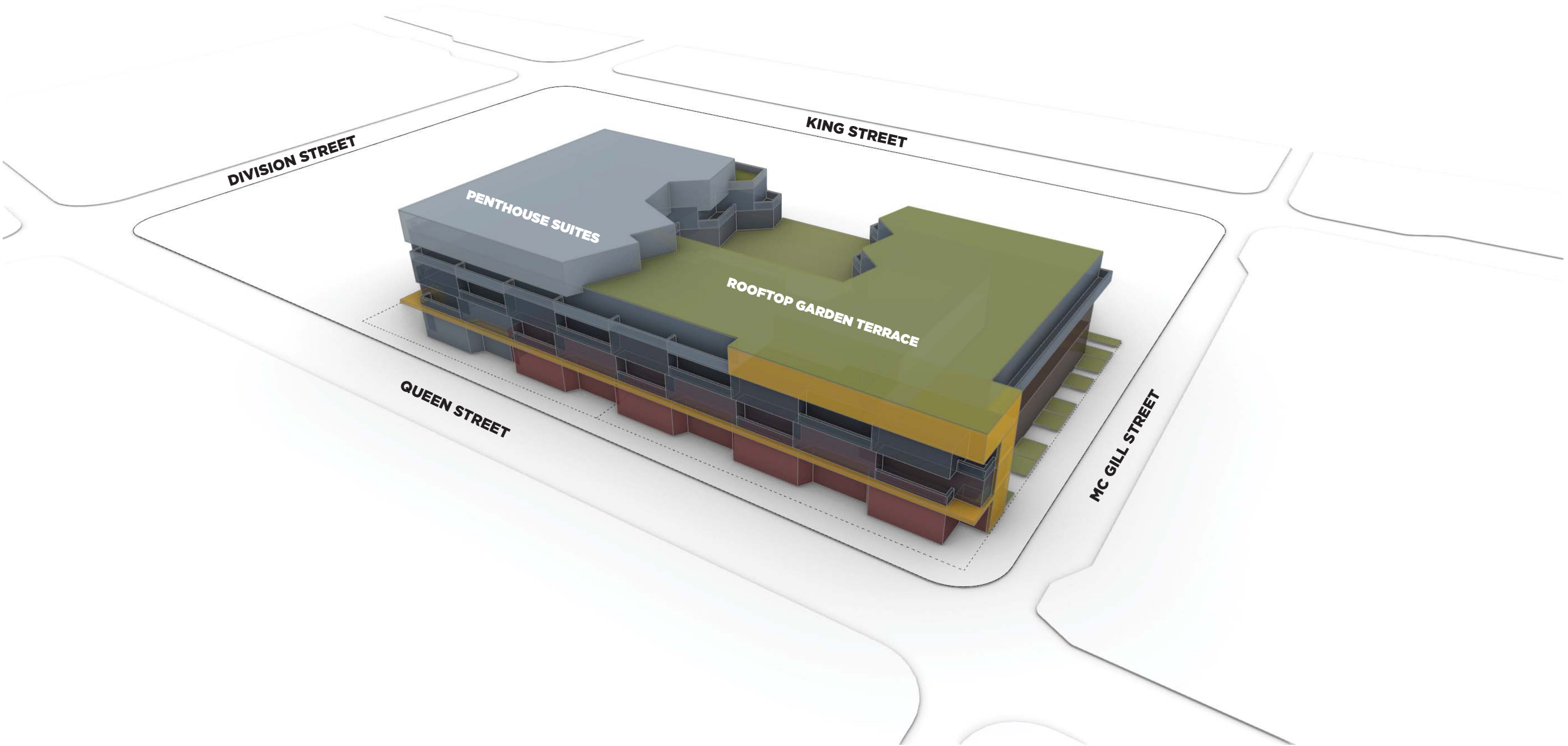




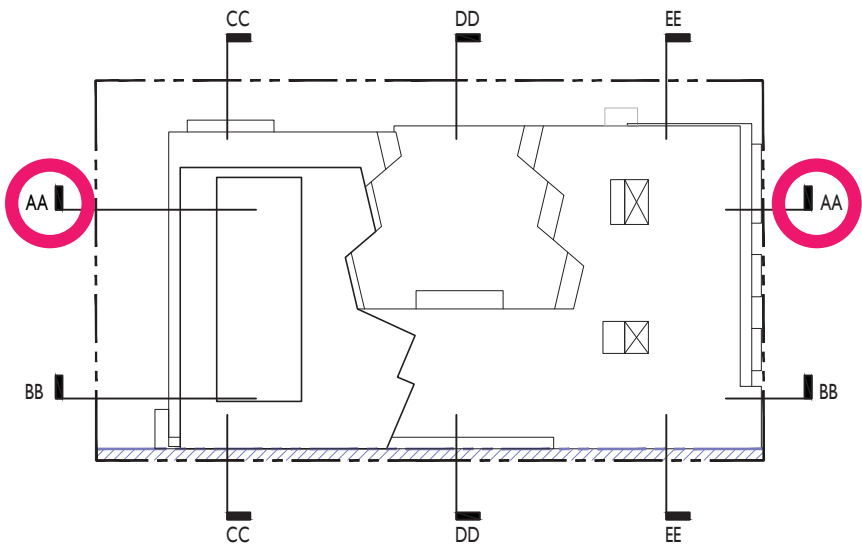
MASSING DIAGRAM



MASSING DIAGRAM

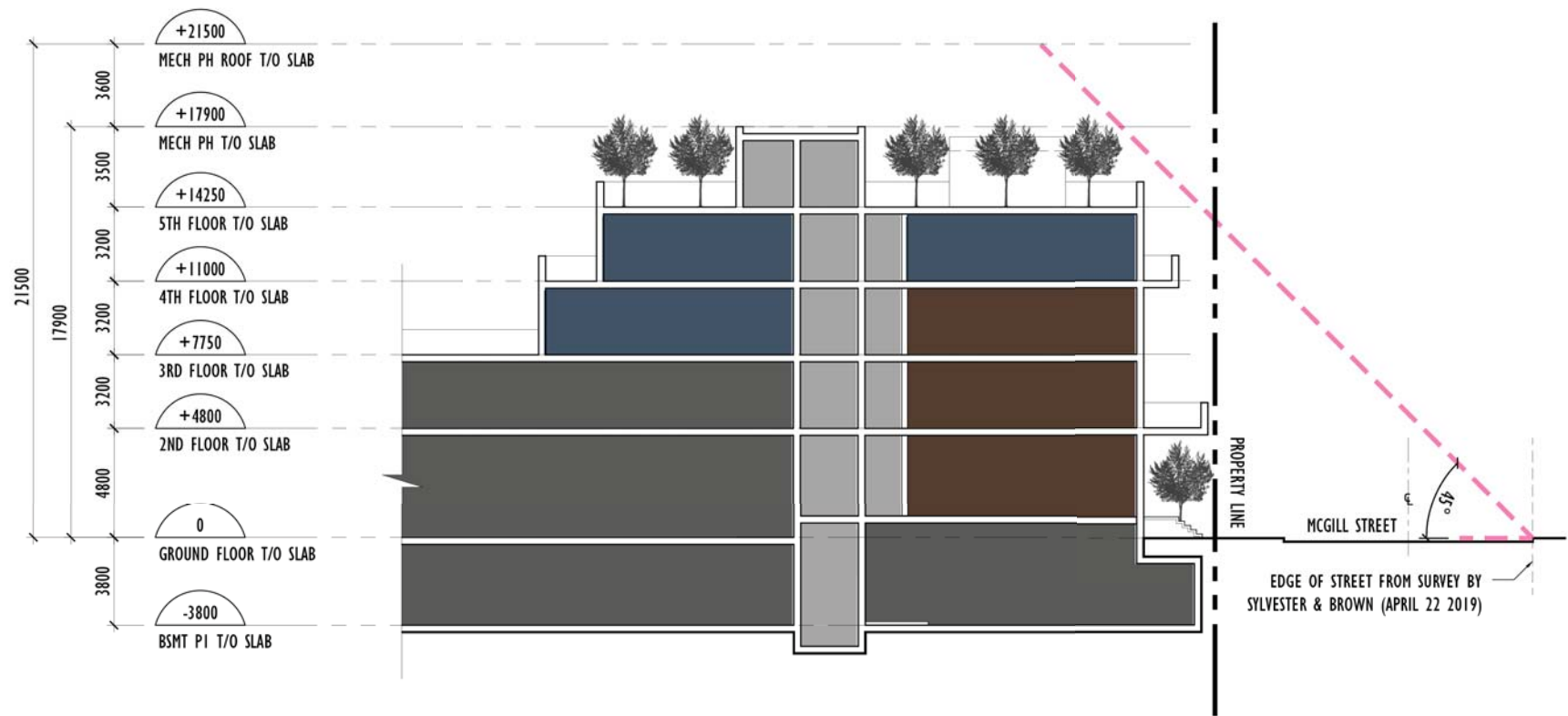




