ZONING INFORMATION	
CATEGORY	RM2 ZONE
DRIVE AISLE	MIN. 6.0m REQ.
FIRE ROUTE	6.0m PROVIDED
LOADING FACILITIES	N/A

BUILDING HEIGHT		
BLDG.	HEIGHT (STOREYS)	
	REQUIRED	PROVIDED
BLOCK A	14.0m (3)	11.25m (3)
BLOCK B	14.0m (3)	11.25m (3)
BLOCK C	14.0m (3)	11.30m (3)

SETBACKS (m)		
YARD	REQUIRED	PROVIDED
FRONT (STREET)	7.5	4.0
SIDE (EAST)	9.0	6.0
SIDE (WEST)	4.5	3.0
REAR	9.0	6.0
FRONTAGE	45.0	44.4

UNIT GFA BREAKDOWN (SQF)				
	1ST FLOOR	1ST FLOOR (EXCL. GARAGE)	2ND FLOOR	3RD FLOOR
UNIT A	802.41	400.01	883.36	883.36
UNIT B	534.74	322.33	576.64	576.64
UNIT C	633.57	349.84	689.57	689.57
UNIT D/F (END)	601.40	356.00	650.83	650.83
UNIT D/F (MIDDLE)	600.65	351.35	650.73	650.73

TOTAL UNIT GFA AND UNIT COUNT							
	UNIT COUNT	GFA W/ GARAGE (SQF)	GFA W/ GARAGE (SQM)	GFA EXCL. GARAGE (SQF)	GFA EXCL. GARAGE (SQM)	BLOCK AREA (SQF)	BLOCK AREA (SQM)
BLOCK A							
UNIT A	2	2,569.13	238.68	2,166.73	201.30	15,201.81	1,412.29
UNIT C	5	2,012.71	186.99	1,728.98	160.63		
BLOCK B							
UNIT A	2	2,569.13	238.68	2,166.73	201.30	15,266.38	1,418.29
UNIT B	6	1,688.02	156.82	1,475.61	137.09		
BLOCK C							
UNIT D (END)	1	1,903.06	176.80	1,657.66	154.00	11,414.56	1,060.45
UNIT F (END)	1	1,903.06	176.80	1,657.66	154.00		
UNIT D (MIDDLE)	2	1,902.11	176.71	1,652.81	153.55		
UNIT F (MIDDLE)	2	1,902.11	176.71	1,652.81	153.55		

PRIVACY AREA REQUIREMENTS

REQUIRED

20 SQM PER UNIT x 21 UNITS = 420 SQM REQ.

PROVIDED

UNIT	PRIVACY ZONE (SQM)					UNIT COUNT	TOTAL AREA
	FRONT YARD	COVERED PORCH	DRIVEWAY	RAISED DECK	REAR YARD		
UNIT A (BLK A)	7.32	3.66	32.95	9.29	39.34	2	185.12
UNIT A (BLK B)	7.32	3.66	32.95	7.43	17.22	2	137.16
UNIT B	7.65	3.83	15.90	4.46	11.20	6	258.24
UNIT C	7.65	3.83	22.02	6.97	30.72	5	355.95
UNIT D	10.80	3.60	21.00	6.97	17.70	3	180.21
UNIT F	10.80	3.60	21.00	6.97	17.70	3	180.21
						21	1,296.89

TOTAL PROVIDED PRIVACY AREA = 1,296.89 SQM

AMENITY AREA REQUIREMENTS

REQUIRED (25SQM PER BEDROOM)

UNIT	UNIT COUNT	BEDROOMS	TOTAL BEDROOMS	REQ. TOTAL (SQM)
UNIT A	4	3	12	300.00
UNIT B	6	3	18	450.00
UNIT C	5	3	15	375.00
UNIT D	3	3	9	225.00
UNIT F	3	2	6	150.00
				1,500.00

PROVIDED

AMENITY ZONE	AREA (SQM)
PRIVACY AREAS	1,296.89
AREA A	82.78
AREA B	75.68
AREA C	150.19
AREA D	140.70
AREA E	125.60
AREA F	61.97
TOTAL	1,933.81

TOTAL PROVIDED PRIVACY AREA = 1,933.81 SQM

PARKING REQUIREMENTS

REQUIRED

2 OCCUPANT SPACES PER UNIT + 0.25 VISITOR SPACES PER UNIT

2 OCCUPANT SPACES PER UNIT x 21 UNITS = 42 OCCUPANT SPACES

0.25 VISITOR SPACES PER UNIT x 21 UNITS = 5.25 SPACES

1 ACCESSIBLE SPACE

PROVIDED PARKING

TYPE	SIZE	COUNT	LOCATION
OCCUPANT SPACE	MIN. 2.75m x 6.00m	25	GARAGE
OCCUPANT SPACE	2.88m x 5.72m	9	DRIVEWAY (BLOCK A)
OCCUPANT SPACE	2.88m x 5.72m	10	DRIVEWAY (BLOCK B)
OCCUPANT SPACE	3.46m x 6.00m	6	DRIVEWAY (BLOCK C)
VISITOR SPACE	2.75m x 6.00m	5	VISITORS
ACCESSIBLE SPACE	4.75m x 6.00m	1	VISITORS

SITE STATISTICS			
DESCRIPTION	AREA (SQF)	AREA (SQM)	PERCENTAGE
BUILDING FOOTPRINTS			
BLOCK A	4,780.01	444.08	10.97%
BLOCK B	4,813.51	447.19	11.05%
BLOCK C	3,534.53	328.37	8.12%
COVERED PORCHES	843.44	78.36	1.94%
TOTAL	13,971.49	1,297.99	32.08%
HARD LANDSCAPE			
DRIVEWAYS	4,986.18	463.23	11.45%
DRIVE AISLE & CURBS	7,833.86	727.79	17.99%
PARKING SPACES	1,193.98	110.92	2.74%
TOTAL	14,014.02	1,301.95	32.18%
SOFT LANDSCAPE			
LANDSCAPING	2,056.96	191.10	4.72%
FRONT YARDS	1,918.45	178.23	4.40%
REAR YARDS	4,737.41	440.12	10.88%
AMENITY SPACE	6,855.75	636.92	15.74%
TOTAL	15,568.57	1,446.37	35.75%
LOT AREA			
OVERALL SITE	43,554.08	4,046.31	100.00%

SITE ELEMENTS

GARAGE ENTRANCE

TOWNHOME ENTRANCE



1 SITE PLAN
3/32" = 1'-0"

LIMBERLOST BUILDING DESIGN

EMAIL: office@limberlostdesign.com

TORONTO OFFICE: (647) 607-9693
887 DUNDAS STREET WEST
TORONTO, ON M6J 1Y9

MUSKOKA OFFICE: (705) 704-9615
1038 FIELDALE ROAD
HUNTSVILLE, ON P1H 2J6

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code.

Antonio Giovinazzo — SIGNATURE — 108305 BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.

Limberlost Building Design Inc. — FIRM NAME — 128352 BCIN

NO.	DATE	REVISION
0	11/18/2024	ZBA SUBMISSION

PROJECT NORTH: TRUE NORTH:

PROJECT:

2170 GHENT AVENUE
BURLINGTON, ON L7R 1Y6

DRAWING TITLE:

SITE PLAN

DATE: 11/18/2024

SCALE: 3/32" = 1'-0"

DRAWN BY: AG

PROJECT NO: 2413

DRAWING NO: A-002