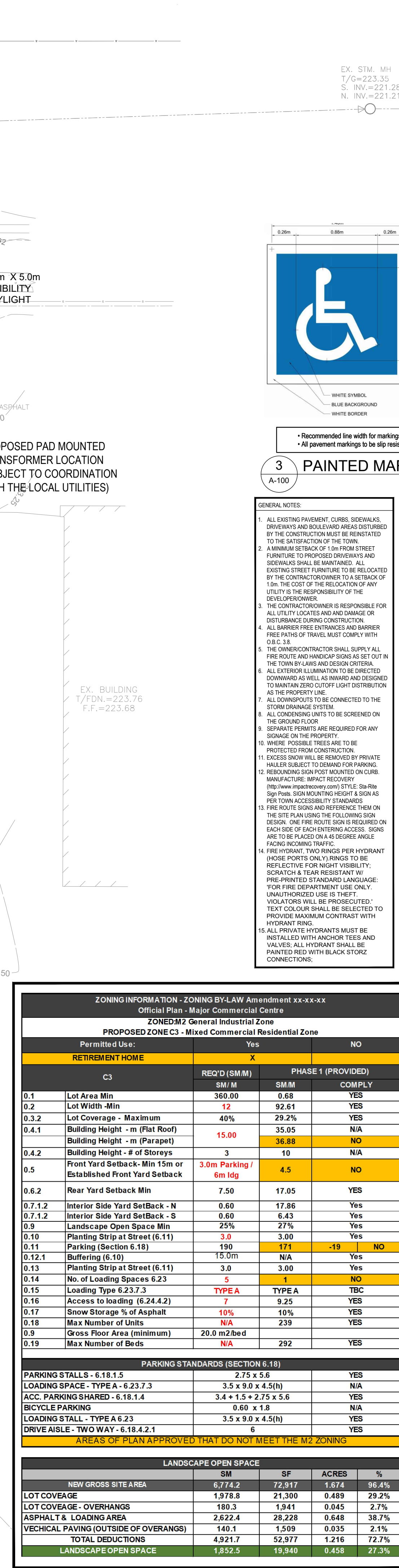
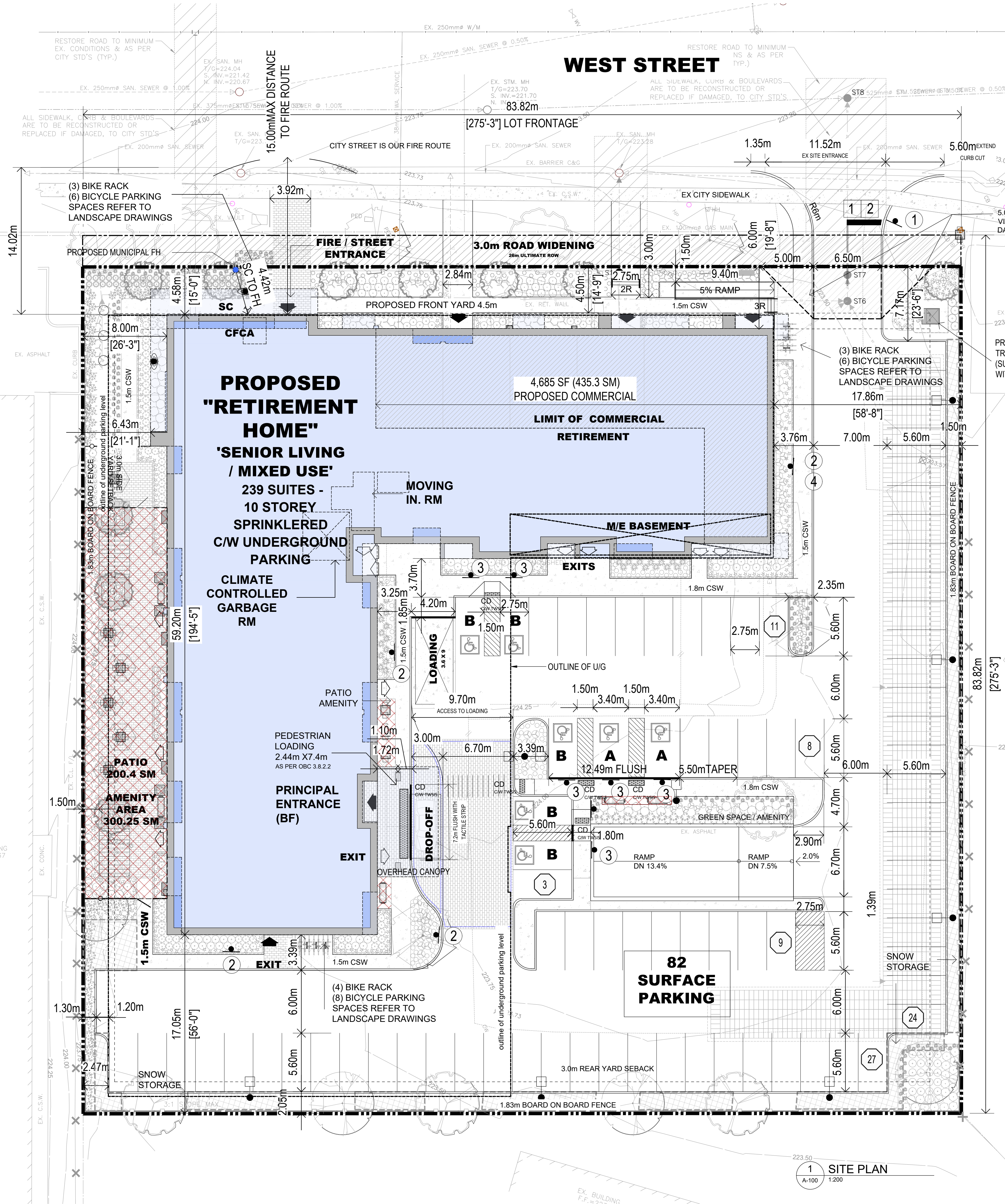


