

PLANNING INFORMATION
H4 RES. - MIXED HOUSING SUBURBAN ZONE

# RESIDENTIAL UNITS PER SITE	3
HIRB	2.5m + 45°
BUILDING HEIGHT	8m MAX.
YARDS/ SETBACKS	- FRONT 3.0m
	- SIDE/REAR 1.0m
MAX. BUILDING COVERAGE	40% NET SITE AREA
MIN. LANDSCAPED AREA	40% NET SITE AREA
	50% FRONT YARD
MAX. IMPERVIOUS AREA	60% SITE AREA
OUTLOOK SPACE	- PRINCIPAL LIVING 6m X 4m
	- PRINCIPAL BEDROOM 3m X 3m
	- HABITABLE ROOMS 1m X 1m
OUTDOOR LIVING SPACE - GROUND FL	- 20m ² (4m X 5m MIN.)
	- ABOVE GROUND - 5m ² (1.8m MIN.)

PLANNING INFORMATION
(MDRS - PC 78) H5 RES. - MIXED HOUSING URBAN ZONE

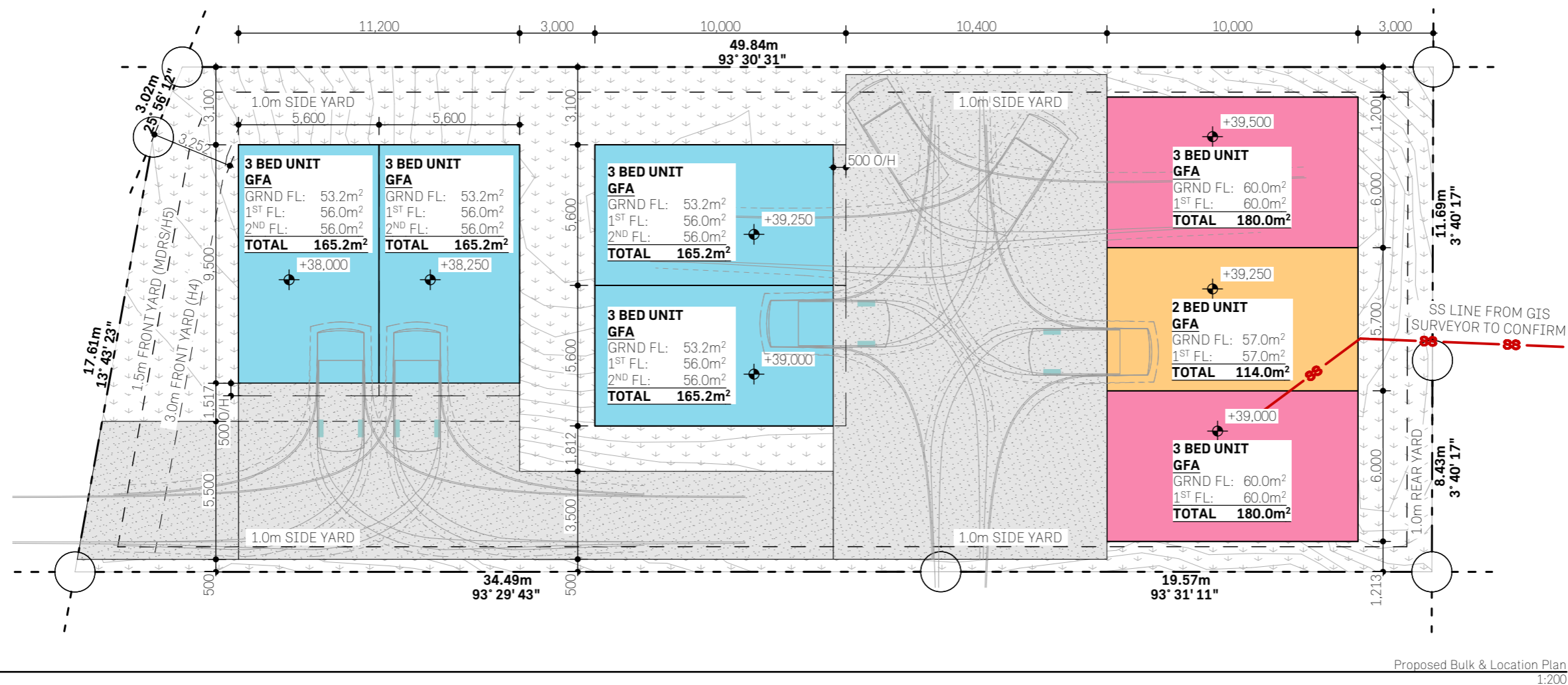
# RESIDENTIAL UNITS PER SITE	3
HIRB	4m + 60°
BUILDING HEIGHT	12m MAX.
YARDS/ SETBACKS	- FRONT 1.5m
	- SIDE/REAR 1.0m
MAX. BUILDING COVERAGE	50% NET SITE AREA
MAX. IMPERVIOUS AREA	60% SITE AREA
MIN. LANDSCAPED AREA	20% NET SITE AREA
	50% FRONT YARD
OUTLOOK SPACE	- PRINCIPAL LIVING 4m X 4m
	- HABITABLE ROOMS 1m X 1m
OUTDOOR LIVING SPACE - GROUND FL	- 20m ² (3m X 3m MIN.)
	- ABOVE GROUND - 8m ² (1.8m MIN.)
WINDOWS TO STREET	MIN. 20% GLAZING ON STREET-FACING FRONTAGE

