

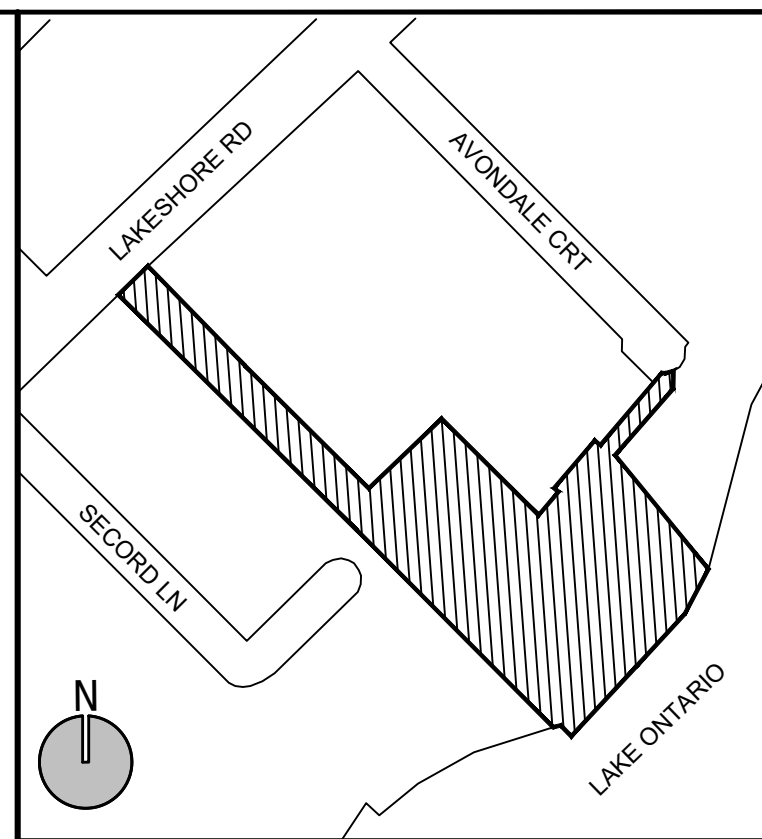
**DEVELOPMENT STATISTICS**

Proposed Zoning: R1.2 Modified

Zoning Requirements	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8
<b>Lot Width</b>	24.00 m	16.56 m*	17.00 m*	17.10 m*	19.18 m*	19.18 m*	19.26 m*	16.73 m*
<b>Lot Area</b>	925.00 m²	618.73 m²*	554.27 m²*	722.48 m²*	877.79 m²*	1111.86 m²*	724.64 m²*	811.18 m²*
<b>Front Yard Setback</b>	9.00 m	6.79 m*	6.79 m*	8.17 m*	8.09 m*	7.16 m*	7.33 m*	3.27 m*
<b>Rear Yard Setback</b>	9.00 m	N/A	10.08 m	6.92 m*	5.10 m*	9.13 m	6.43 m*	N/A
<b>Corner Lot</b>	4.50 m	3.06 m	N/A	N/A	N/A	N/A	N/A	21.00 m
<b>Side Yard Setback</b>	10% of Lot Width	1.20 m*	2.38 m	1.53 m*	1.65 m*	2.23 m	2.58 m	1.91 m*
<b>Street Side Yard Setback</b>	9.00 m	3.06 m*	N/A	N/A	N/A	N/A	N/A	2.37 m*
<b>Building Setback abutting a Creek Block</b>	7.50 m	N/A	N/A	8.51 m	5.10 m*	9.13 m	6.40 m*	N/A
<b>Lot Coverage (2 Storeys)</b>	35%	27.8%	31.0%	30.5%	25.1%	19.9%	23.4%	20.9%
<b>Building Height</b>	2.5 Storeys	2 Storeys	2 Storeys	2 Storeys	2 Storeys	2 Storeys	2 Storeys	2 Storeys
<b>Dwelling Depth</b>	18.00 m	15.75 m	15.75 m	14.33 m	14.33 m	14.33 m	11.43 m	20.73 m*

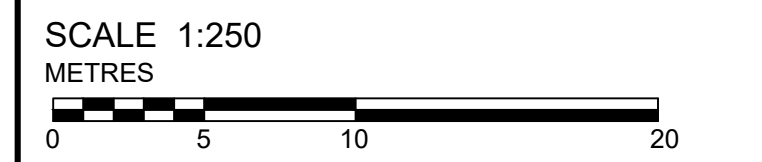
**SITE STATISTICS**

<b>Site Area</b>	16,198.97 m²
<b>Lots</b>	6,277.20 m²
<b>Block 1</b>	3,825.82 m²
<b>Block 2</b>	1,707.22 m²
<b>Block 3</b>	144.19 m²
<b>Street A</b>	4,244.54 m²
<b>No. of Lots</b>	8
<b>Density (UPH)</b>	12.75 UPH



## CONCEPT PLAN

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



**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
1	AUG '19	US	PER CITY COMMENTS

**DRAWING ISSUE RECORD**

**URBAN SOLUTIONS**  
 PLANNING & LAND DEVELOPMENT

105 Main Street East, Suite 501  
 Hamilton, ON L8N 1G6  
 905-546-1087 - UrbanSolutions.info

**PROJECT:**

**CONCEPT PLAN**

143 BLUEWATER PLACE & 105 AVONDALE COURT  
 City of Burlington

**CLIENT:**  
 BLOOMFIELD DEVELOPMENTS INC.