# APPENDIX A - CONCEPT SITE PLAN



DEVELOPMENT STATISTICS			
	SM	SF	ACRES
GROSS SITE AREA	7,025.7	75,624	1.736
ROAD WIDENING DEDICATION	251.5	2,707	0.062
LANDSCAPE - SOFT AREAS	7,772.2	72,812	1.724
LANDSCAPE - HARD AREAS	1,057.8	11,386	0.261
TOTAL LANDSCAPE AREA	8,830.0	84,198	2.022
TOTAL ASPHALT AREA	2,495.2	26,858	0.617
MISC (CURBS, WALKWAYS ETC)	680.7	7,327	0.168
RAMP	127.2	1,370	0.031
1st FLOOR - UNITS	0	1,978.8	21,300
2nd FLOOR	27	1,904.5	20,500
3rd FLOOR	27	1,904.5	20,500
4th FLOOR	27	1,904.5	20,500
5th FLOOR	27	1,904.5	20,500
Subtotal	108	9,596.9	103,300
6th FLOOR	27	1,904.5	20,500
7th FLOOR	27	1,904.5	20,500
8th FLOOR	27	1,904.5	20,500
9th FLOOR	27	1,904.5	20,500
10th FLOOR	23	1,904.5	20,500
Subtotal	131	9,522.6	102,500
GROSS FLOOR AREA (GFA)	239	19,119.4	205,800

PARKING STANDARDS (SECTION 6.18)			
	REQ'D (SQ M)	PHASE 1 (PROVIDED)	COMPLY
0.1 Lot Area Min	360.00	0.68	YES
0.2 Lot Width - Min	12	92.61	YES
0.3.2 Lot Coverage - Maximum	40%	29.2%	YES
0.4.1 Building Height - m (Flat Roof)	15.00	35.05	N/A
0.4.2 Building Height - # of Storeys	3	10	N/A
0.5 Front Yard Setback - Min 15m or Established Front Yard Setback	3.0m Parking / 6m ldg	4.5	NO
0.6.2 Rear Yard Setback Min	7.50	17.05	YES
0.7.1.2 Interior Side Yard SetBack - N	0.60	17.86	Yes
0.7.1.2 Interior Side Yard SetBack - S	0.60	6.43	Yes
0.9 Landscape Open Space Min	25%	27%	Yes
0.10 Planting Strip at Street (6.11)	3.0	3.00	Yes
0.11 Parking (Section 6.18)	190	171	-19
0.12.1 Buffering (6.10)	15.00m	5	NO
0.13 Planting Strip at Street (6.11)	3.0	3.00	Yes
0.14 No. of Loading Spaces 6.23	5	5	NO
0.15 Loading Type 6.23.3	TYPE A	TYPE A	TBC
0.16 Access to loading (6.24.4.2)	7	9.25	YES
0.17 Snow Storage % of Asphalt	10%	10%	YES
0.18 Max Number of Units	N/A	239	YES
0.9 Gross Floor Area (minimum)	20.0 m2/bed	131	YES
0.19 Max Number of Beds	N/A	292	YES

LANDSCAPE OPEN SPACE			
	SM	SF	ACRES
NEW GROSS SITE AREA	6,174.2	72,917	1.674
LOT COVERAGE	1,978.8	21,300	0.489
LOT COVERAGE - OVERHANGS	180.3	1,941	0.045
ASPHALT & LOADING AREA	2,622.4	28,228	0.648
VEHICULAR PAVING (OUTSIDE OF OVERHANGS)	140.1	1,509	0.035
TOTAL DEDUCTIONS	4,921.7	52,977	1.216
LANDSCAPE OPEN SPACE	1,852.5	19,940	0.458