Project:

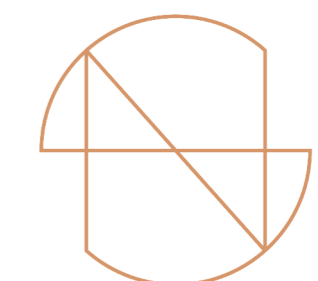
Client:

Drawing: PROPOSED SITE PLAN

A - WIP	BULK & LOCATION	Work in Progress
Rev	Transmittal Set Name	Date



Proposed Bulk & Location Plan
 1:200



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OVERALL SITE AREA (m²) 1049

H4 MIXED HOUSING SUBURBAN

BUILDING COVERAGE		
	PROPOSED	
	m ²	%
Building(s)	401	38%
Accessory Building(s)	0	0%
TOTAL	401	38%
H4 = 40% max NET SITE Compliant		

IMPERVIOUS COVERAGE

PROPOSED		
	m ²	%
Building(s)	401	38%
Concrete Paving	352.8	34%
TOTAL	753.8	72%
H4 = 60% max GROSS SITE Non-Compliant		

LANDSCAPE COVERAGE

PROPOSED		
	m ²	%
Landscaping	295.2	28%
Decks under 1m high	0	0%
25% max allowable	Compliant	
H4 = 40% min NET SITE Non-Compliant		

FRONT YARD LANDSCAPE COVERAGE

PROPOSED		
	m ²	%
Total yard area	61.8	
Front Yard Landscape area	45	73%
H4 = 50% min Compliant		

MDRS/H5 MIXED HOUSING URBAN

BUILDING COVERAGE		
	PROPOSED	
	m ²	%
Building(s)	401	38%
Accessory Building(s)	0	0%
TOTAL	401	38%
H5 = 50% max NET SITE Compliant		

