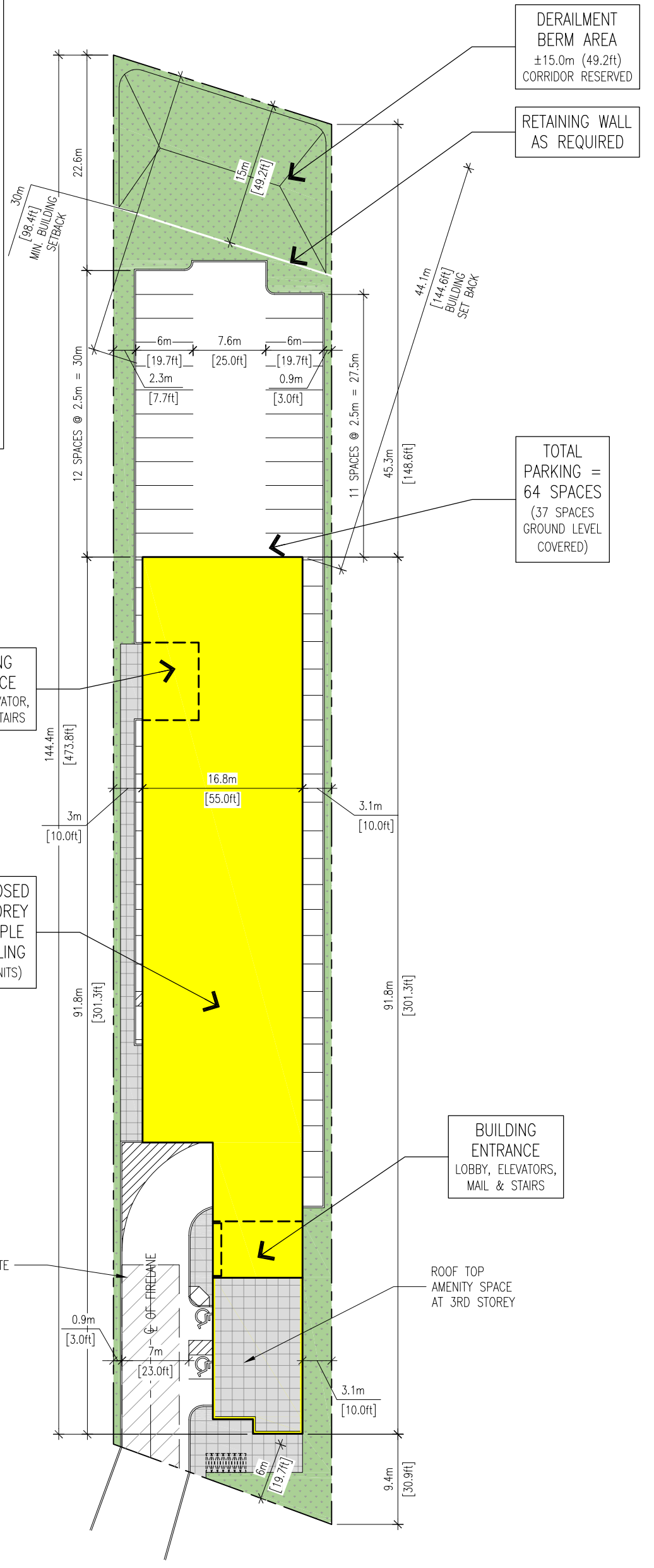


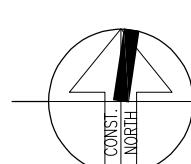
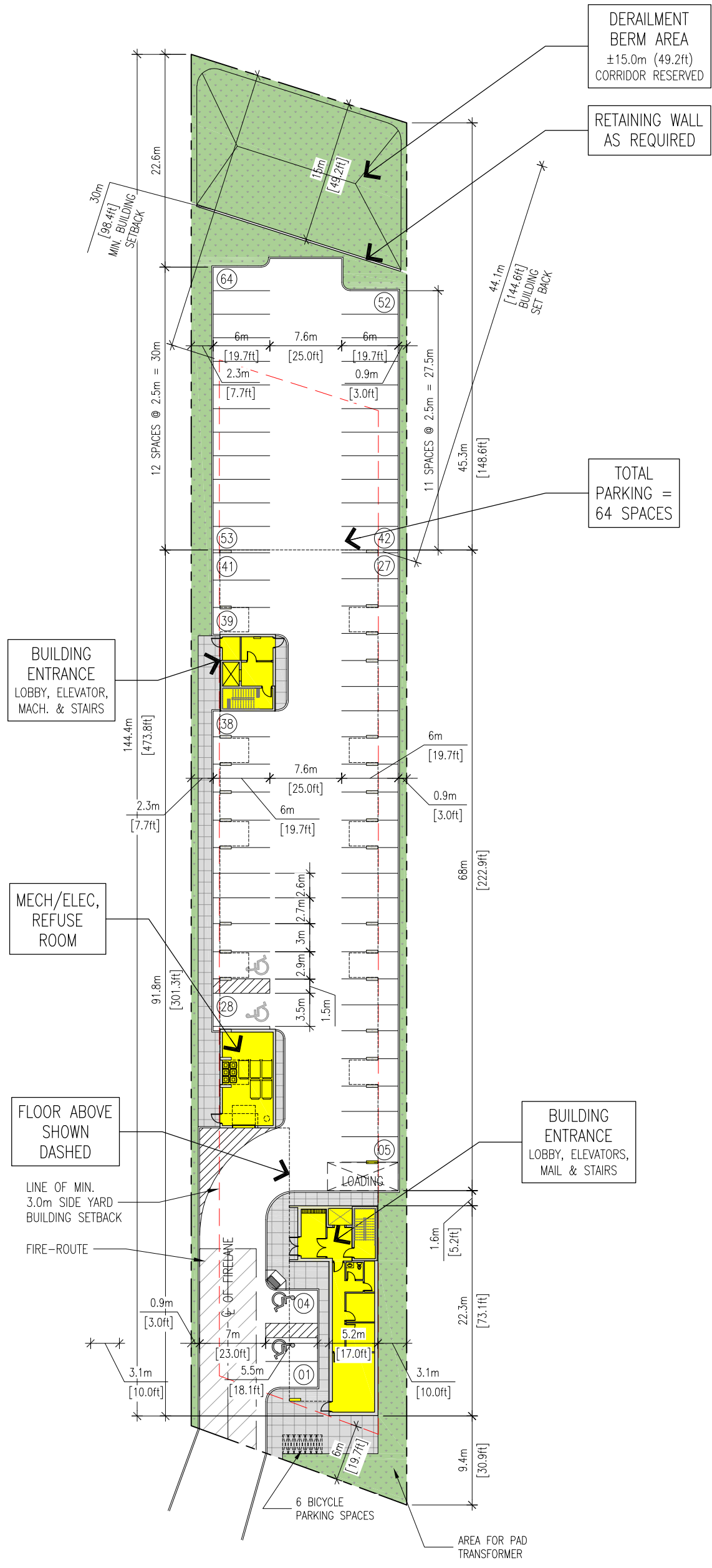
SITE DATA CHART