DEVELOPMENT STATISTICS			
	SM	SF	ACRES
GROSS SITE AREA	7,025.7	75,624	1.736
ROAD WIDENING DEDICATION	251.5	2,707	0.062
LANDSCAPE - SOFT AREAS	7,772.2	72,812	1.724
LANDSCAPE - HARD AREAS	1,057.8	11,386	0.261
TOTAL LANDSCAPE AREA	8,830.0	84,198	2.022
TOTAL ASPHALT AREA	2,495.2	26,858	0.617
MISC (CURBS, WALKWAYS ETC)	680.7	7,327	0.168
RAMP	127.2	1,370	0.031
1st FLOOR - UNITS	0	1,978.8	21,300
2nd FLOOR	27	1,904.5	20,500
3rd FLOOR	27	1,904.5	20,500
4th FLOOR	27	1,904.5	20,500
5th FLOOR	27	1,904.5	20,500
Subtotal	108	9,596.9	103,300
6th FLOOR	27	1,904.5	20,500
7th FLOOR	27	1,904.5	20,500
8th FLOOR	27	1,904.5	20,500
9th FLOOR	27	1,904.5	20,500
10th FLOOR	23	1,904.5	20,500
Subtotal	131	9,522.6	102,500
GROSS FLOOR AREA (GFA)	239	19,119.4	205,800

PARKING REQUIRED			
	STUDIO	1 BED	2 BED
Retirement Home (1 Space/3 Beds)	27	159	53
Specialty Retail Store (1/30 SM)	27	159	106
Mixed Use Bldg 1 space / dwelling unit + total spaces for non red as per section 6.18.7.8	27	159	53
TOTAL UNITS IN THE BUILDING	27	159	292
TOTAL BEDS IN THE BUILDING	27	159	106
PARKING BREAKDOWN	STUDIO	1 BED	2 BED
RETIREMENT - TOTAL BEDS (FLOOR 2-5)	12	72	48
INDEPENDENT SENIORS LIVING (Floors 6-10)	132	3	1
COMMERCIAL AREA - SM	435.3	30	1
TOTAL PARKING REQUIRED	190	190	190
ON GRADE PARKING	82	82	82
BELOW GRADE	SEE A200	89	89
TOTAL PARKING PROVIDED	190	190	190
Parking Shortfall	BYLAW	80%	-19
SEE PARKING DEMAND STUDY BY TATHAM ENGINEERING - FILE 234442			
LOADING (Table 6.2)	ACCESSIBLE 617.7.7-4%	BICYCLE	COMPLY
REQUIRED	5	3	4
PROVIDED	1	3	6

No.	By	Description	Date
5.1	DB	REVISED ZBA - WITH PARKING STUDY	24-09-13
5	DB	ZBA	24-04-05
4	DB	CLIENT REVIEW / ZBA	23-01-11
3	DB	POST PRE-CON (ONLY RET.)	22-09-23
2	DB	PRE-CON	22-02-26
1	DB	CLIENT REVIEW	22-02-18

ISSUANCE SCHEDULE

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

DEVELOPMENT CONSULTANT:

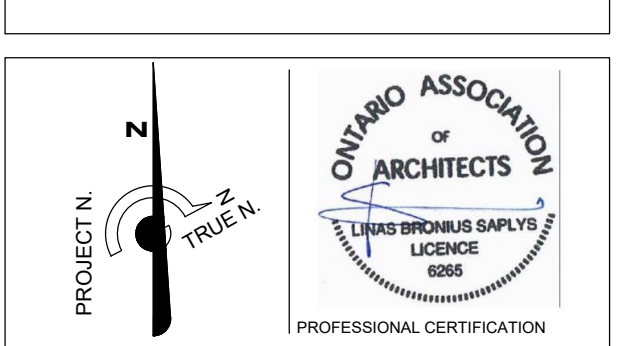
API CONSULTANTS INC.  
1464 CORNWALL ROAD, UNIT 7  
OAKVILLE, ONTARIO L6J 7W5  
P: 905.337.7249

ARCHITECT:

SAPLYS ARCHITECTS INC.  
60 ST. CLAIR AVE W., SUITE 806  
TORONTO, ONTARIO M4T 1N5  
P: 905.510.0595

CLIENT:

BAWA GROUP  
1015B JANE STREET  
MAPLE, ON L6A 3K1  
P: 905.908.2232



PROJECT

**WEST STREET MIXED USED DEVELOPEMENT**

571 WEST STREET  
BRANTFORD, ON

**SITE PLAN**

BY [CHECK] ISSUED FOR DB LS ZBL

PROJECT NO.: SHEET NO:

**A22-004**

AS NOTED

ISSUE DATE: **A100**

SEE ABOVE

5.1 SHEET ISSUE No.

PLOT DATE: 2023-01-09 10:58:07 AM