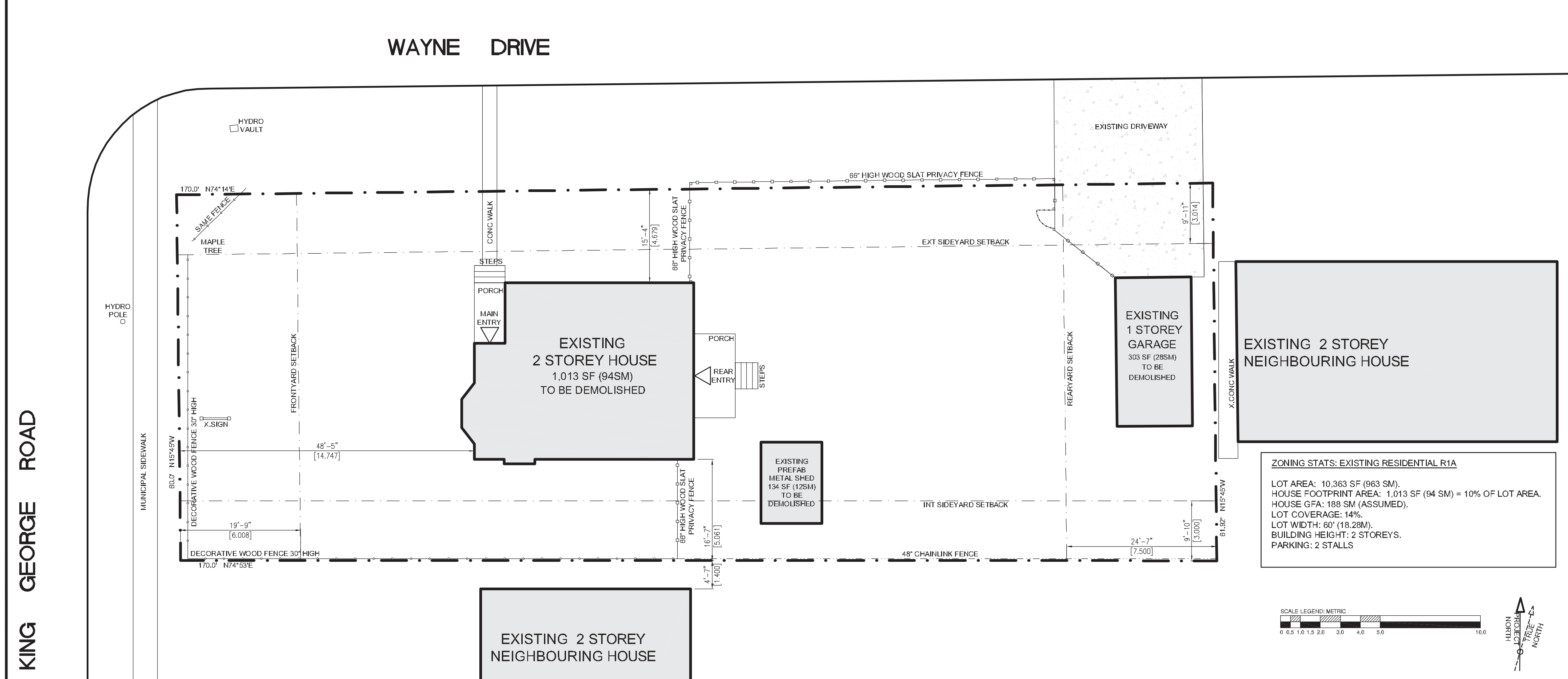


ZONING DATA FOR PROPOSED REDEVELOPMENT

2024.07.23 UPDATED

ITEM	ZONING DESCRIPTION	REQUIREMENTS	PROPOSED	COMMENTS
1	ZONE	C8 GENERAL COMMERCIAL	CHANGE FROM RESIDENTIAL R1A TO C8	
2	PERMITTED USES	MIXED USES: RETAIL; COMMERCIAL BUSINESS; PERSONAL SERVICE; RESTAURANT; RESIDENTIAL; MEDICAL; OTHERS.	DENTAL CLINIC / OFFICES	CHANGE DIRECTED BY PLANNING DEPT.
3	RESTRICTIONS	NO STAND-ALONE RESIDENTIAL NO GROUND FLR RES UNITS	NIL	
4	LOT AREA	900 SM	962 SM (10,355SF)	
5	LOT FRONTAGE	30M	18.28M EXISTING	ADJUST REQUIREMENT TO SUIT EXISTING
6	LOT COVERAGE	40% MAX	26% @ 250SM	
7	BUILDING HEIGHT MAX	10 M	<10 M: 1 STOREY W/ RAISED BASEMENT	
8	GROUND FLOOR HEIGHT	N/A	N/A	
8	SET BACKS:			
	FRONT YARD:	9 M MIN (5.6M PROVIDED BY CITY)	5.6 M	
	REAR @ RESIDENTIAL:	6 M MIN	21.4 M	
	REAR @ COMMERCIAL:	NIL	NIL	
	SIDE @ COMMERCIAL/STREET:	NIL	2.179 M	
	SIDE @ RESIDENTIAL:	9 M MIN OR 15M BUFFER, OR SPA	3.7 M	SETBACK DEFICIENT
9	LANDSCAPED OPEN SPACE	10% MIN. 3M PLANTING STRIP @ WAYNE DR.	GREENERY & CONC WALKS: 398 SM 41% ALONG WAYNE DRIVE: 2.5M STRIP OF LANDSCAPE & SIDEWALK (CONSIDERED OPEN SPACE).	CONC WALKS & SOD/LANDSCAPED SURFACES WAYNE DRIVE 3M PLANTING STRIP 0.5M DEFICIENT
10	AMENITY SPACE (MIN)	N/A	N/A	
11	LOADING SPACE	AS PER SECTION 6.23 = 0 REQ'D IF <300SM BLDG	N/A	
12	PARKING	VEHICLE SPACES: 2.75 M X 5.6 M STALL 6.0M MIN DRIVEWAY WIDTH 1 STALL/25 SM: COMMERCIAL FLOOR AREA	314 SM ASPHALT SURFACE = 33% COVER a) 250 SM GROUND FLOOR BLDG AREA: 1 STALL/25 SM: = 10 STALLS REQUIRED. BASEMENT USED FOR STORAGE, MECH/ELECT, STAFF USE. TOTAL 10 STALLS REQUIRED. 11 STALLS PROVIDED INCL 1 B.F. STALL 1	