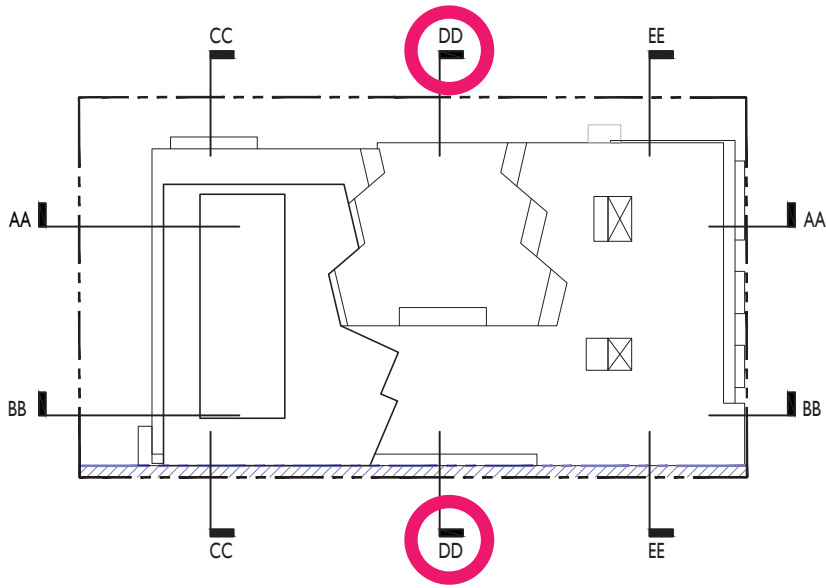


LEGEND

	LANDSCAPE B
	LANDSCAPE A
	SERVICE / CIRCULATION
	PARKING
	BALCONY / TERRACE
	RESIDENTIAL
	TOWNHOUSE
	COMMERCIAL



