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PARTNER / CONSULTANTS

REVISIONS

Date	Revision
JAN. 10, 2024	CITY STAGE 1 COMMENTS
APRIL 11, 2024	CITY STAGE 2 COMMENTS
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DATE:	AUGUST 28, 2023
SCALE:	1:250
DRAWN BY: CFS	[X] PRELIMINARY
CHECKED BY: BP	[ ] CONSTRUCTION
APPROVED BY: ----	[ ] RECORD

PROJECT TITLE
285 GILES E. - BULLET INVESTMENTS
285 GILES BLVD. E. WINDSOR, ON N9A 4C3

SHEET TITLE
OVERALL CONCEPT PLAN

JOB NUMBER 23-042

SHEET NUMBER
C101

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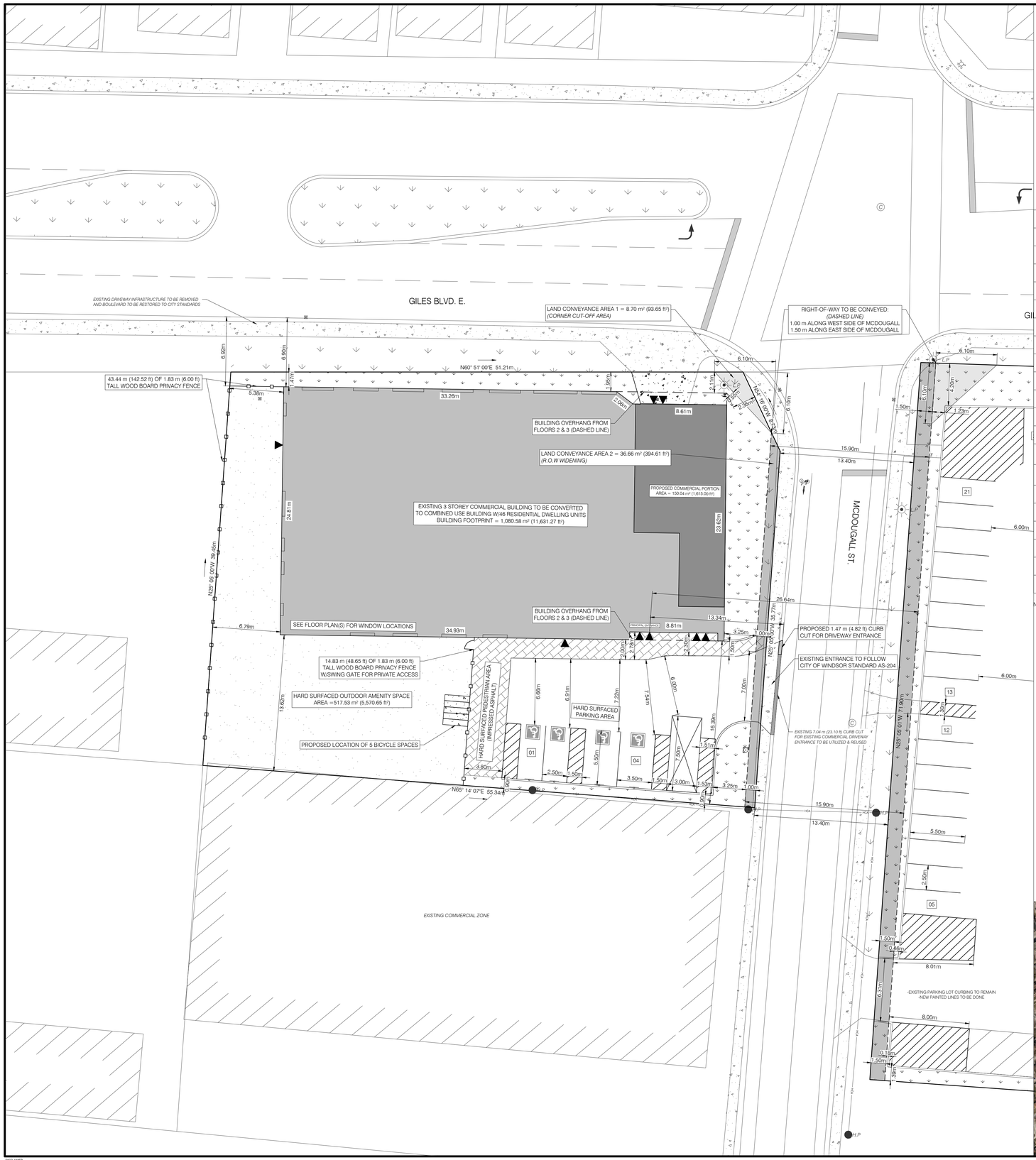
April 11, 2024



