

**SURVEY OF**

TOPOGRAPHIC SKETCH OF  
LOTS 71, 72, 73  
AND PART OF LOT 70,  
SECTION 51  
REGISTERED PLAN 1000  
AND PART OF LOT 2  
REGISTERED PLAN 1460  
CITY OF BRANTFORD  
COUNTY OF BRANT

**PREPARED BY**

Stanlec Geomatics Ltd.  
100-300 Hagey Boulevard  
Waterloo ON  
Tel.: 519.379.4410  
www.stanlec.com

**KEY MAP**

N.T.S.

TRUE NORTH  
PROJECT NORTH

CHARING CROSS ST  
WEST ST  
SITE  
GALILEO BLVD

**LEGEND**

P ▶ "PRINCIPAL ENTRANCE" AS PER ONTARIO BUILDING CODE AND FIRE ACCESS/FIRE CODE  
E ▶ BLDG EXITS  
S ▶ SECONDARY DOOR, SERVICE/PERSON  
X ▶ EXCLUSIVE USE DOOR  
P2 ▶ "PRINCIPAL DOOR" SERVING DIRECT ACCESS TO SINGLE SUITE PER PLANNING & URBAN DESIGN  
▶ UNDERGROUND PARKING GARAGE ENTRY  
① TERRACE AT GND LEVEL (EXCLUSIVE USE)  
BALCONY ABOVE ...  
(1<sup>ST</sup> TO 7<sup>TH</sup> FL) (2<sup>ND</sup> TO 7<sup>TH</sup> FL) (3<sup>RD</sup> TO 7<sup>TH</sup> FL)

**SURFACE PAINTED SYMBOL OF ACCESSIBILITY PER MUNICIPAL STANDARDS**

**SITE TRAFFIC CONTROL SIGNAGE**

Pavement markings and signage are to be implemented as per the Traffic Control/Pavement Marking Plans (Drawing No. TCC-101 & TCC-102) by GHd

R-1 STOP SIGN  
R-11 ALL WAY STOP SIGN  
R-51 NO PARKING  
R-51L ACCESSIBLE PARKING SIGN  
SN-1 FIRE ACCESS ROUTE  
SN-2 VISITOR PARKING SIGN  
SN-3 COMMERCIAL & VISITOR PARKING ONLY  
SN-5 VISITOR PARKING ONLY

TR 1.8m THERMAL BALUN - SEE ELEVATION DETAIL  
PD 1.8m PRIVACY DIVIDER - SEE A10(AD)AS30440  
CM CONTROL MANHOLE (SEE CIVIL DRAWINGS)  
DC DEPRESSION CURB (SEE CIVIL DRAWINGS)  
TSP TACTILE SURFACE PAVING (SEE LANDSCAPE DWG)

**EXTENT OF UNDERGROUND (SEE A200)**

HYDRANT (SEE CIVIL DWG)  
FIRE DEPARTMENT CONNECTION  
TREE GRATE (SEE SITE ELEC. DRAWINGS)  
STREETLIGHT (SEE ELEC. DWG.)  
WALL MT. EXT. LIGHT (SEE ELEC. DWG)  
GROUND EXT. LIGHT (SEE ELEC. DWG)

**DIMENSION STYLES:**

TYP. - TO BLOCK/STRUCTURE  
**EXTENTS OF PROJECTIONS:**  
PROJECTION/CANOPY ABOVE  
BALCONY ABOVE

**SITE HATCH KEY**

GROUND FLOOR BUILDING FOOTPRINT  
PEDESTRIAN NETWORK  
PUBLIC PATHWAYS (MATERIAL AS NOTED)  
LINE PAINTING PEDESTRIAN CROSSING  
LOADING/LAY-BY  
LINE PAINTING  
GROUND FLOOR TERRACE (EXCLUSIVE USE BY ADJACENT SUITE)

DECO. PAVING, SEE LANDSCAPE PLANS  
SOD, SEE LANDSCAPE PLANS  
CONCRETE, SEE LANDSCAPE PLANS  
WOOD DECKING, SEE LANDSCAPE PLANS  
SHRUBS, SEE LANDSCAPE PLANS  
RETAINING WALL, SEE LANDSCAPE PLANS  
LOW DENSITY ASPHALT PAVING (SEE SOIL REP. FOR ASPHALT ASSEMBLY)  
HIGH DENSITY ASPHALT PAVING