IMPERVIOUS COVERAGE

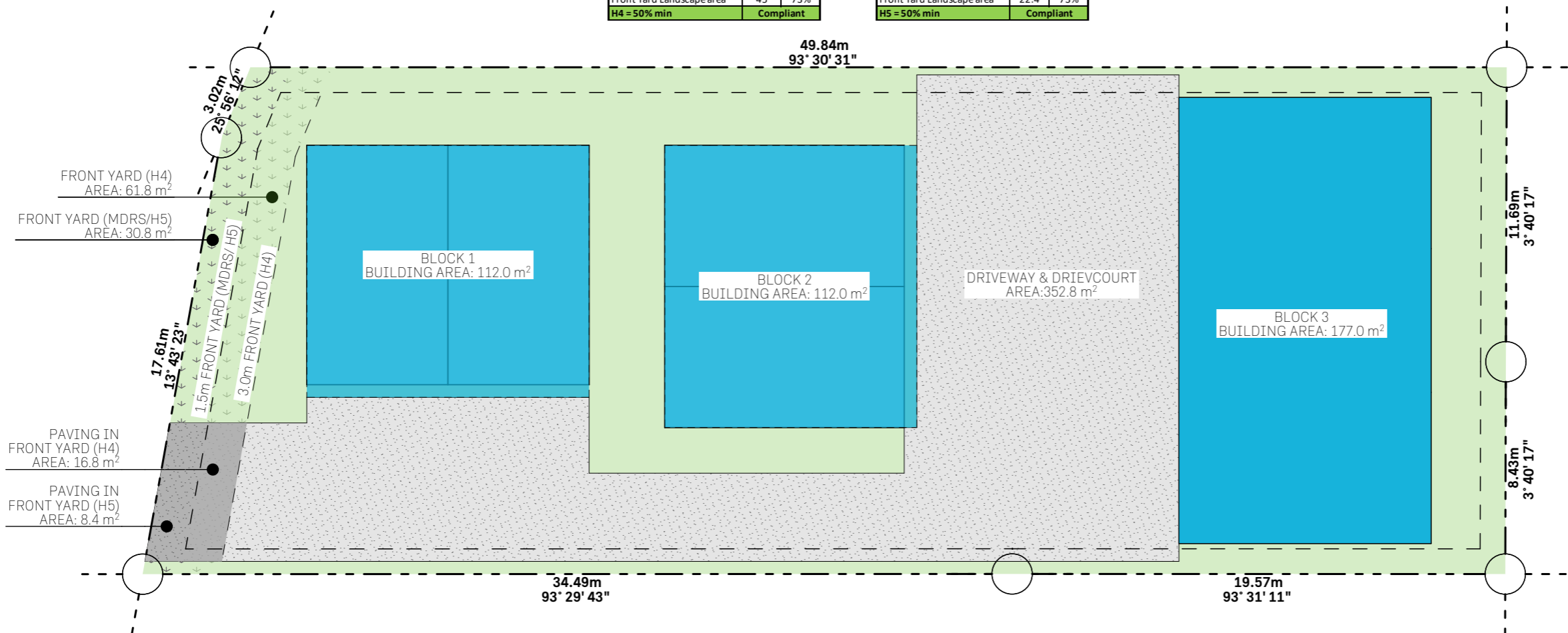
PROPOSED		
	m ²	%
Building(s)	401	38%
Concrete Paving	376.9	36%
TOTAL	777.9	74%
H5 = 60% max GROSS SITE Non-Compliant		

LANDSCAPE COVERAGE

PROPOSED		
	m ²	%
Landscaping	271.1	26%
Decks under 1m high	0	0%
25% max allowable	Compliant	
H5 = 20% min NET SITE Compliant		

FRONT YARD LANDSCAPE COVERAGE

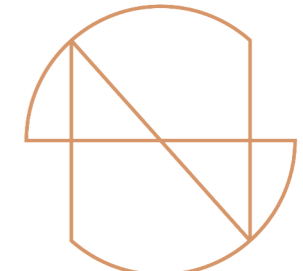
PROPOSED		
	m ²	%
Total yard area	30.8	
Front Yard Landscape area	22.4	73%
H5 = 50% min Compliant		