MC GILL STREET **ANGULAR PLANE**



LEGEND

LANDSCAPE B

LANDSCAPE A

SERVICE / CIRCULATION

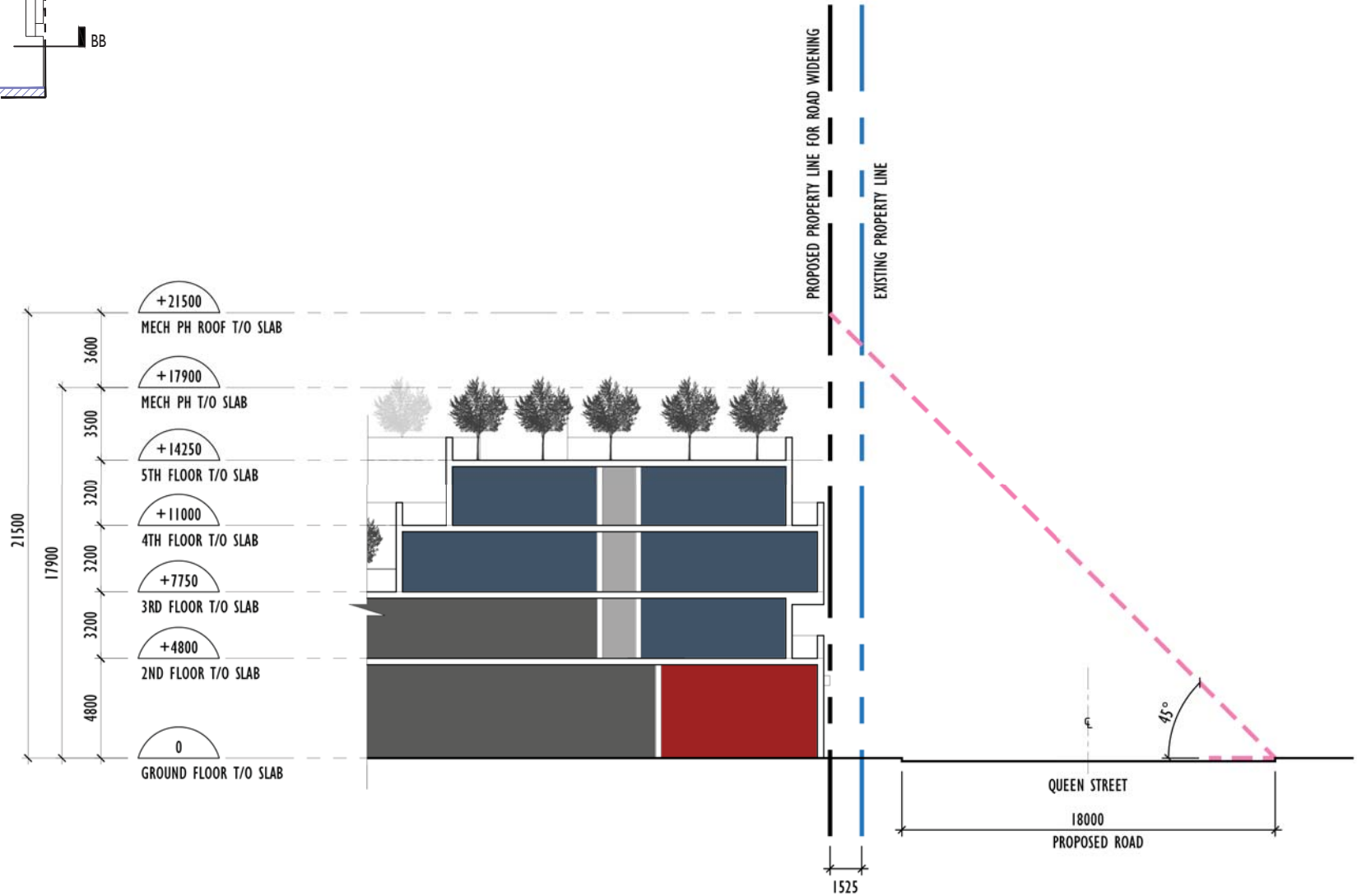
PARKING