**PARKING USE KEY**

R.O. RESIDENTIAL OCCUPANT(TENANT) SPACE  
R.O.B.F. RESIDENTIAL OCCUPANT(TENANT) ACCESSIBLE SPACE (BARRIER FREE) - SEE PLANS FOR TYPE  
R.V. RESIDENTIAL VISITOR SPACE  
R.V.B.F. RESIDENTIAL VISITOR ACCESSIBLE SPACE (BARRIER FREE) - SEE PLANS FOR TYPE

**SITE PLAN NOTES:**

- All works involved in the construction, relocation and repair of municipal services for the proposed development shall be to the satisfaction of the General Manager of Public Works
- Street Excavation Permits are required for any work in City right of way by any contractor.
- Private owner/developer is responsible for all servicing, utilities and costs.
- Remove curb and pour new curb for any new driveways or driveways to be abandoned. Storm water drainage must not have a negative impact on adjacent properties.
- Driveway slopes must be 8% maximum, and sidewalk cross fall 2% to 4% maximum.
- A 5.0m driveway visibility triangle on either side of the driveway is required where no plant material / structure greater than 0.6m is to be planted within this area.
- No person shall cause or permit alteration of a site in the municipality, without having first obtained a Site alteration permit in accordance with By-law Number 28-2011.
- Rooftop equipment shall be screened from street view.
- No person shall construct or demolish a building or cause a building to be constructed or demolished (including site servicing) unless a building permit has been issued therefore by the Chief Building Official

**GENERAL NOTES**

- DESIGN PROPOSED/SHOWN IS PREPARED IN METRIC UNITS. ALL IMPERIAL DIMENSIONS/MEASUREMENTS SHOWN ARE APPROXIMATE FROM METRIC.
- TYPICAL OUTSIDE CURB RADIUS 500mm UNLESS OTHERWISE DIMENSIONED
- SNOW MANAGEMENT  
A. THE PROPERTY MANAGER IS REQUIRED TO REMOVE SNOW OFF SITE AND MAINTAIN REQUIRED PARKING UNENCUMBERED BY SNOW DURING MAJOR SNOW EVENTS. SNOW WILL BE REMOVED FROM SITE BY PRIVATE COMPANY.  
B. THE PROPERTY MANAGER IS REQUIRED TO REMOVE SNOW AND ICE FROM ALL EXIT PATHS AND STAIRS.  
C. SNOW WILL BE REMOVED FROM SITE BY PRIVATE COMPANY.
- PARKING  
A. STILL DELINEATION TO BE 100MM WIDE WHITE OR YELLOW PAINT MARKINGS  
B. VISITOR SPACES TO BE IDENTIFIED WITH PAINTED V  
C. RESIDENTIAL PARKING TO BE MARKED WITH PAINTED NUMBERS  
5. ALL SURFACE PARKING SPACES INCLUDING ACCESSIBLE PARKING SPACES ARE FOR VISITOR USE EXCEPT AS INDICATED BY ICON PER LEGEND AS TENANT SPACE.  
6. LOCATION OF GUARDS PROTECTING OPENINGS TO ACCESS UNDERGROUND PARKADE ARE IDENTIFIED ON PLAN - DETAIL AND CONSTRUCTION OF GUARD TO BE PART OF FUTURE COMPLETE ARCHITECTURAL DRAWINGS & ENGINEERED SHOP DRAWINGS BY SYSTEM MANUFACTURER ISSUED FOR CONSTRUCTION.