PROPOSED CD3.10 ZONING

PROVISION	REQUIREMENT	PROVIDED	COMPLIES?
1. LOT FRONTAGE	18.0m	22.0m	YES
2. LOT AREA	400.0m ²	3,338.5m ²	YES
3. LOT AREA FOR EACH DWELLING UNIT	85m ²	66.8m ²	NO
4. BUILDING HEIGHT	20.0m	20.0m	YES
5. LANDSCAPED OPEN SPACE YARD WITH ROOF TOP AMENITY SPACE	30.0%	30.3%	YES
6. BUILDING SETBACKS			
a. ABUTTING TECUMSEH ROAD EAST FOR THAT PART OF A THE BUILDING HAVING A BUILDING HEIGHT OF 10.0m OR LESS	6.0m	6.0m	YES
b. FROM AN INTERIOR LOT LINE WHERE A HABITABLE ROOM FACES THE INTERIOR LOT LINE	6.0m	6.0m	YES
c. FROM AN INTERIOR LOT LINE WHERE A HABITABLE ROOM WINDOW DOES NOT FACE THE INTERIOR LOT LINE	3.0m	3.0m	YES
7. PARKING			
a. RESIDENTIAL USE			
1.25 SPACES PER DWELLING UNIT	62.5 SPACES	63 SPACES (ROUNDED UP)	YES
50 DWELLING UNITS	62.5 SPACES	63 SPACES	YES
TOTAL PARKING		64 SPACES	YES
8. LOADING SPACES			
a. FLOOR AREA OVER 1,000m ² TO 7,500m ²	1 SPACES	1 SPACE	YES
FLOOR AREA = 5,885.53m ²			
9. BICYCLE SPACES			
a. 20 OR MORE PARKING SPACES - 2 FOR THE FIRST 19 SPACES PLUS 1 FOR EACH ADDITIONAL 20 PARKING SPACES	4 SPACES	6 SPACES	YES

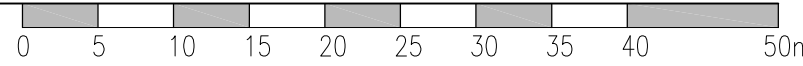


SITE PLAN
 SCALE : 1 : 500
 0 5 10 15 20 25 30 35 40 50m

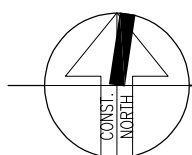
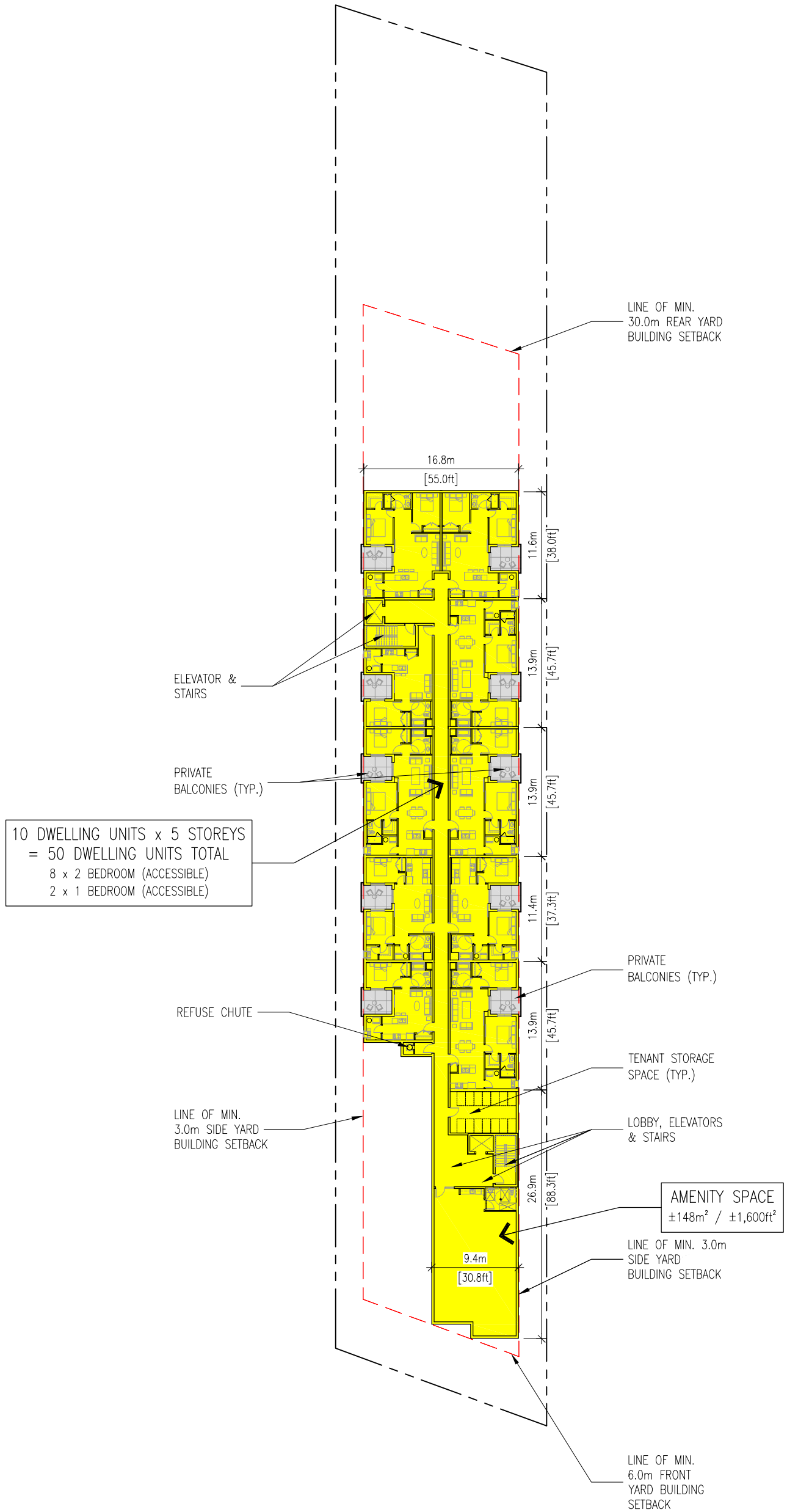


