



KEY PLAN



CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPENCIES IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

GRINHAM

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PROJECT NORTH

TRUE NORTH

DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE ARCHITECT AS INSTRUMENTS OF HIS SERVICE AND MUST BE RETURNED AT HIS REQUEST. DO NOT SCALE DRAWINGS.

IO. DATE ISSUED FOR 01 | 19-SEPT-2022 | MINOR VARIANCE

ROCKWOOD HOUSING

> 160 GUELPH ST ROCKWOOD, ON

SITE PLAN & **ZONING CHART** 

19-Sep-2022 SCALE: AS NOTED RAWN BY: MC

CHECKED BY:LAG TATUS: ---

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OB NO: 1950

**ZONING CHART** 

NO

NO

16.4m (EXISTING)

OUTDOOR ONLY

4.0m (PER MTO REQ'S)

PROVIDED IN FRONT YARD, REAR YARD AND SIDE YARDS.

13.6m SETBACK FROM STREET LINE.

3.5m

10.5m

1.5/DWELLING UNIT + 1 VISITOR 43 PARKING STALLS TOTAL NO

MIN. FRONT YARD

MIN. REAR YARD

MAX. BUILDING HEIGHT

OFF-STREET PARKING

OFF-STREET PARKING

LOADING SPACE LOCATION

LOCATION

MIN. INTERIOR SIDE YARD

MIN. COMMON AMENITY AREA

4.5m

7.5m

NEW UNITS)

5.1.10.2 - ONLY

 $5m^2/UNIT = 120m^2 (24)$ 

FOR EVERY 4 UNITS = 88 PARKING STALLS REQ'D FOR 50 TOTAL UNITS

PERMITTED IN REAR YARD

& MIN. 0.6m TO ANY LOT LINE

5.3.4 - NOT PERMITTED

WITHIN FRONT YARD AND SET BACK FROM STREET LINE MIN. 20m

**BUILDING STATS** 

UNITS TOTAL: 24 (21X1-BED & 3X2-BED) BUILDING AREA: 653.2m² (7,030sf) GFA: 1,818.2m² (19,570sf)

## GROUND FLOOR LEVEL

- 6 UNITS (1-BED)ENTRY VESTIBULES & MAILB.F. WASHROOM
- B.F. WASHROOM LAUNDRY ROOM GARBAGE ROOM M&E ROOM MOVE-IN ROOM

- 2ND FLOOR LEVEL

- 9 UNITS (8X1-BED & 1X2-BED)
  GARBAGE CHUTE ROOM
  JANITOR ROOM
  STORAGE ROOMS
  SITTING AREA
  BUILDING LINK CONNECTION

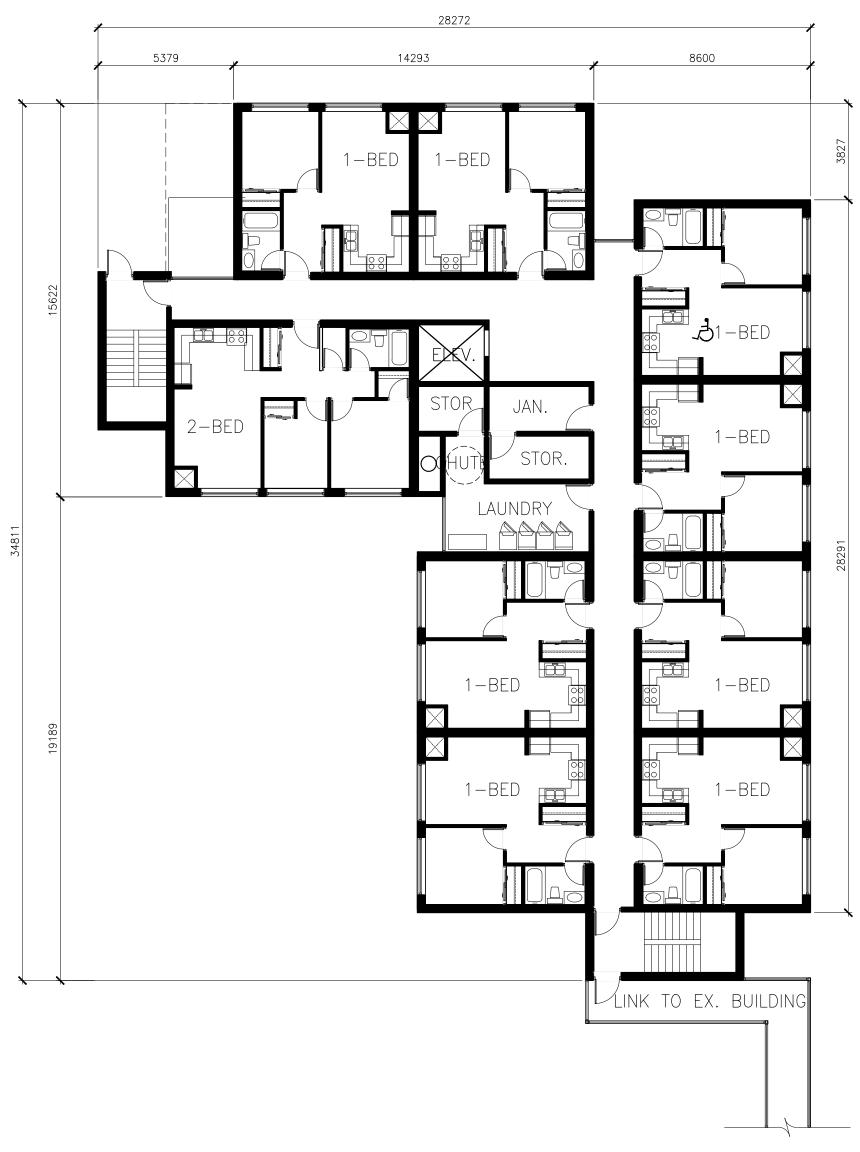
## 3RD FLOOR LEVEL

- 9 UNITS (7X1-BED & 2X2-BED)
  GARBAGE CHUTE ROOM
  STORAGE ROOM
  LAUNDRY ROOM
  MECHANICAL ROOM
  SITTING AREA



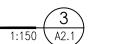


GROUND FLOOR PLAN
1:150
A2.1



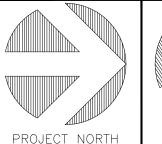
2ND FLOOR PLAN

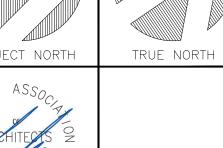
3RD FLOOR PLAN













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