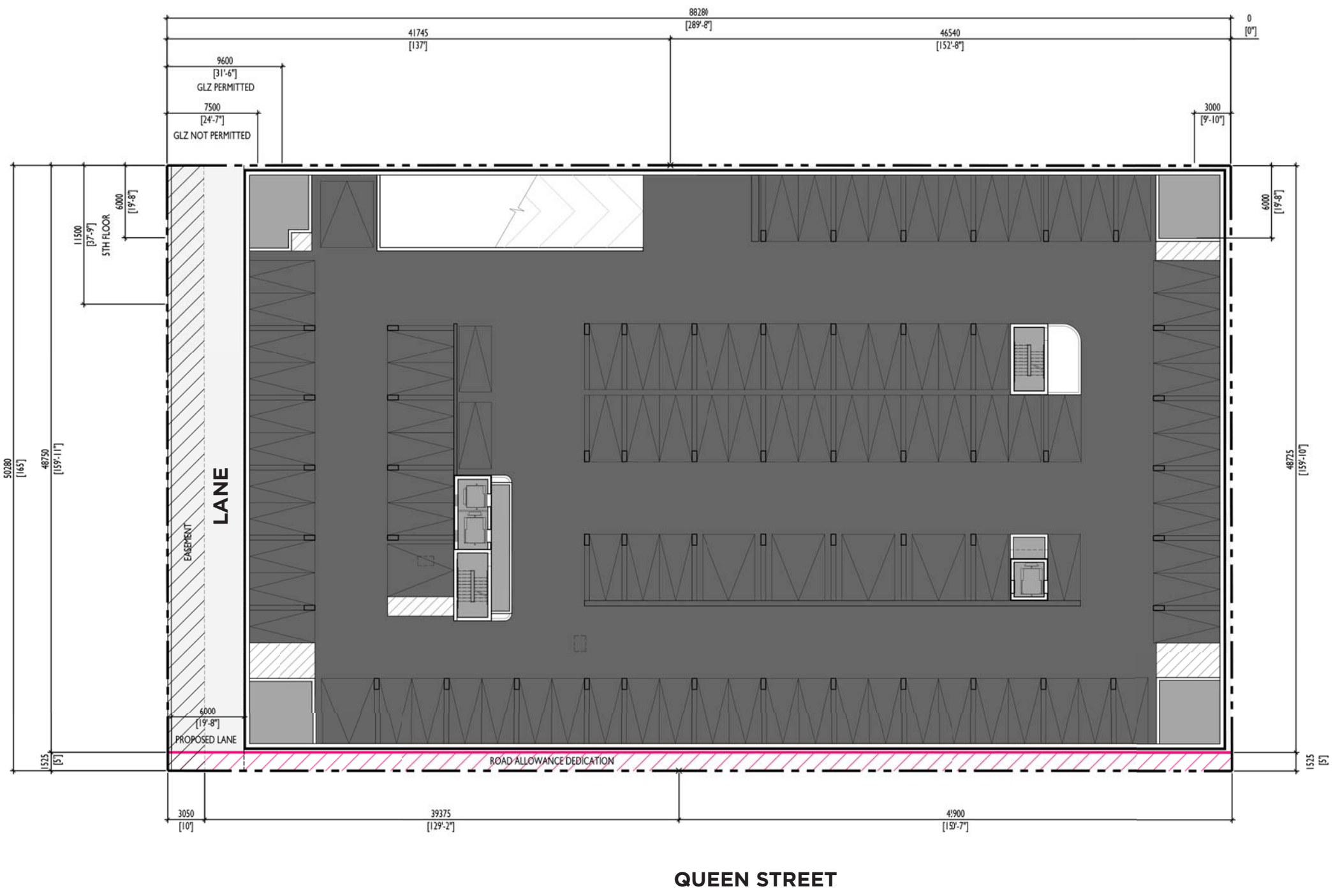
BALCONY / TERRACE

RESIDENTIAL

TOWNHOUSE

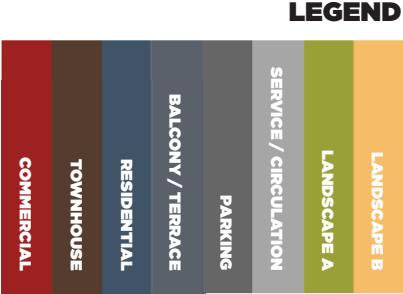
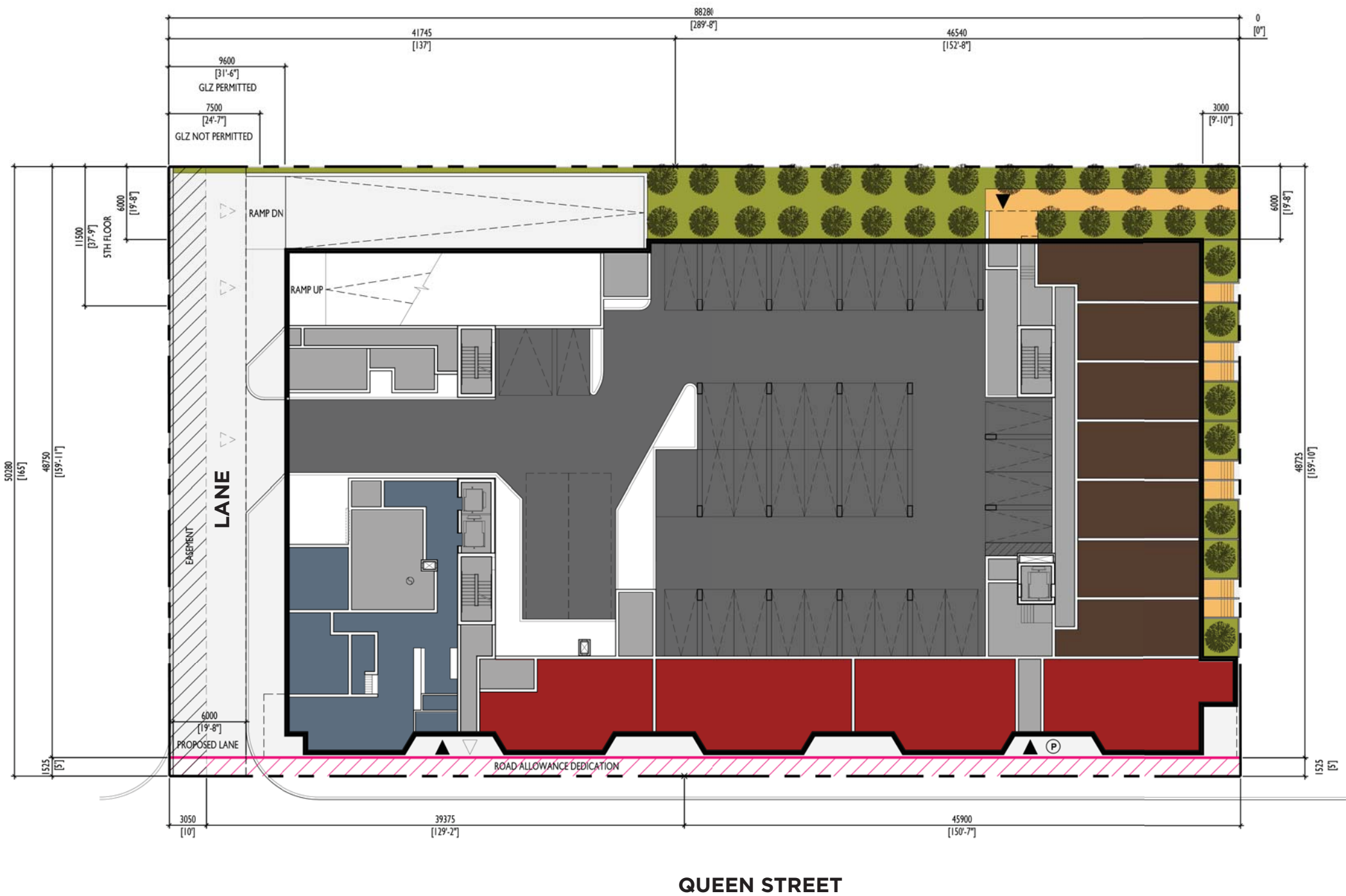
COMMERCIAL