GROUND FLOOR PLAN

SCALE : 1 : 500

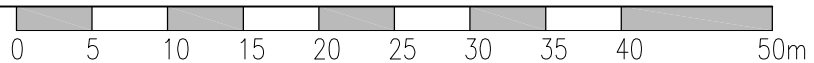


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		client: DESJARDINS (WINDSOR) GP INC.	drawn by: TC checked by: SMB / TC	comm. no.: 2022-105 dwg. no.: A1.1a



SECOND FLOOR PLAN

SCALE : 1 : 500



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title:
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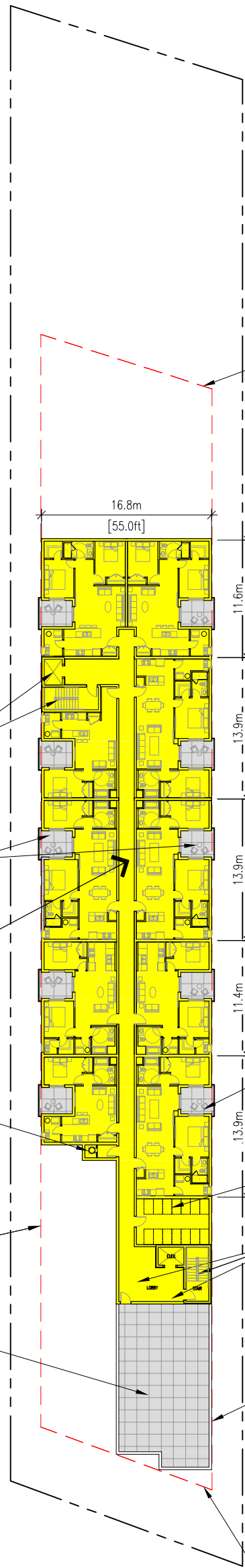
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LINE OF MIN.
30.0m REAR YARD
BUILDING SETBACK

16.8m
[55.0ft]

11.6m
[38.0ft]

13.9m
[45.8ft]

13.9m
[45.8ft]

11.4m
[37.3ft]

13.9m
[45.8ft]

ELEVATOR &
STAIRS

PRIVATE
BALCONIES (TYP.)

10 DWELLING UNITS x 5 STOREYS
= 50 DWELLING UNITS TOTAL
8 x 2 BEDROOM (ACCESSIBLE)
2 x 1 BEDROOM (ACCESSIBLE)

REFUSE CHUTE

LINE OF MIN.
3.0m SIDE YARD
BUILDING SETBACK

ROOF TOP
AMENITY SPACE

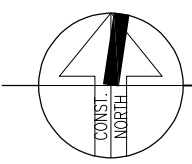
PRIVATE
BALCONIES (TYP.)

TENANT STORAGE
SPACE (TYP.)

LOBBY, ELEVATORS
& STAIRS

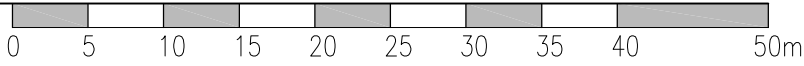
LINE OF MIN. 3.0m
SIDE YARD
BUILDING SETBACK

LINE OF MIN.
6.0m FRONT
YARD BUILDING
SETBACK



THIRD FLOOR PLAN

SCALE : 1 : 500



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10 DWELLING UNITS x 5 STOREYS
 = 50 DWELLING UNITS TOTAL
 8 x 2 BEDROOM (ACCESSIBLE)
 2 x 1 BEDROOM (ACCESSIBLE)

ELEVATOR &
STAIRS

PRIVATE
BALCONIES (TYP.)

REFUSE CHUTE

LINE OF MIN.
3.0m SIDE YARD
BUILDING SETBACK

ROOF TOP
AMENITY SPACE
BELOW

LINE OF MIN.
30.0m REAR YARD
BUILDING SETBACK

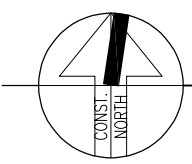
PRIVATE
BALCONIES (TYP.)

TENANT STORAGE
SPACE (TYP.)

LOBBY, ELEVATORS
& STAIRS

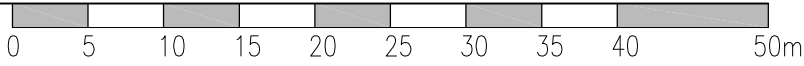
LINE OF MIN. 3.0m
SIDE YARD
BUILDING SETBACK

