

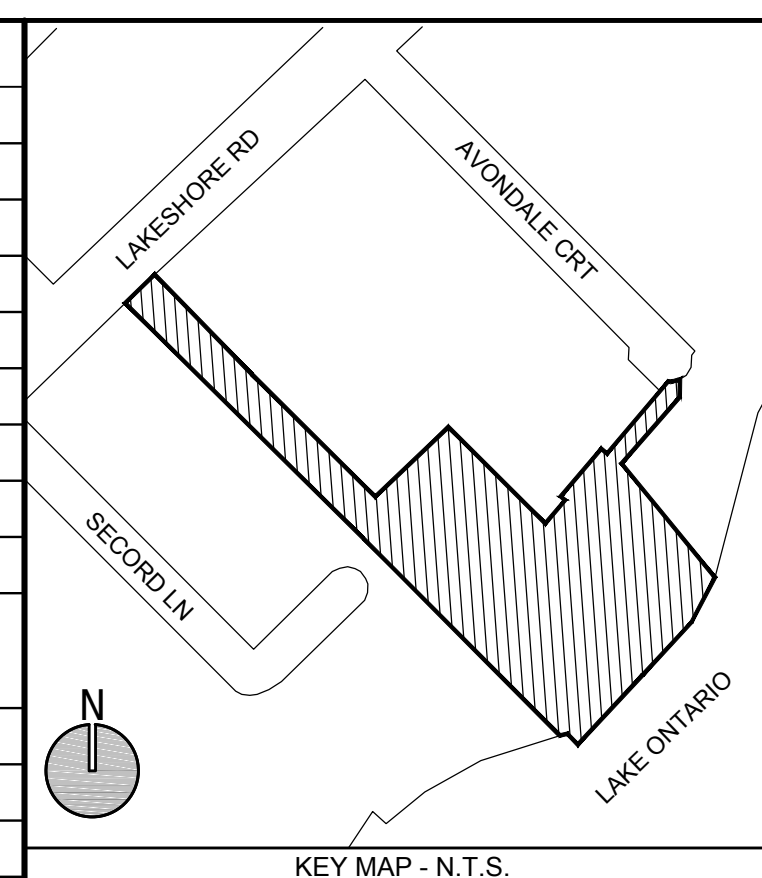
**DEVELOPMENT STATISTICS**

Proposed Zoning: R1.2 Modified

Zoning Requirements	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8
Lot Width	17.84 m	18.00 m	18.49 m	20.06 m	19.09 m	18.42 m	46.29 m	16.73 m
Lot Area	669.34 m <sup>2</sup>	595.91 m <sup>2</sup>	795.13 m <sup>2</sup>	985.34 m <sup>2</sup>	905.64 m <sup>2</sup>	593.45 m <sup>2</sup>	831.90 m <sup>2</sup>	811.23 m <sup>2</sup>
Front Yard Setback	6.74 m	6.63 m	7.01 m	7.86 m	7.11 m	6.77 m	3.59 m	7.49 m
Rear Yard Setback	N/A	10.44 m	8.28 m	9.51 m	6.32 m	7.08 m	7.57 m	N/A
Corner Lot	10.58 m	N/A	N/A	N/A	N/A	N/A	N/A	21.84 m
Side Yard Setback	1.35 m	1.32 m	1.20 m	2.26 m	1.88 m	1.62 m	1.80 m	1.80 m
Street Side Yard Setback	4.21 m	N/A	N/A	N/A	N/A	N/A	N/A	2.17 m
Building Setback abutting a Creek Block	N/A	N/A	8.28 m	9.51 m	6.32 m	7.08 m	N/A	N/A
Lot Coverage (2 Storeys)	25.7%	37.1%	27.7%	22.2%	24.4%	28.5%	21.4%	28.9%
Building Height	2 Storeys	2 Storeys	2 Storeys	2 Storeys	2 Storeys	2 Storeys	2 Storeys	2 Storeys
Dwelling Depth	15.75 m	16.05 m	14.33 m	14.33 m	14.33 m	12.78 m	7.77 m	20.73 m

**SITE STATISTICS**

Site Area	16,208.46 m <sup>2</sup>
Lots	6,187.98 m <sup>2</sup>
Block 1	4,206.36 m <sup>2</sup>
Block 2	1,379.98 m <sup>2</sup>
Block 3	182.61 m <sup>2</sup>
Street A	4,251.53 m <sup>2</sup>
No. of Lots	8
Density (UPH)	12.93 UPH



**CONCEPT PLAN**

LEGAL DESCRIPTION:  
 LOTS 23, 24 AND BLOCK "B"  
 JUDGE'S PLAN 1233  
 IN THE CITY OF BURLINGTON

SCALE 1:250  
 METRES

LEGEND:

- PROPERTY LINES
- PROPOSED BUILDINGS
- PROPOSED DRIVEWAYS
- PROPOSED GARAGES

DESIGN BY: S. McKay	CHECKED BY: M. Johnston		
DRAWN BY: S. McKay	DATE: March 15, 2019		
NO.	DATE	BY	DESCRIPTION
DRAWING ISSUE RECORD			

**UrbanSolutions**  
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PROJECT:

**CONCEPT PLAN**

143 BLUEWATER PLACE & 105 AVONDALE COURT  
 City of Burlington

CLIENT:  
**BLOOMFIELD DEVELOPMENTS INC.**

US FILE NUMBER: 294-18      SHEET NUMBER: 1