P1 U/G PARKING PLAN







LEGEND

LANDSCAPE B

LANDSCAPE A

SERVICE / CIRCULATION

PARKING

BALCONY / TERRACE

RESIDENTIAL

TOWNHOUSE

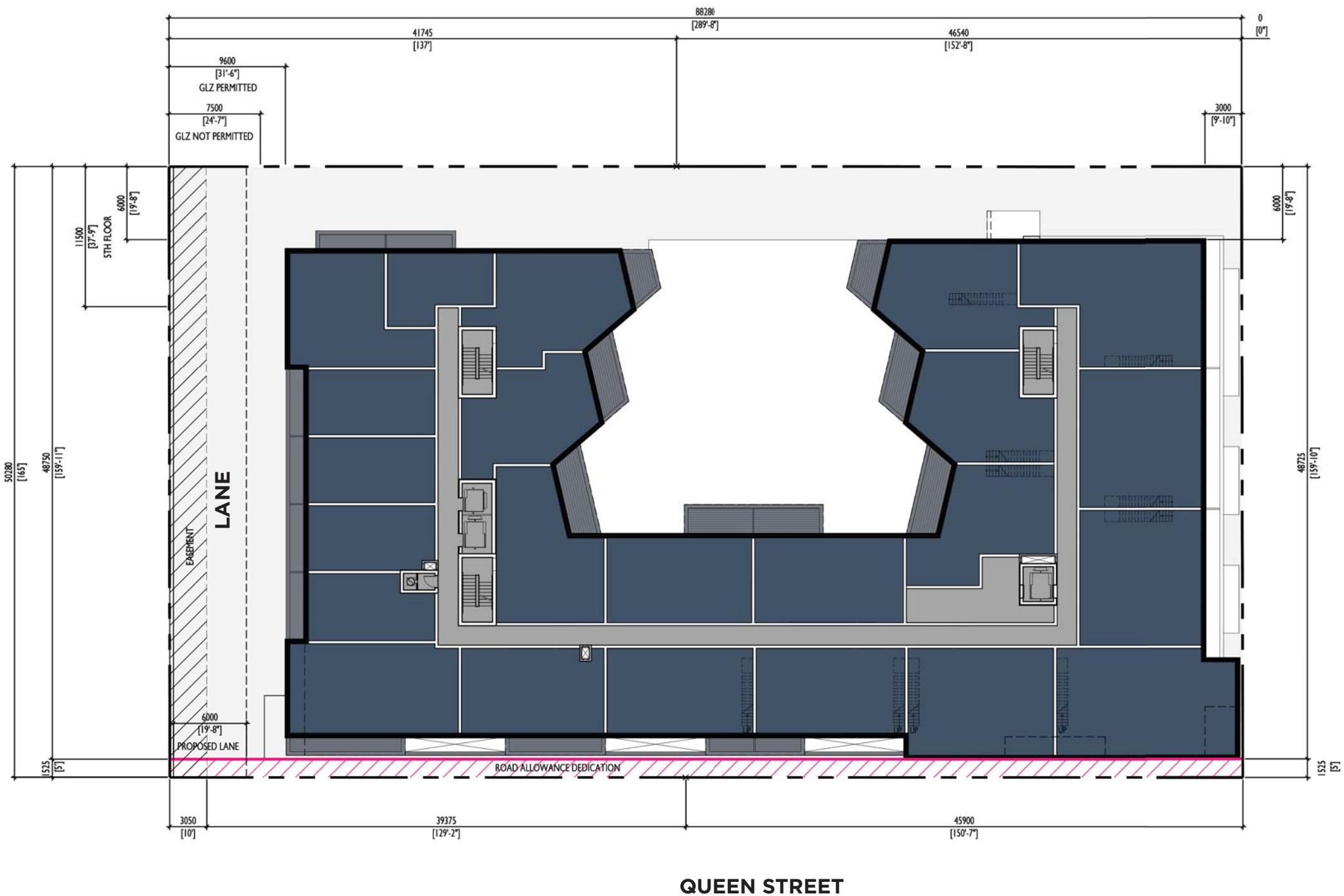
COMMERCIAL



3RD FLOOR PLAN



SCALE 1:400



LEGEND

LANDSCAPE B

LANDSCAPE A