Proposed Site Coverage Plan
1:200

Project: _____
Client: _____
Drawing: PROPOSED SITE COVERAGE PLAN

A - WIP	BULK & LOCATION	Work in Progress
Rev	Transmittal Set Name	Date



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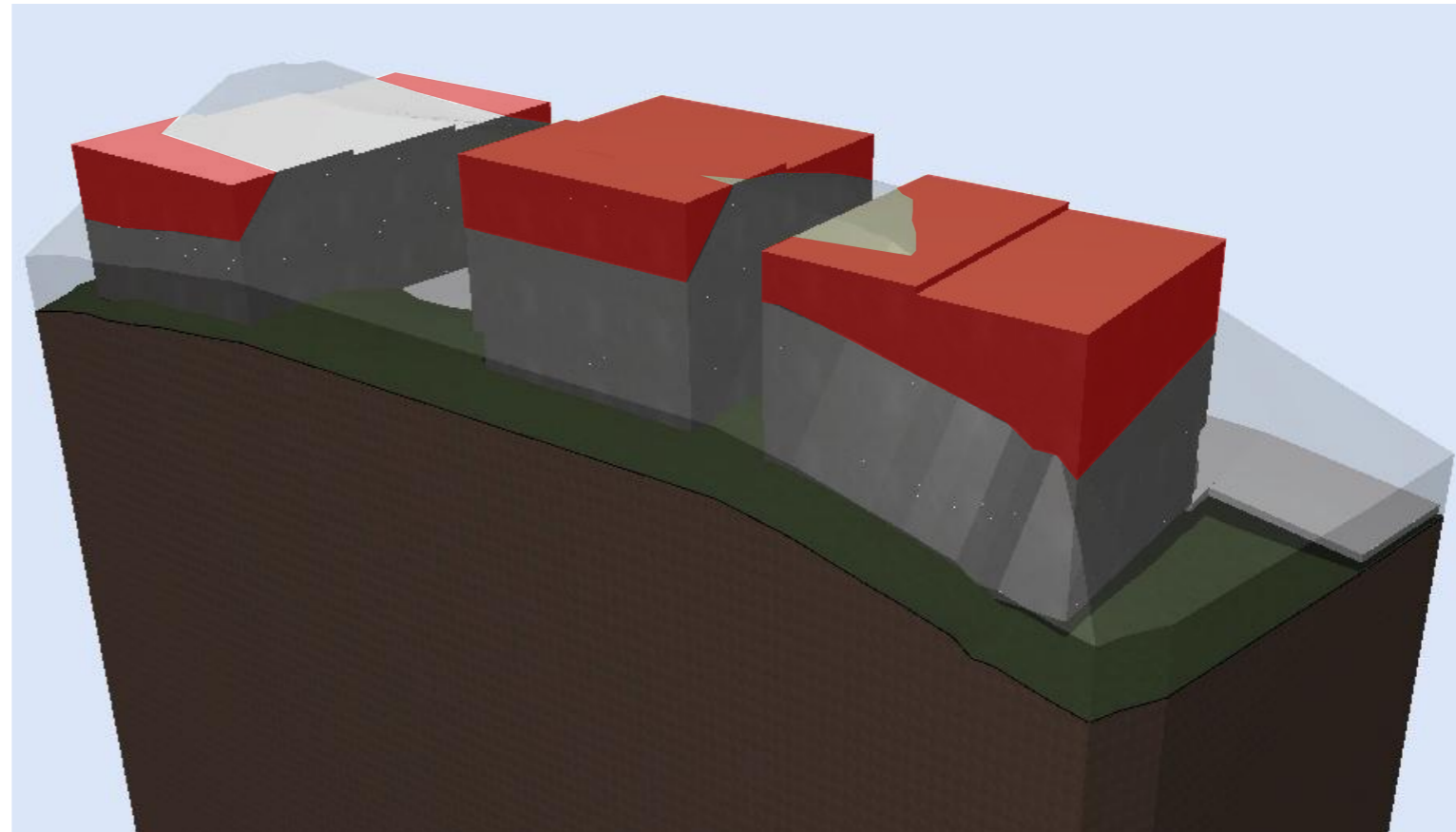
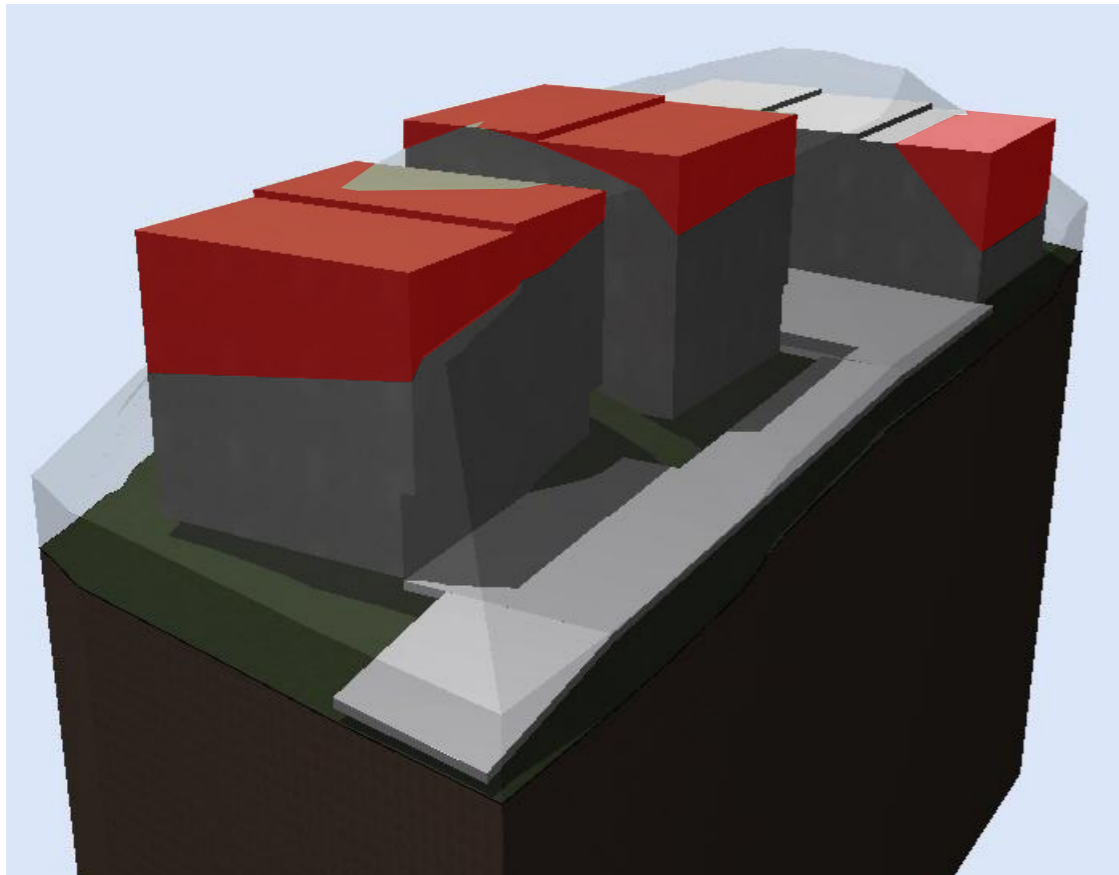
Project:

Client:

Drawing: PROPOSED MIXED HOUSING SUBURBAN ZONE (H4) HIRB INFRINGEMENTS

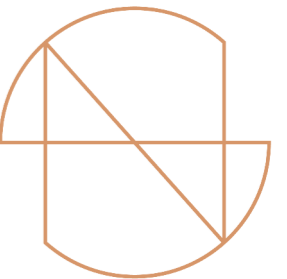
A - WIP	BULK & LOCATION	Work in Progress
Rev	Transmittal Set Name	Date

Work in Progress



1 Residential - Mixed Housing Suburban Zone - Southern Boundary HIRB Infringements
1:166.6667

2 Residential - Mixed Housing Suburban Zone - Northern Boundary HIRB Infringements
1:159.3828



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(H4) RES. - MIXED HOUSING SUBURBAN ZONE HIRB (2.5m + 45°) & 8m MAX. HEIGHT INFRINGEMENTS



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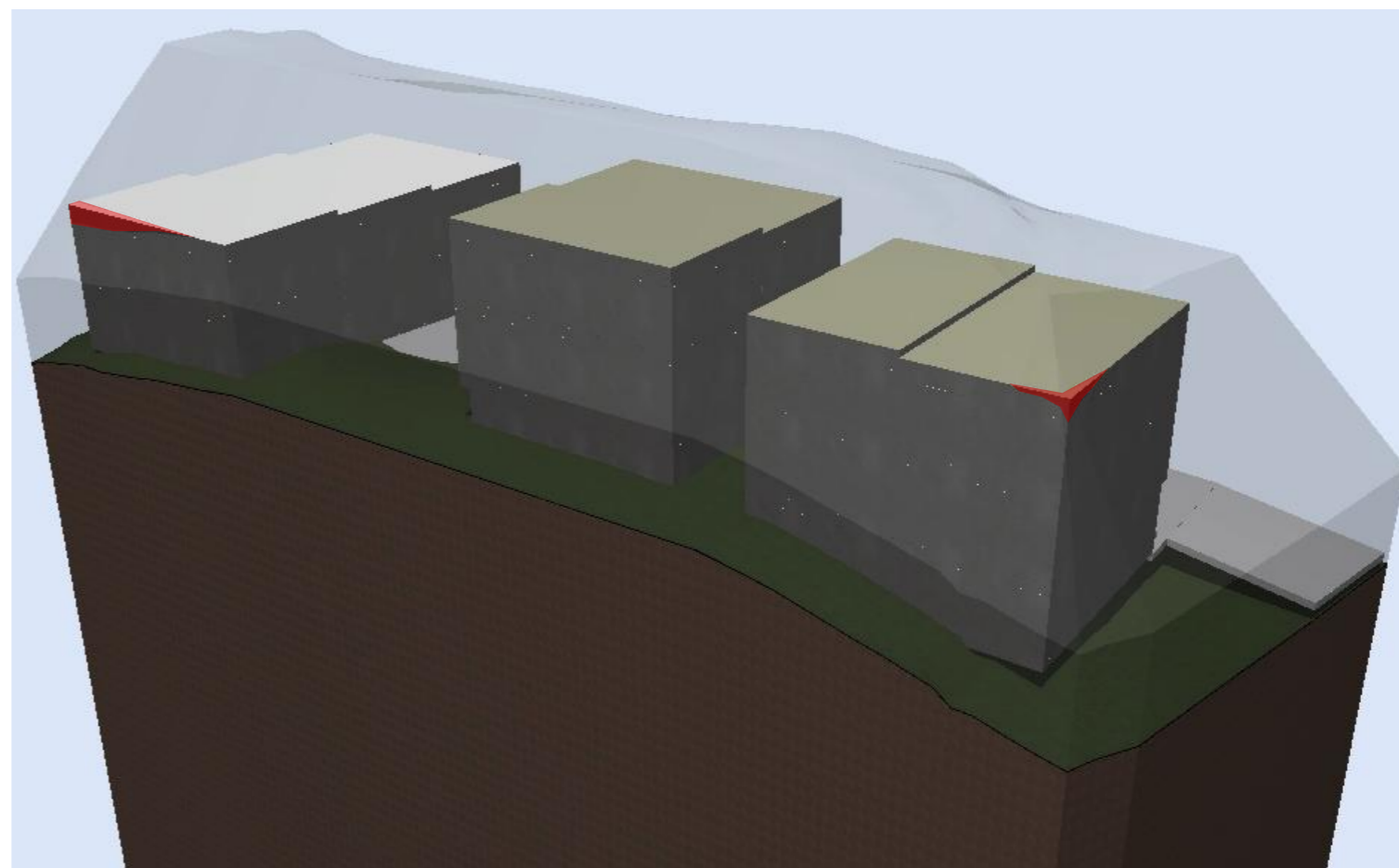