LEGEND

EXISTING	ITEM	PROPOSED
N/A	NUMBERED PARKING SPACES	01
	PARKING/ROAD SIGN	
	COMBINED SEWER MANHOLE	N/A
	CATCH BASIN	
	ACCESSIBLE SPACE SYMBOL	
	FIRE HYDRANT	
N/A	BUILDING ENTRANCE	
N/A	BUILDING	
N/A	BUILDING COLUMN	
	L&SCAPE OPEN SPACE	
	SIDEWALK/CONCRETE	
N/A	HARD SURFACE OUTDOOR AMENITY AREA	
NA	HARD SURFACE PEDESTRIAN AREA (IMPRESSED ASPHALT)	
N/A	LOADING SPACE	
L.P	LIGHT POLE (LP)	L.P
H.P	HYDRO POLE (HP)	H.P
HCA	HYDRO CABLE	HCA
	WOODEN BOARD FENCE	
	PROPERTY LINE	

NOTES:
1. ALL FIRE DEPARTMENT SIGNAGE TO BE COMPLETED AFTER CONSTRUCTION IN COORDINATION WITH FIRE DEPARTMENT.
2. ALL ACCESSIBLE PARKING SPACES TO HAVE RB-93 & RB-93t SIGNS INSTALLED.
3. GARBAGE DISPOSAL UNIT LOCATED WITHIN BUILDING; TO BE ROLLED OUT FOR PRIVATE SERVICE PICKUP.
4. ALL LIGHTING TO BE DARK SKY COMPLIANT.
5. FIRE ROUTE TO BE IN COMPLIANCE WITH OBC REQUIREMENTS & TO BE LOCATED ON MCDOUGALL ST.

SITE DATA:

EXISTING SITE ZONING:	COMMERCIAL DISTRICT 2.2 (CD2.2)		
PROPOSED SITE ZONING:	COMMERCIAL DISTRICT 2.2 SITE SPECIFIC EXCEPTION XX (CD2.2-XX)		
PERMITTED USE:	RETAIL STORE, DWELLING UNITS IN A COMBINED USE BUILDING, AMONG OTHER USES PERMITTED WITHIN THE CD2.2 ZONE		
PROPOSED USE:	RETAIL STORE W/DWELLING UNITS IN A COMBINED USE BUILDING		
DESCRIPTION:	REQUIRED:	PROVIDED:	ZONING COMPLIANCE:
PROVISIONS:	FOR A COMBINED USE BUILDING, ALL DWELLING UNITS, NOT INCLUDING ENTRANCES THERETO, SHALL BE LOCATED ABOVE THE NON-RESIDENTIAL USE(S)	7 UNITS BELOW NON-RESIDENTIAL USE 11 UNITS ON SAME FLOOR AS NON-RESIDENTIAL USE 28 UNITS ABOVE NON-RESIDENTIAL USE	RELIEF REQUESTED
MIN. LOT AREA:	N/A	2,237.98 m² (24,089.42 ft²) 0.22 ha (0.55 ac)	COMPLIES
MIN. FRONTAGE:	N/A	44.44 m (145.80 ft)	COMPLIES
MAX. BUILDING HEIGHT:	14.00 m (45.93 ft)	12.20 m (40.00 ft)	COMPLIES
MIN. FRONT YARD SETBACK (NORTH-EAST):	N/A	0.55 m (1.80 ft)	COMPLIES
MIN. EXTERIOR YARD SETBACK (NORTH-WEST):	N/A	1.47 m (4.82 ft)	COMPLIES
MIN. REAR YARD SETBACK (SOUTH-WEST)	N/A	5.38 m (17.65 ft)	COMPLIES
MIN. INTERIOR YARD SETBACK (SOUTH-EAST):	N/A	13.62 m (44.69 ft)	COMPLIES
LOT COVERAGE:	N/A	49.14%	COMPLIES
MIN. AMENITY AREA:	12.00 m² (129.17 ft²) PER DWELLING UNIT @ 46 DWELLING UNITS = 552.00 m² (5,941.68 ft²) TOTAL	19.31 m² (207.85 ft²) PER DWELLING UNIT @ 46 DWELLING UNITS = 859.02 m² (9,246.41 ft²) *HARD SURFACED OUTDOOR AMENITY AREA = 517.53 m² (5,570.65 ft²)* *LANDSCAPED OPEN SPACE YARD AREA = 341.49 m² (3,675.77 ft²)*	COMPLIES
DRIVE-WAY WIDTH:	MIN. 3.50 m (11.48 ft) PER LANE MAX. 4.50 m (14.76 ft) PER LANE	SITE A 3.50 m (11.48 ft) PER LANE (2-LANE)	COMPLIES
REQUIRED PARKING:	RETAIL STORE = 1 SPACE FOR EACH 22.5 m² @ 150.04 m² = 6 SPACES	6 SPACES	COMPLIES
	COMBINED USE BUILDING - DWELLING UNITS = 1.25 SPACES PER DWELLING UNIT @ 46 UNITS = 57 SPACES	57 SPACES	COMPLIES
ACCESSIBLE PARKING:	WHERE TOTAL NUMBER OF PARKING SPACES IN PARKING AREA IS BETWEEN 26 & 100 THERE ARE TO BE A MINIMUM NUMBER OF TYPE 'A' & TYPE 'B' ACCESSIBLE PARKING SPACES AS FOLLOWS: TYPE 'A' SPACES = 2% OF PARKING SPACES, TYPE 'B' SPACES = 2% OF PARKING SPACES @ 63 TOTAL SPACES = 2 TYPE 'A' & 2 TYPE 'B' ACCESSIBLE SPACES	2 TYPE 'A' & 2 TYPE 'B' ACCESSIBLE SPACES	COMPLIES
PARKING AREA SEPARATION:	ANY OTHER STREET 3.00 m (9.84 ft)	3.25 m (10.66 ft)	COMPLIES
	AN INTERIOR LOT LINE OR ALLEY 0.90 m (2.95 ft)	0.90 m (2.95 ft)	
	A BUILDING WALL IN WHICH IS LOCATED A MAIN PEDESTRIAN ENTRANCE FACING THE PARKING AREA 2.00 m (6.56 ft)	2.00 m (6.56 ft)	COMPLIES
	A BUILDING WALL CONTAINING A HABITABLE ROOM WINDOW OR CONTAINING BOTH A MAIN PEDESTRIAN ENTRANCE & A HABITABLE ROOM WINDOW FACING THE PARKING AREA WHERE THE BUILDING IS LOCATED ON THE SAME LOT AS THE PARKING AREA 4.50 m (14.76 ft)	2.00 m (6.56 ft)	RELIEF REQUESTED