SERVICE / CIRCULATION

PARKING

BALCONY / TERRACE

RESIDENTIAL

TOWNHOUSE

COMMERCIAL

LEGEND

LANDSCAPE B

LANDSCAPE A

SERVICE / CIRCULATION

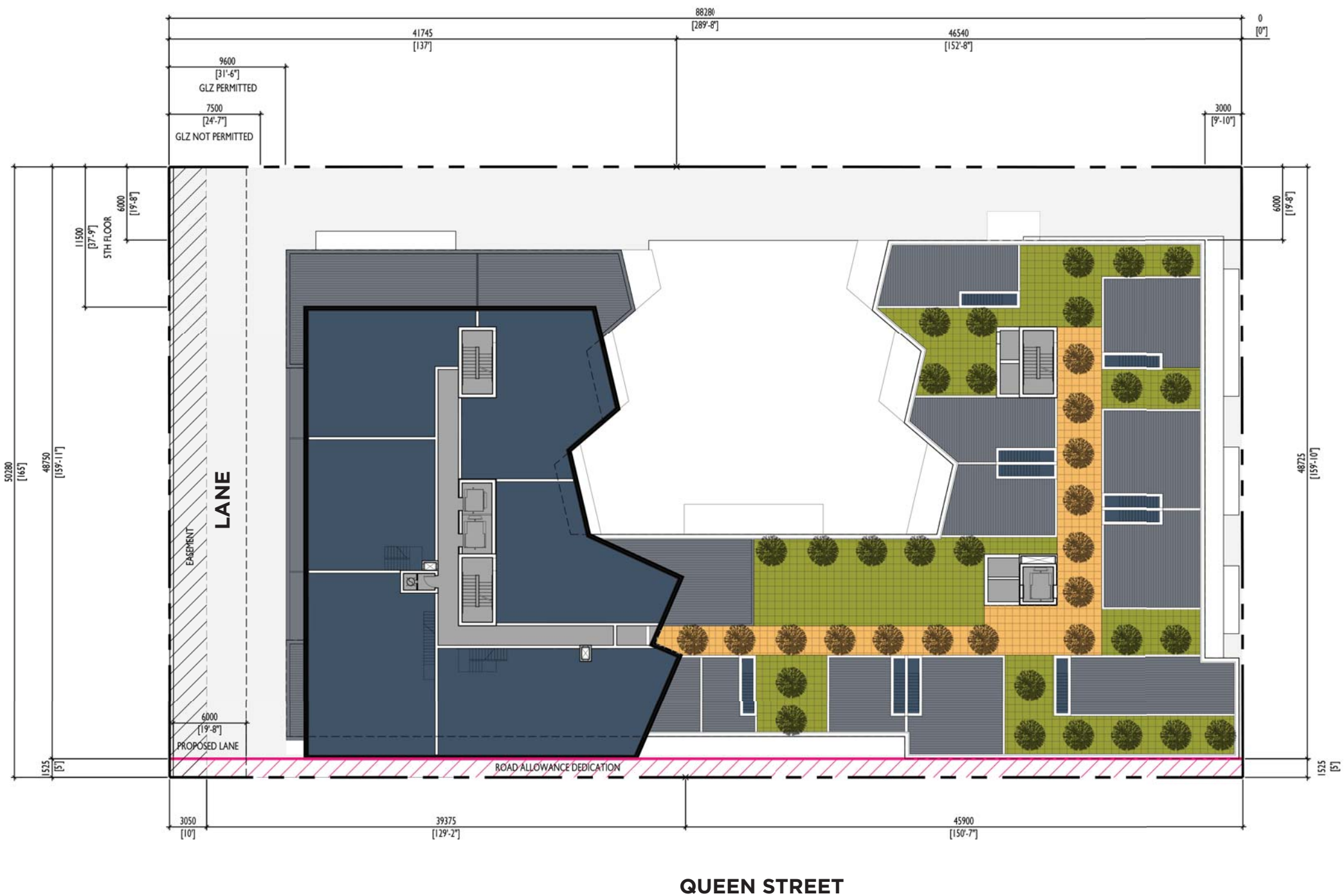
PARKING

BALCONY / TERRACE

RESIDENTIAL

TOWNHOUSE

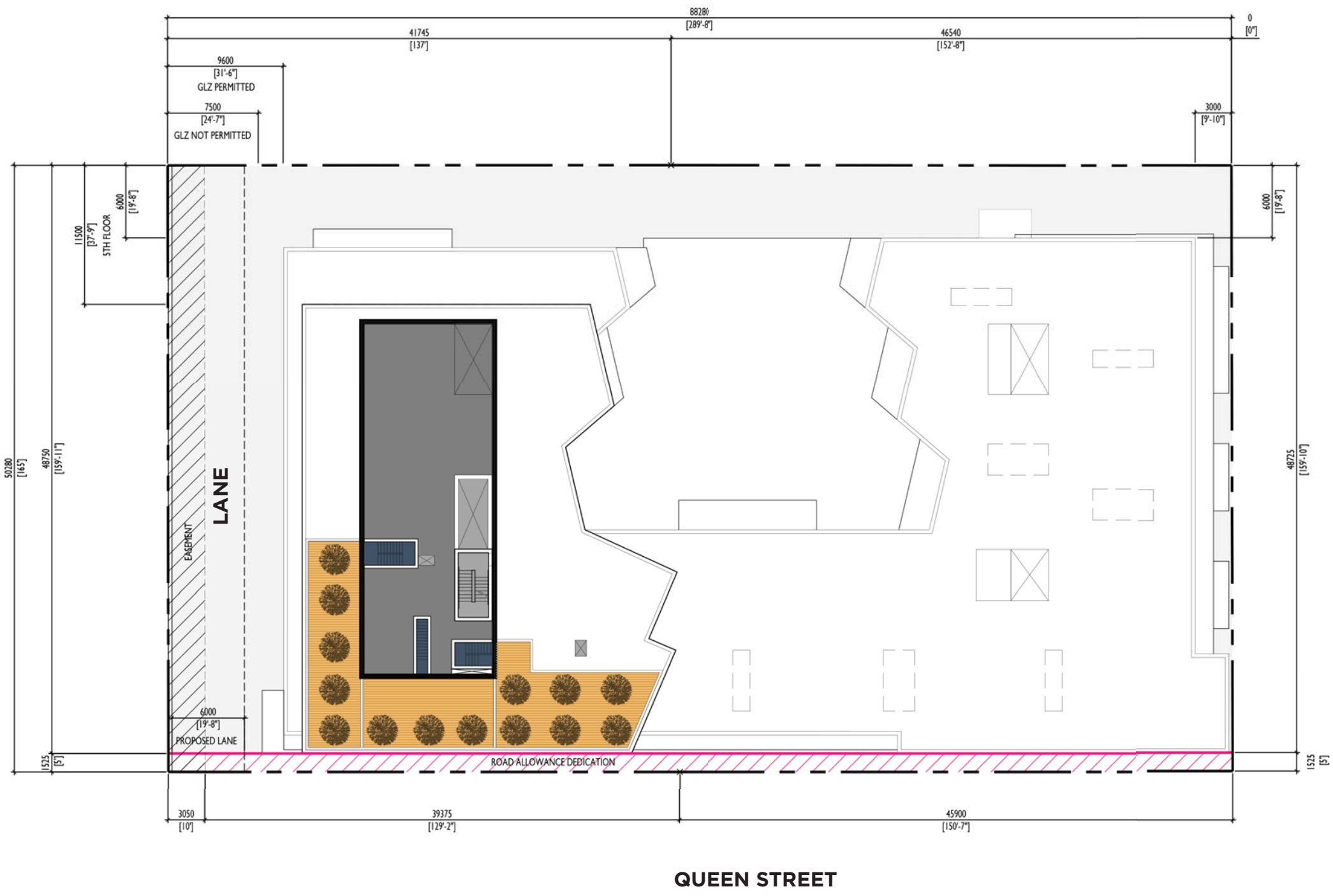