LINE OF MIN. 6.0m
FRONT
YARD BUILDING
SETBACK



FLOORS 4TH-6TH

SCALE : 1 : 500



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title:
FLOORS 4TH-6TH

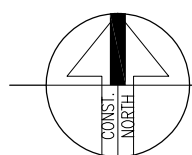
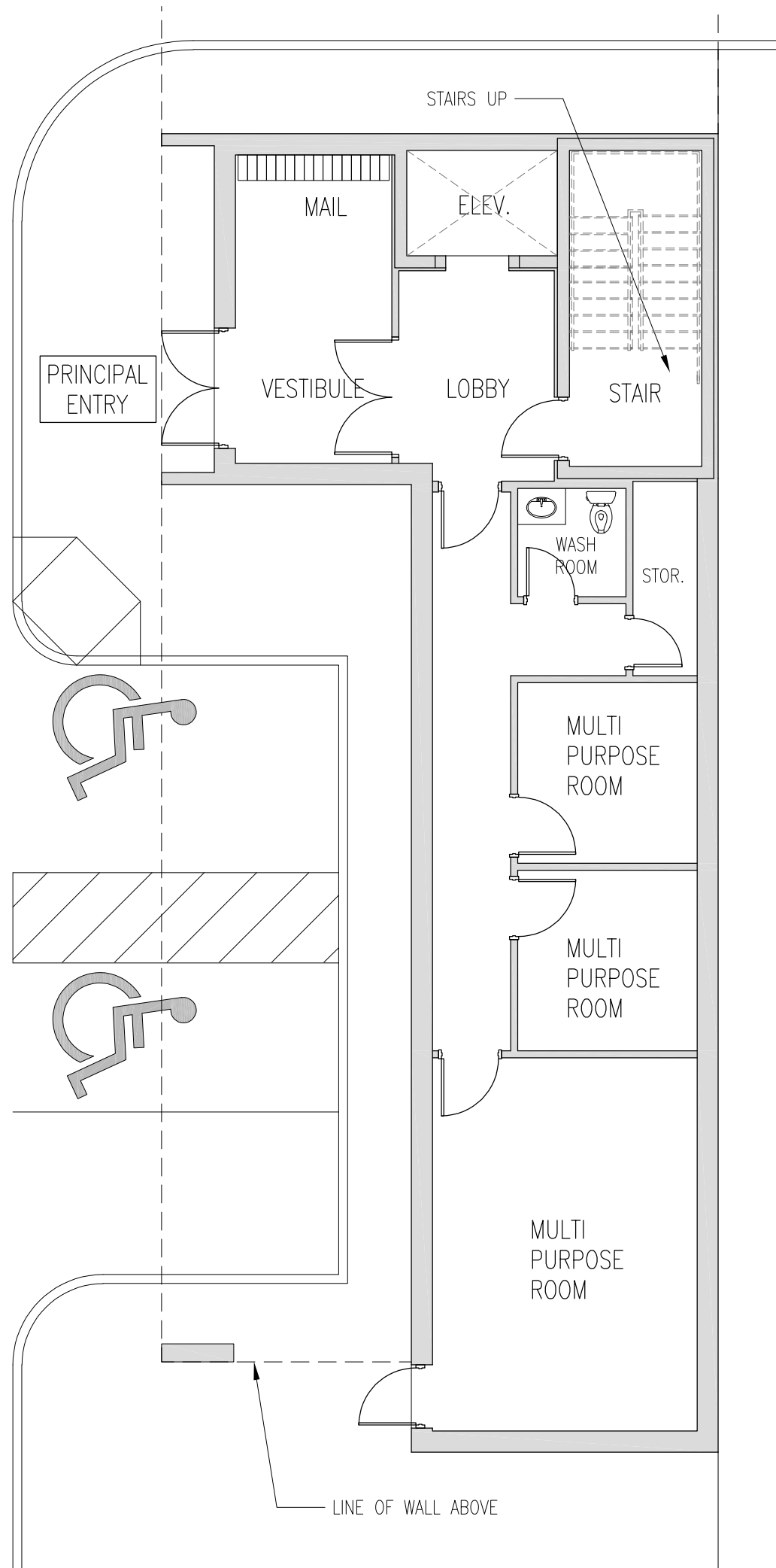
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AMENITY SPACE PLAN

SCALE : 1/8" = 1'-0"

GROUND FLR

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title:
AMENITY FLOOR PLANS

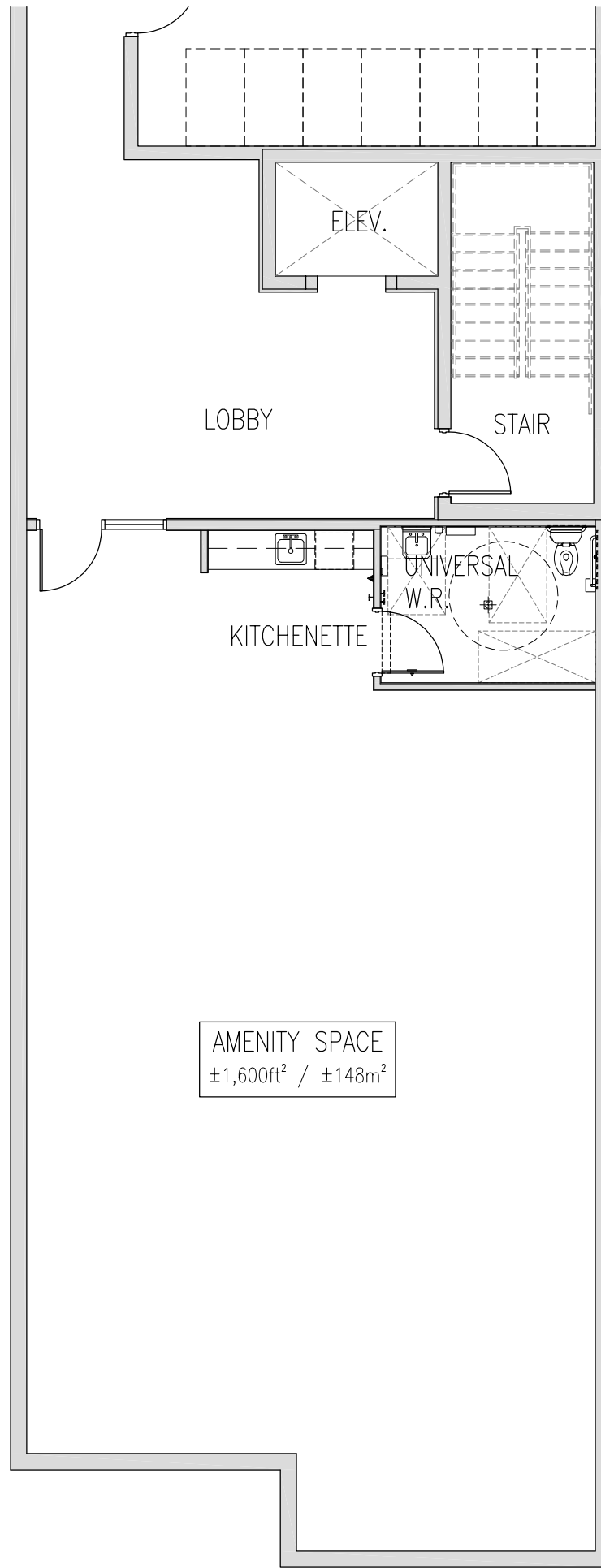
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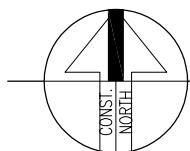
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dwg. no.:

A2.1a



AMENITY SPACE
 ±1,600ft² / ±148m²



AMENITY SPACE PLAN

SCALE : 1/8" = 1'-0"

SECOND FLR

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title:
 AMENITY FLOOR PLANS

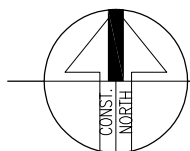
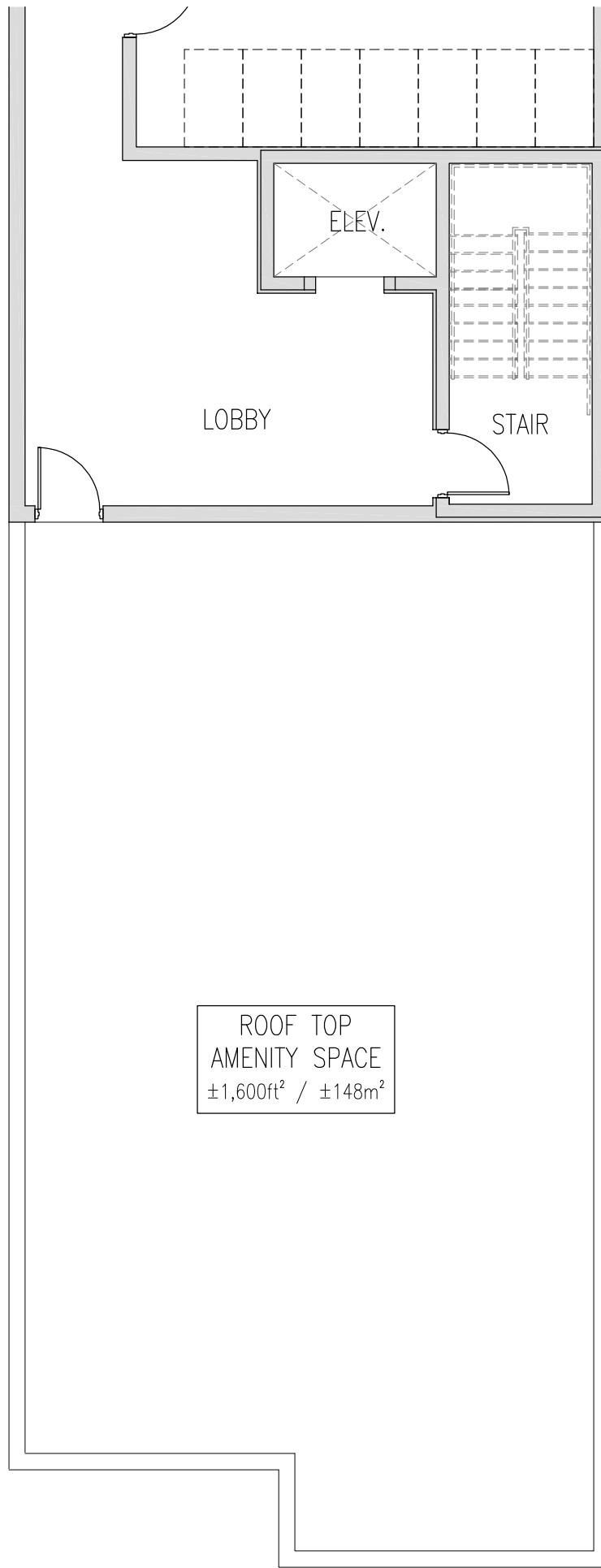
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A2.1b



AMENITY SPACE PLAN

SCALE : 1/8" = 1'-0"

THIRD FLR

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AMENITY FLOOR PLANS

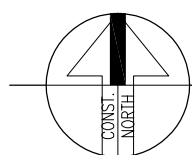
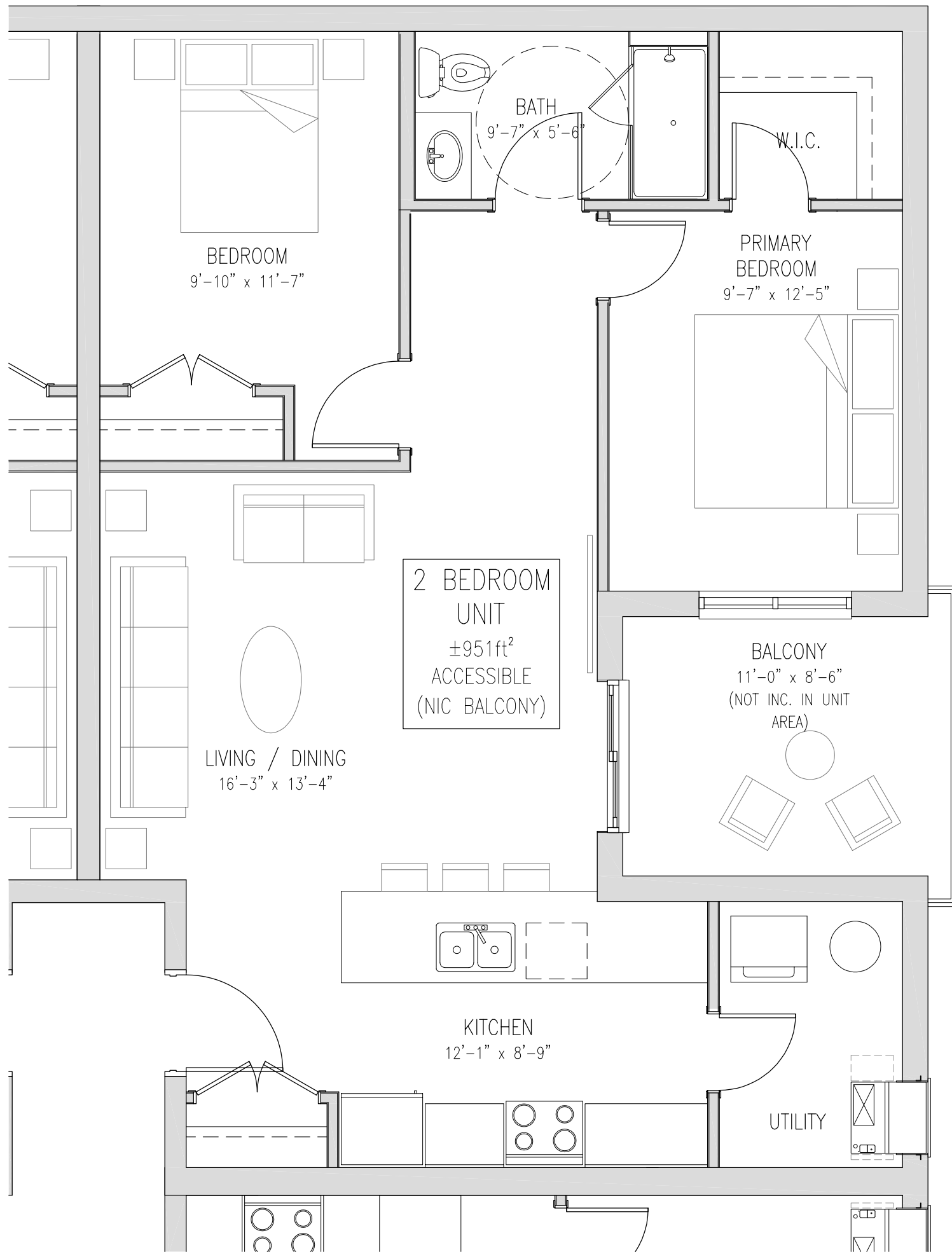
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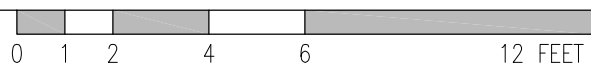
dwg. no.:

A2.1c



2 BEDROOM TYPE A1-BF UNIT

SCALE : 1/4" = 1'-0"



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title:
UNIT FLOOR PLAN

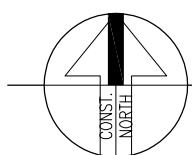
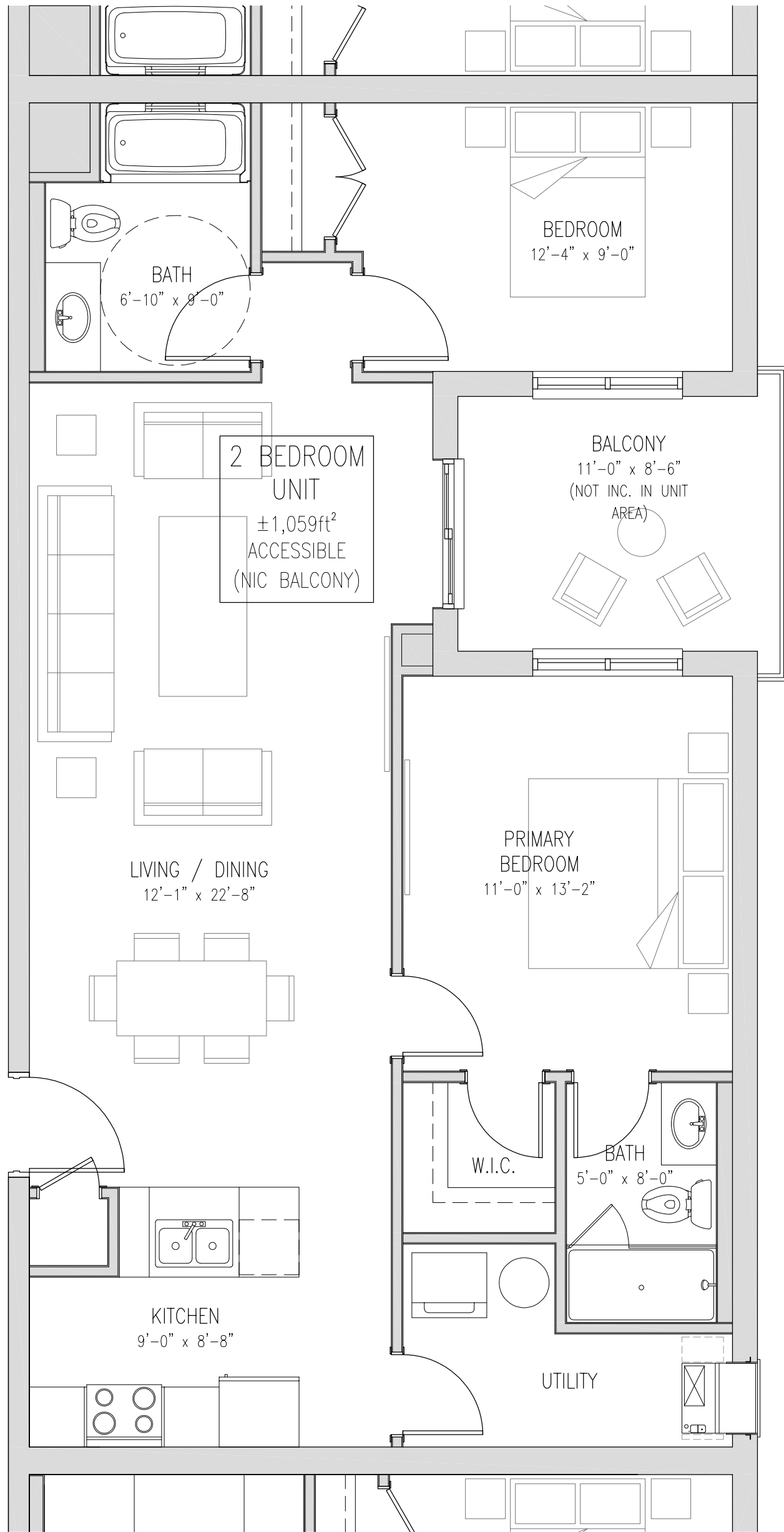
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2 BEDROOM TYPE A2-BF UNIT