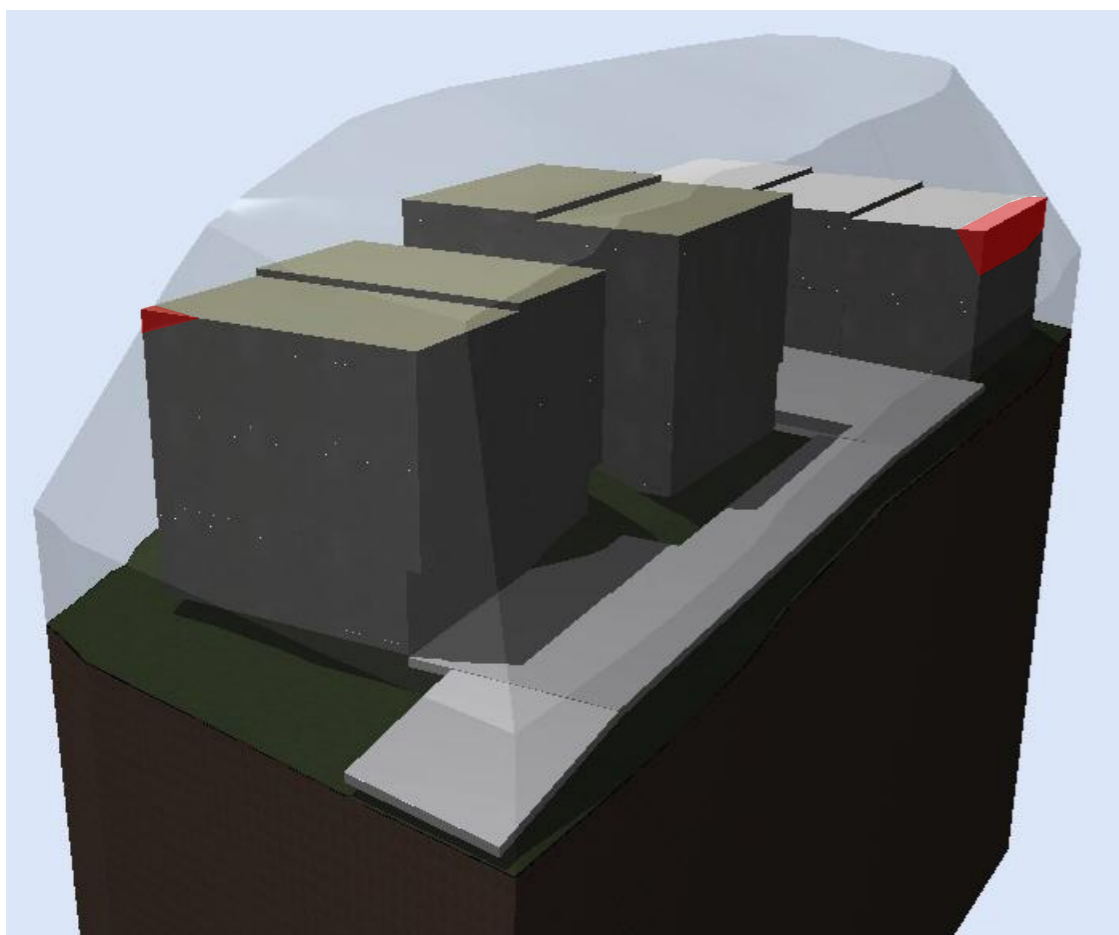
Project:

Client:

Drawing: PROPOSED MIXED HOUSING URBAN ZONE (MDRS/H5) HIRB INFRINGEMENTS

A - WIP	BULK & LOCATION	Work in Progress
Rev	Transmittal Set Name	Date

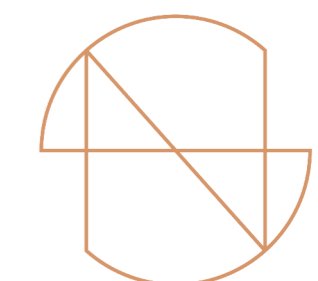
Work in Progress



1 (MDRS) Residential - Mixed Housing Urban Zone - Southern Boundary HIRB Infringements

2 (MDRS) Residential - Mixed Housing Urban Zone - Northern Boundary HIRB Infringements 1:166.6667

(MDRS/H5) RES. - MIXED HOUSING URBAN ZONE
HIRB (4m + 60°) & 12m MAX. HEIGHT INFRINGEMENTS



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