COMMERCIAL



5TH FLOOR PLAN



SCALE 1:400



LEGEND

LANDSCAPE B

LANDSCAPE A

SERVICE / CIRCULATION

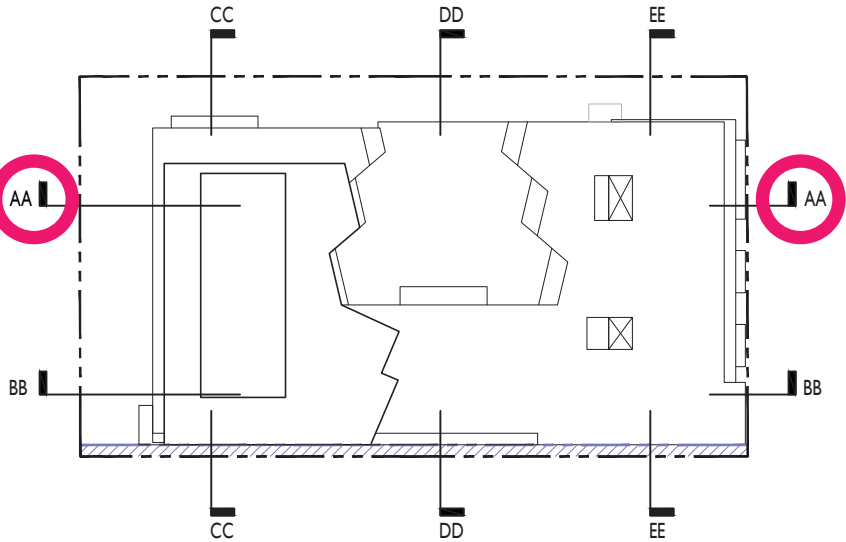
PARKING

BALCONY / TERRACE

RESIDENTIAL

TOWNHOUSE

COMMERCIAL



LEGEND

LANDSCAPE B

LANDSCAPE A

SERVICE / CIRCULATION