SCALE : 1/4" = 1'-0" 0 1 2 4 6 12 FEET

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title:
UNIT FLOOR PLAN

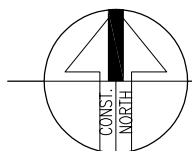
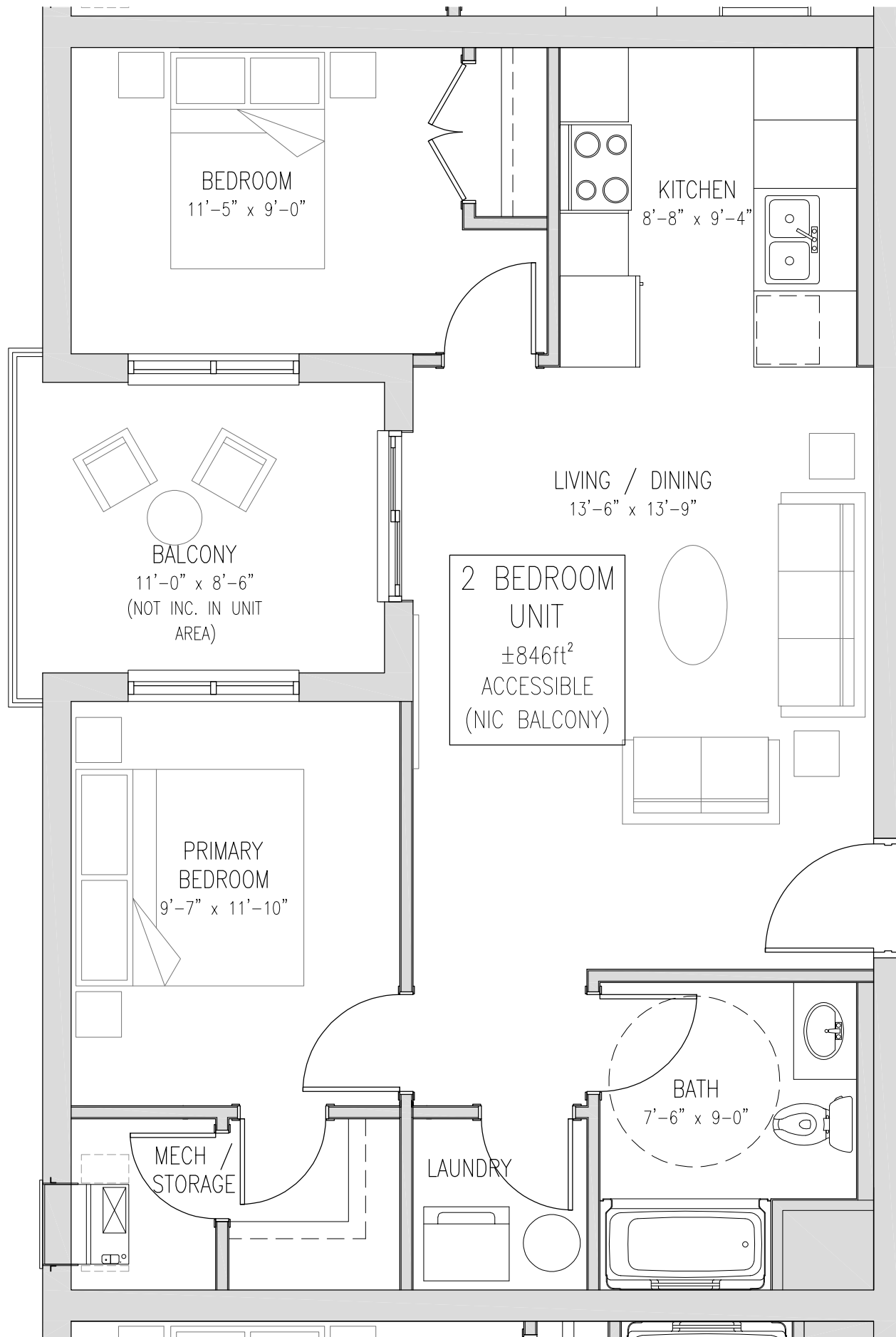
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2 BEDROOM TYPE A3-BF UNIT

SCALE : 1/4" = 1'-0" 0 1 2 4 6 12 FEET

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title:
UNIT FLOOR PLAN

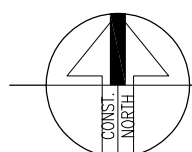
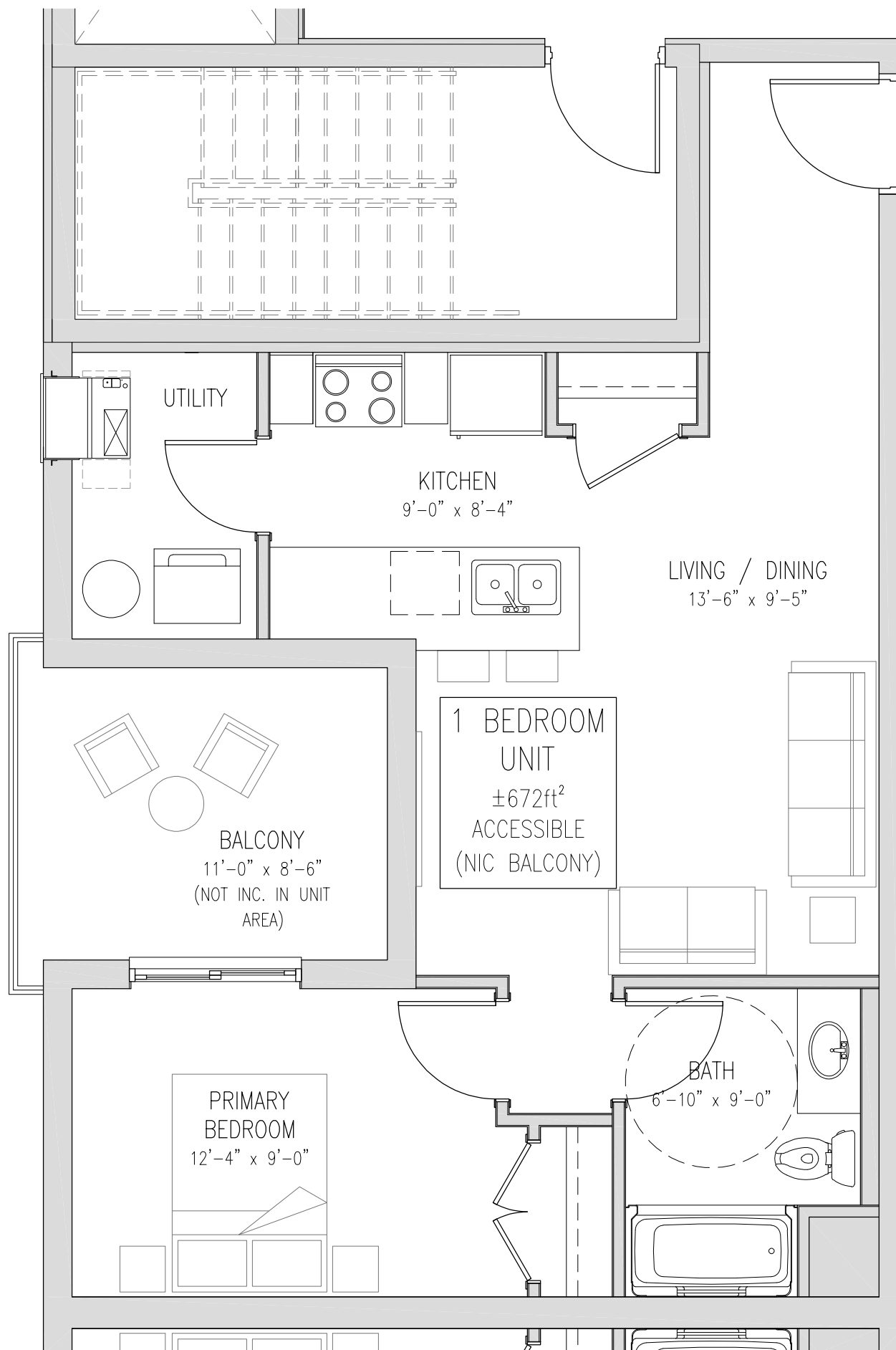
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1 BEDROOM TYPE B1-BF UNIT

