



STANDARD REPORT PLOT PARENT BUA# BUA# REQUIRES ALL SPECIES IDENTIFIED OTHERWISE
IN SQUARE IDENTIFI# INDICATES ZONE BUA# ASSIGNED WITH PLANT SPECIES

PARENT BUA# ZONING BY CLAY NO. # 85-2003
SITE SPECIFIC BUA# TID
PROPOSED ZONING/ ZONING CATEGORY: RLXK

1.0 SITE STANDARD

SETBACK AREA	25348.51 sqm (6,266 ac) (2,53 ha)				
NET LOT AREA	19999.93 sqm (4.94 ac) [2.53 ha]	INCLUDING BLOCK 1, 2, 3, 4, 5, 8 & 9			
GROSS FLOOR AREA	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	
	17922.41 sqm (4.37 ha)	2512.12 sqm (0.62 ha)	17922.41 sqm (4.37 ha)	17922.41 sqm (4.37 ha)	17922.41 sqm (4.37 ha)
	BLOCK 5	BLOCK 6	BLOCK 7	BLOCK 8	BLOCK 9
	17922.41 sqm (4.37 ha)	2512.12 sqm (0.62 ha)	17922.41 sqm (4.37 ha)	17922.41 sqm (4.37 ha)	17922.41 sqm (4.37 ha)
PROPOSED DENSITY	PROPOSED				
	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	
	1310 sqm	1591 sqm	1310 sqm	1310 sqm	1310 sqm
	BLOCK 5	BLOCK 6	BLOCK 7	BLOCK 8	BLOCK 9
	1310 sqm	1591 sqm	1310 sqm	1310 sqm	1310 sqm
PROPOSED DENSITY	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	
	1.9475 units/ha (0.79 units/acre)	1.9475 units/ha (0.79 units/acre)	1.9475 units/ha (0.79 units/acre)	1.9475 units/ha (0.79 units/acre)	1.9475 units/ha (0.79 units/acre)
	BLOCK 5	BLOCK 6	BLOCK 7	BLOCK 8	BLOCK 9
	1.9475 units/ha (0.79 units/acre)	1.9475 units/ha (0.79 units/acre)	1.9475 units/ha (0.79 units/acre)	1.9475 units/ha (0.79 units/acre)	1.9475 units/ha (0.79 units/acre)
123 units / 2,531 ha = 49 units per hectare (ha)					

[illegible]

3.0 SITE CIRCULATION		
ZONING STANDARD	REQUIRED	PROPOSED
VEHICULAR PARKING REQUIREMENTS		
RESIDENT PARKING		
TOWNHOUSE DWELLING	2/UNIT	82
STACKED TOWNHOUSE DWELLING 1,25/UNIT	103	112
REQUIRED RESIDENT PARKING RANGE		194
MINIMUM PARKING SPACE LENGTH	2.7 m	2.7 m
MINIMUM PARKING SPACE WIDTH	5.5 m	5.5 m
ACCESSIBLE PARKING (APARTMENT DWELLING)		
MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES	5 SPACES	5 SPACES

[illegible]

BI-CYCLE PARKING

N.T.S.

VAN ACCESSIBLE PARKING

N.T.S.

NOTES: THE SITE IS TO BE PAVED TO BE VISIBLE AND CLEARLY IDENTIFIED TO USERS BY CYCLE PARKING SIGNS PRECOURTAGE THE SITE

NOTES: THE SITE IS TO BE VISIBLE AND CLEARLY IDENTIFIED TO USERS BY VAN ACCESSIBLE PARKING SIGNS PRECOURTAGE THE SITE

Existing and Proposed Walkways

- a) pedestrian walkways must be raised approximately 15 cm from vehicular traffic to provide definition and protection for pedestrian
- b) standard minimum width of a pedestrian walkway is 1.5 m ;
- c) standard minimum width of a pedestrian walkway adjacent to the end of parking spaces is 1.8 m (6.0 ft.)

FIRE ROUTE

Ensure route is constructed to support expected load imposed by fire trucks. The fire route can only be asphalt or concrete.

Disabled Parking or Access

Parking spaces reserved for people with disabilities must comply to the current Bay-Low and Legislation and must be identified by a sign installed at the applicant's expense, in accordance with the design specifications of V4.7.2 in the Town of Cambridge Accessibility Landmark

CME NOTE:

Concrete pad for community mailboxes as per Council policy to be installed to be at all level of service and be wheelchair accessible

THE HYDRO TRANSFORMER?

Ultimate location to be coordinated with electrical utility consultants.

Fencing

Any fencing adjacent to municipal lands is to be located 15cm (6.0 in.) inside the property line.

Roadway, driveway & parking surface

Roadway, driveway & parking areas surface materials, refer to site grading and landscape drawings for material finishes.

Typical Parking Space

Typical parking space at ground level.

Typical Accessible Parking Space

Typical accessible parking space at ground level.

COMPLY TO TOWN OF CAMBRIDGE PARKING STANDARDS 2014-15

APPLICATION NUMBER:

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF ARCHITECTURE INC.

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS & CONDITIONS ON SITE, AND MUST NOTIFY ARCHITECTURE INC. OF ANY VARIATION FROM THE SUPPLIED INFORMATION.

ARCHITECTURE INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC. ENGINEERING INFORMATION SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO THE PROPER ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK.

CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS AUTHORIZING JURISDICTION.

ALL ARCHITECTURAL SYMBOLS INDICATED ARE GRAPHIC REPRESENTATIONS ONLY.

DRAWINGS ARE NOT TO BE SCALED.



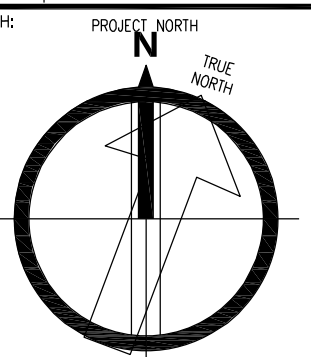
LEGAL DESCRIPTION OF PROPERTY:
PART 1 – PLAN 39R-10679 REGISTERED PLAN NO. 227
TOWN OF COBOURG, ONTARIO

OWNER INFORMATION
MARSHALL HOMES
9-1295 WHARF ST
PICKERING, ON L1W 1A2

[illegible]

Revisions		
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REVISED AS PER -		*
SUBMITTALS		

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2.	-	-
1.	ISSUED FOR ZBA SUBMISSION	2021.06.02
00.	Description	YYYYMMDD



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MARSHALL HOMES		
E20082		
COBOURG, ON		DENSMORE ROAD/ BIRCHWOOD TR
SITE PLAN		
2021.06.02		
Scale	Drawn By	Checked By
1:500	SS/HM	SL