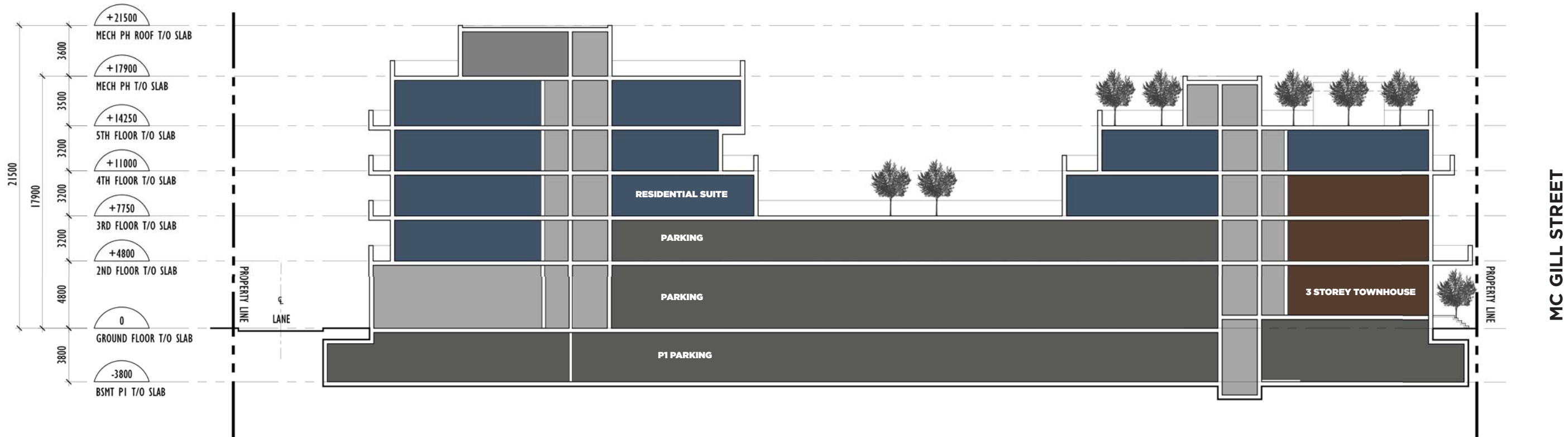
PARKING

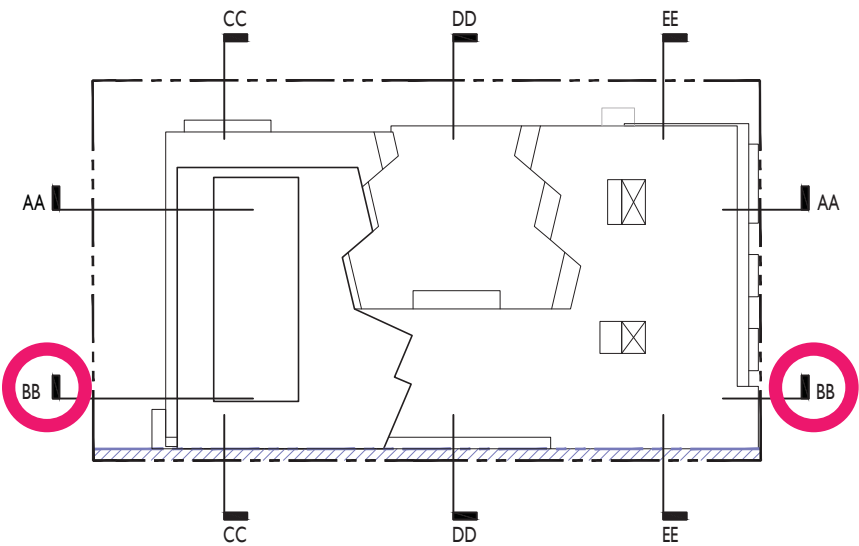
BALCONY / TERRACE

RESIDENTIAL

TOWNHOUSE

COMMERCIAL





LEGEND

LANDSCAPE B

LANDSCAPE A

SERVICE / CIRCULATION

PARKING

BALCONY / TERRACE

RESIDENTIAL

TOWNHOUSE

COMMERCIAL

