

SITE STATISTICS

ITEM	PROPOSAL REZONING FROM R1B TO R4A-xx	ZONING BYLAW REQUIREMENTS R4A	COMPLIANCE ✓ MEETS REQUIREMENTS X REZONING REQUIRED
ZONING CATEGORY	REZONE FROM R1B TO R4A-xx	R4A	X
LOT AREA (sq. m.)	3,862.8 **	6,105 (185/UNIT) MIN.	X
LOT WIDTH (m)	28.49 (AT 6.00m SETBACK) **	30.00 MIN.	X
GROUND FLOOR AREA (sq. m.)	875.0	N/A	✓
LOT COVERAGE	22.7%	40% MAX.	✓
FRONT YARD (m)	6.00	6.00 MIN.	✓
REAR YARD (m)	32.24	7.50 MIN.	✓
INTERIOR SIDE YARD (m) - FRONT OR REAR EXTERIOR WALL	3.00 ** & 10.45	7.50 MIN.	X
- SIDE EXTERIOR WALL	30.65	3.00 MIN.	✓
NUMBER OF PARKING SPACES	35 **	50	X
NUMBER OF ACCESSIBLE PARKING SPACES	2	2	✓
PARKING STALL DIMENSIONS (m)	2.75 x 5.60	2.75 x 5.60	✓
ACCESSIBLE STALL DIMENSIONS (m)	4.90 x 5.60 (TYPE 'A') 4.25 x 5.60 (TYPE 'B')	4.90 x 5.60 (TYPE 'A') 4.25 x 5.60 (TYPE 'B')	✓
PERCENTAGE OF LOT LANDSCAPED	31.0%	30.0% MIN.	✓
BUILDING HEIGHT (m)	3 STOREY	3 STOREYS MAX.	✓

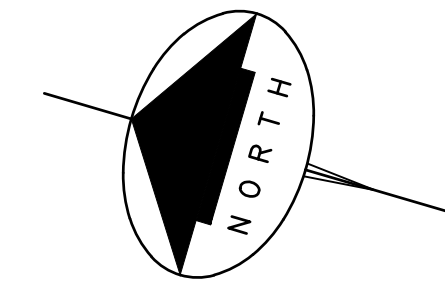
* CALCULATION IS BASED ON 1.5 PARKING SPACE FOR EVERY UNIT
 ** ITEM IS DEFICIENT OF PROPOSED R4A REZONING REQUIREMENTS



BARRIER FREE PARKING SIGN DETAIL
N.T.S.

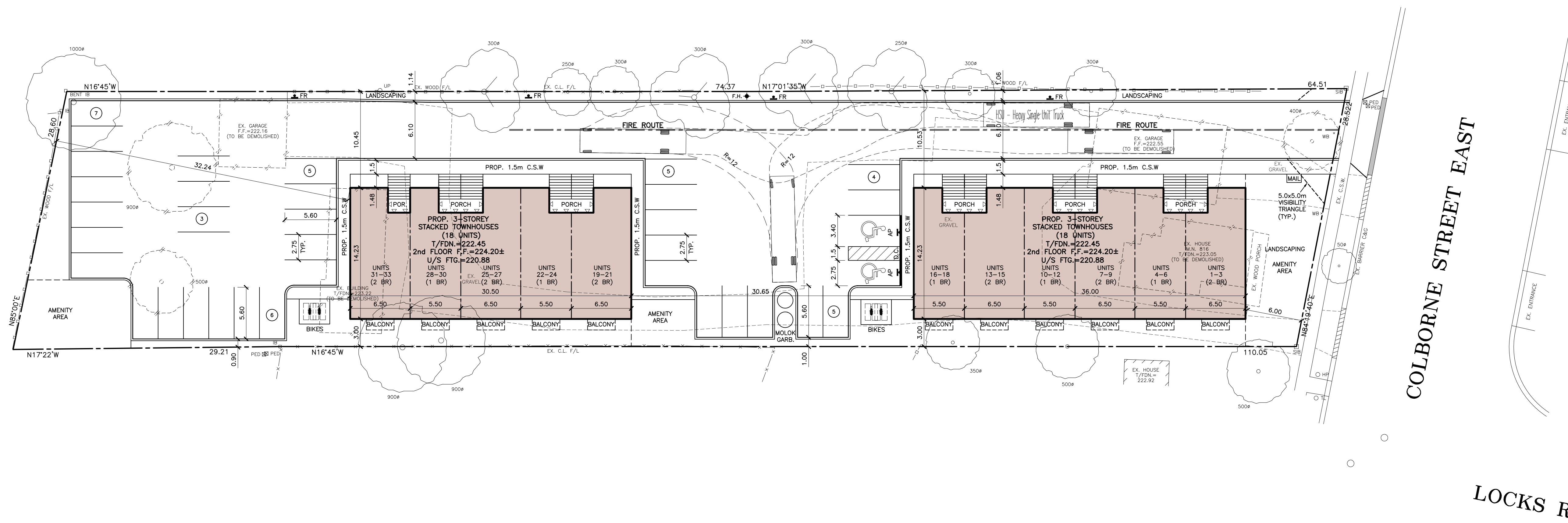


FIRE ROUTE SIGN DETAIL
N.T.S.



KEY PLAN

HAMILTON AVENUE



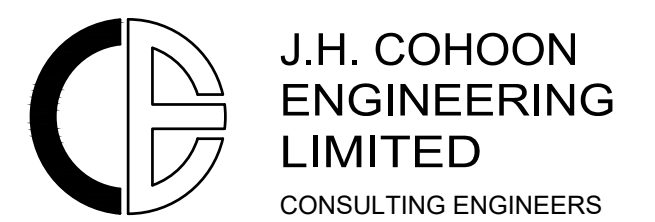
COLBORNE STREET EAST

LOCKS RD.

LEGEND:

- FR PROPOSED FIRE ROUTE SIGN
- AP PROPOSED ACCESSIBLE PARKING SIGN

NO.	REVISION	DATE (MM/DD/YY)	BY
3	REMOVED 3 UNITS, ADJUSTED PARKING & SITE STATS	06/10/24	K.P.B.
2	UNIT ENTRIES	01/25/24	K.P.B.
1	CONCEPT CHANGE/REDESIGN	12/11/23	K.P.B.



440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
 TEL: (519) 753-2656 FAX: (519) 753-4263 www.cohooneng.com

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
 816 COLBORNE STREET EAST
 CITY OF BRANTFORD

CLIENT:
 816 COLBORNE STREET INC.

SITE PLAN

DESIGN:	R.W.P.	SCALE:	1:250
DRAWN:	S.L.M.	JOB No:	16179
CHECKED:	R.W.P.		
SHEET:	1 of 3	DWG. No:	16179-1
DATE:	DEC. 1/23		