**Site Statistics and Zoning By-law Compliance**

ZONING REGULATION	REQUIRED	PROPOSED	COMPLIANCE (Y/N)
<b>RESIDENTIAL HIGH DENSITY (RHD) ZONE REGULATIONS (SECTION 7.11)</b>			
PERMITTED USES	APARTMENT DWELLINGS	APARTMENT DWELLINGS	Y
LOT AREA (MINIMUM)	50m² PER UNIT 30 x 40m units = 20,400m²	* ±17,795m² ±17,795m² (SEE NOTE 1)	N
LOT WIDTH (MINIMUM)	40m	±46.48m	Y
LOT COVERAGE (MAXIMUM)	35%	BUILDING AREA: 4701m² SITE AREA: * 17,795m² LOT COVERAGE: 26%	Y
BUILDING HEIGHT (MAXIMUM)	12 STOREYS	7 STOREYS & 8 STOREYS	Y
FRONT YARD (MINIMUM)	6.0m, PLUS 0.3m FOR EACH STOREY ABOVE ONE STOREY 6 + (0.3 X 6 = 1.8) = 7.8m	39.59m	Y
REAR YARD (MINIMUM)	7.5m, PLUS 1.5m FOR EACH STOREY TO A MAXIMUM OF 15.0m 7.5 + (1.5 X 7 = 10.5) = 18m	13.29m	N
SIDE YARD - INTERIOR (MINIMUM)	1.5m per storey to a maximum of 12.0m 7x1.5 = 10.5m	27.25m	Y
SIDE YARD - EXTERIOR (MINIMUM)	7.5m, PLUS 0.3m FOR EACH STOREY ABOVE ONE STOREY 7.5 + (0.3 X 6 = 1.8) = 9.3m	7.64m	N
GROSS FLOOR AREA (MINIMUM)	40m² PER UNIT 40 x 408 UNITS = 16,320m²	29,056m²	Y
LANDSCAPED OPEN SPACE (MINIMUM)	30%	LANDSCAPED AREA: 5,254m² SITE AREA: * 17,795m² LANDSCAPED COVERAGE: 30%	Y
AMENITY SPACE FOR APARTMENT DWELLING (MINIMUM)	9m² PER UNIT 9 x 408 UNITS = 3,672m²	OUTDOOR AMENITY: 2,215m² INDOOR AMENITY: 1,665m² TOTAL: 3,880m²	Y

**ZONING REGULATIONS (SECTION 6.18)**

ZONING REGULATION	REQUIRED	PROPOSED	COMPLIANCE (Y/N)
<b>PARKING REGULATIONS (SECTION 6.18)</b>			
PARKING SPACE DIMENSIONS (6.18.1)	2750mm X 5600mm	2750mm X 5600mm 2600mm X 5600mm (2 COMPACT SPACES)	Y/N
PARKING SPACE LOCATION (6.18.3.5)	A MINIMUM OF 6.0m FROM A LOT LINE ABUTTING A STREET, AND A MINIMUM OF 1.0m FROM ANY OTHER	> 6.0m ABUTTING A STREET > 1.0m FROM ALL LOT LINES	Y
ACCESS TO PARKING (6.18.4)	TWO-WAY DRIVE AISLE: 6m	6m	Y
<b>OFF-STREET PARKING REQUIREMENT (TABLE 6.1)</b>			
DWELLING (APARTMENT)	1.5 PER UNIT 1.5 x 408 UNITS = 612	469 PARKING SPACES 1.15 SPACES PER UNITS	N
2% ACCESSIBLE PARKING SPACES (GIVEN MORE THAN 200 SPACES REQUIRED) (6.18.7.7)	2% OF 612 = 13 13 + 2 = 15 TYPE A: 7 TYPE B: 8 TOTAL: 12	2% OF 469 = 9 9 + 2 = 11 TYPE A: 4 TYPE B: 8 TOTAL: 12	Y
BIKE PARKING SPACES	N/A	164+10 BIKE PARKING SPACES 0.4 SPACES PER UNITS OUTDOOR w/ SHELTER: 30 OUTDOOR SHORT TERM: 10 INDOOR: 134	Y
<b>LOADING (SECTION 6.23)</b>			
NUMBER OF SPACES (6.23.6)	1 LOADING SPACE PER APARTMENT BUILDING WITH 25 OR MORE UNITS	3	Y
LOADING SPACE DIMENSIONS (6.23.7)	3.5m x 9.0m, WITH 4.5m IN CLEAR UNOBSTRUCTED HEIGHT	3.5m x 9.0m, WITH NO OBSTRUCTED HEIGHT	Y
<b>SUMMARY</b>			
TOTAL UNITS		408 UNITS	
TOTAL PARKING		469 SPACES	
TOTAL BIKE PARKING		174 SPACES	
SITE DENSITY		223.3 units/ha	

**SURVEY OF**  
TOPOGRAPHIC SKETCH OF  
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DC DEPRESSED CURB (SEE CIVIL DRAWINGS)  
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LOT COVERAGE (MAXIMUM)	35%	BUILDING AREA: 4701m² SITE AREA: ±17,795m² LOT COVERAGE: 26%	Y
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**354 WEST BRANTFORD**  
354 WEST STREET  
BRANTFORD, ON N3R 3V7

**SITE PLAN**

DRAWING SCALE: 1 : 350  
PROJECT NUMBER: 20083  
DRAWING SHEET NUMBER: A001