SCALE : 1/4" = 1'-0" 0 1 2 4 6 12 FEET

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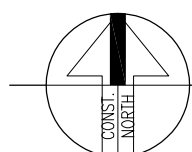
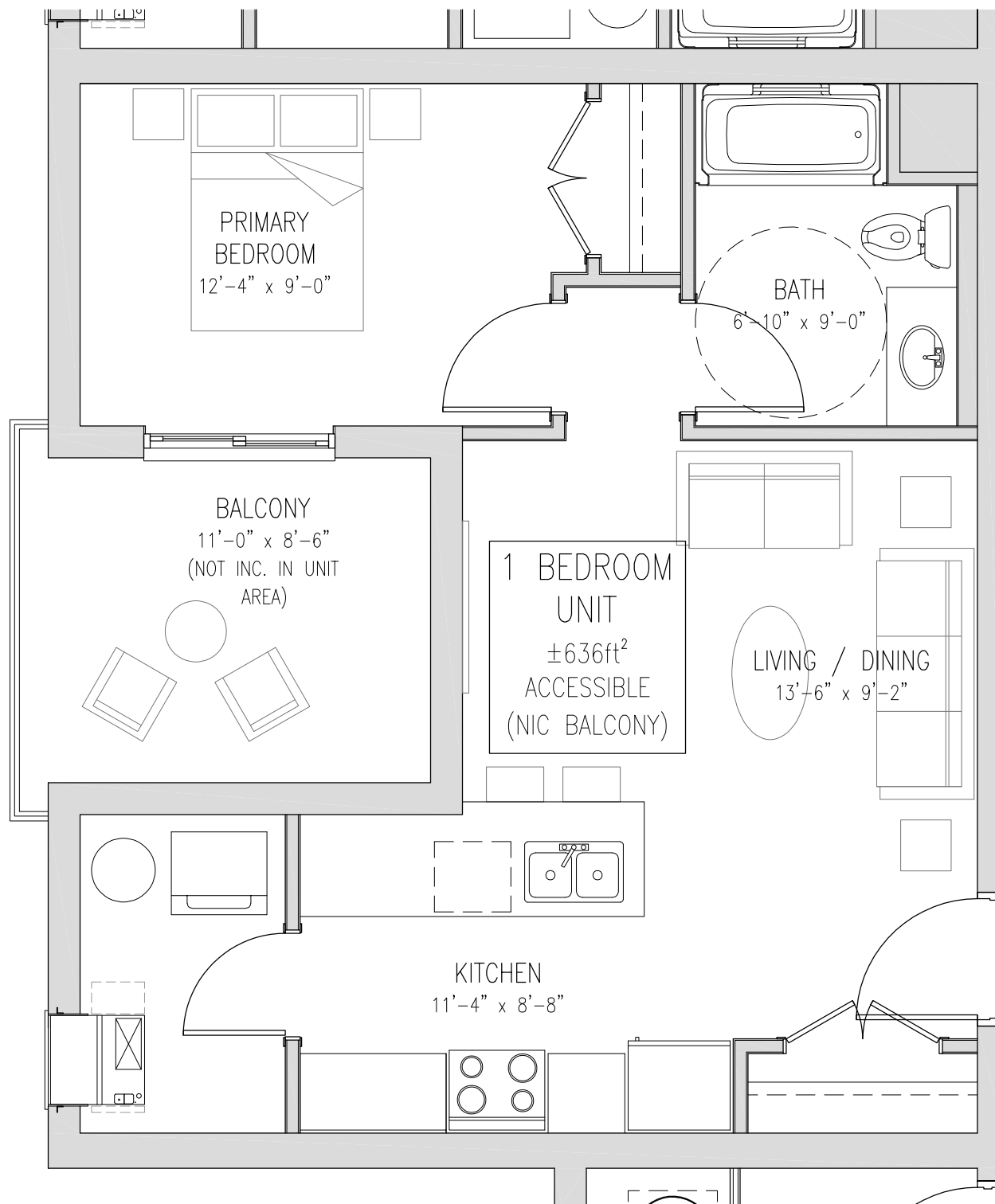
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1 BEDROOM TYPE B2-BF UNIT

SCALE : 1/4" = 1'-0" 0 1 2 4 6 12 FEET

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