2 PROPOSED SITE PLAN
A1.0/A1.0 3/32" = 1"



1 EXISTING SITE PLAN
A1.0/A1.0 3/32" = 1"

EXISTING BUILDINGS TO BE DEMOLISHED



EXISTING HOUSES TO SCALE



EXISTING HOUSES - STREET CONTEXT

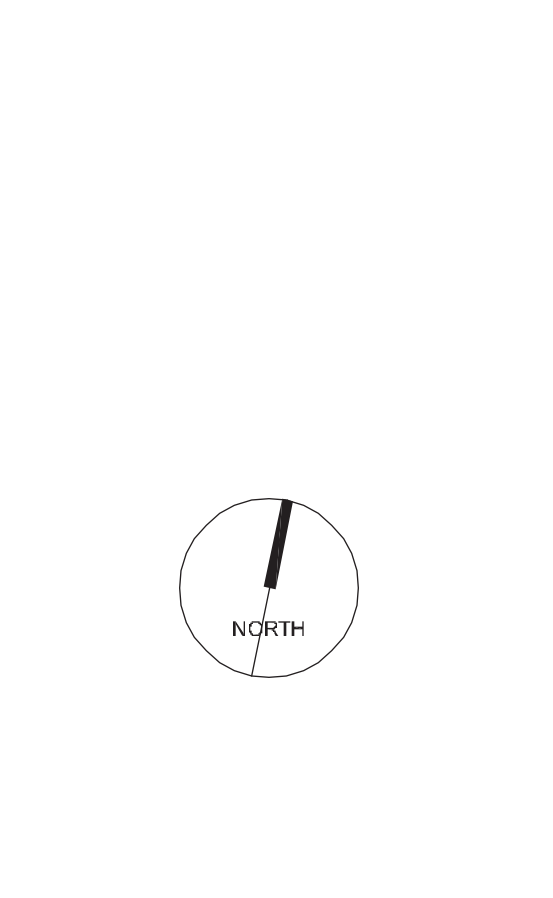
ZONING STATS: EXISTING RESIDENTIAL R1A
 LOT AREA: 10,363 SF (963 SM).
 HOUSE FOOTPRINT AREA: 1,013 SF (94 SM) = 10% OF LOT AREA.
 HOUSE GFA: 188 SM (ASSUMED).
 LOT COVERAGE: 14%.
 LOT WIDTH: 60' (18.28M).
 BUILDING HEIGHT: 2 STOREYS.
 PARKING: 2 STALLS

GENERAL NOTES

- ALL CONSTRUCTION TO MEET THE CURRENT REQUIREMENTS OF THE ONTARIO BUILDING CODE (O.B.C.) AND MUNICIPAL BY-LAWS.
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, ASSEMBLIES, AND TAGS PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, DRAWINGS, GEOTECHNICAL REPORT(S) & ENVIRONMENTAL REPORT(S).
- ARCHITECTURAL DRAWINGS SHALL NOT BE REPRODUCED WITHOUT CONSENT FROM THIS ARCHITECT.

REVISIONS

No.	DATE	DESCRIPTION	BY
01	2023.07.27	SPA PRE-CONSULTATION SUBMISSION	PD/TA
02	2024.01.25	SPA PUBLIC PRESENTATION	PD/TA
03	2024.06.14	ZONING AMENDMENT SITE STATUS REQUIREMENT	PD/TA
04	2024.06.25	SITE PLAN UPDATES FOR ZONING AMENDMENT	PD/TA
05	2024.07.30	SITE PLAN UPDATES FOR ZONING AMENDMENT	PD/TA



PROJECT: Proposed
DENTAL BUILDING
 128 KING GEORGE ROAD,
 BRANTFORD, ON

CLIENT: .

DRAWING TITLE:
EXISTING & PROPOSED SITE PLANS

FILE	23-17	DATE	JULY 2023
SCALE	3/32"	DRAWN	PD/TA
CHECKED	PD/TA	DRAWING NO.	

ASP1.0