LOCATION OF PARKING, VISITOR PARKING, OR ACCESSIBLE PARKING SPACES:	FOR ALL DWELLING OR DWELLING UNITS IN A COMBINED USE BUILDING, ALL REQUIRED PARKING SPACES, VISITOR PARKING SPACES & ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SAME LOT AS THE DWELLINGS OR DWELLING UNITS THEY ARE INTENDED TO SERVE.	ALL ACCESSIBLE LOCATED ON SAME LOT 59 STANDARD SPACES LOCATED OFF-SITE APPROXIMATELY 26.64 m (87.40 ft) FROM PRINCIPAL ENTRANCE	RELIEF REQUESTED
	FOR ALL OTHER NON-RESIDENTIAL USES, ALL REQUIRED PARKING SPACES & ACCESSIBLE PARKING SPACES SHALL BE LOCATED ENTIRELY WITHIN A RADIUS OF 120 METERS OF THE NEAREST LOT LINE OF THE LANDS OCCUPIED BY THE USE THEY ARE INTENDED TO SERVE.	6 STANDARD SPACES FOR COMMERCIAL PORTION OF BUILDING LOCATED WITHIN 120.00 m OF NEAREST LOT LINE @ 13.34 m (43.77 ft)	COMPLIES
BICYCLE PARKING:	WHEN TOTAL NUMBER OF PARKING SPACES IN PARKING AREA = 20 OR MORE, THE REQUIRED NUMBER OF BICYCLE PARKING SPACES = 2 FOR THE FIRST 19 SPACES PLUS 1 FOR EACH ADDITIONAL 20 PARKING SPACES @ 63 SPACES = 5 SPACES	5 SPACES	COMPLIES
LOADING SPACES:	RESIDENTIAL PORTION WITH GROSS FLOOR AREA OF 1,000 m² TO 7,500 m² = 1 SPACES; @ 3,893.36 m² = 1 SPACE	1 SPACE	COMPLIES
	COMMERCIAL PORTION WITH GROSS FLOOR AREA OF 275 m² OR LESS NO (0) SPACES ARE REQUIRED; @ 150.04 m² = 0 SPACES	0 SPACES	COMPLIES
VISITOR PARKING:	DWELLING UNITS IN A COMBINED USE BUILDING A MIN. OF 15% OF PARKING SPACES SHALL BE MARKED AS VISITOR @ 63 SPACES = 9 SPACES	9 SPACES	COMPLIES
NON-RESIDENTIAL FENCE REGULATION: *(FENCE BYLAW 170-2012)*	NO SUCH FENCE IS LOCATED AT LEAST 3.50 m FROM THE NEAREST CURB, OR THE EDGE OF PAVEMENT WHERE NO CURB EXIST, WHERE SUCH FENCE ABUTS ANY EXISTING PUBLIC OR PRIVATE DRIVEWAYS, LANES, ALLEYS, ROADWAYS, OR ANY OTHER SIMILAR ACCESS AREA IN ANY SIDE YARD, REAR YARD OR FRONT YARD	GILES BLVD = 6.90 m (22.64 ft)	COMPLIES
		MCDOUGALL ST. PARKING ACCESS AREA = 3.80 m (12.47 ft)	
LOT/BUILDING INFO:			
TOTAL LOT AREA:	EXISTING LOT AREA: 2,283.34 m² (24,577.65 ft) 0.23 ha (0.56 ac)	FUTURE LOT AREA AFTER CONVEYANCES: 2,237.98 m² (24,089.42 ft²) 0.22 ha (0.55 ac)	LAND AREA TO BE CONVEYED TO THE CITY OF WINDSOR: AREA 1 = 8.70 m² (93.65 ft²) AREA 2 = 36.66 m² (394.61 ft²)
BUILDING AREA:	TOTAL BUILDING AREA: 1,080.58 m² (11,631.27 ft²)		
BUILDING GFA:	*COMMERCIAL GFA:* *150.04 m² (1,615.00 ft²)*	*RESIDENTIAL GFA:* *3,893.36 m² (41,907.78 ft²)*	TOTAL GFA: 4,043.40 m² (43,522.80 ft²)
TOTAL UNITS:	47 UNITS *(46 RESIDENTIAL DWELLING UNITS & 1 COMMERCIAL RETAIL UNIT)*		
HEIGHT OF BUILDING/NUMBER OF STOREYS:	3 STOREY @ 12.20 m (40.00 ft)		
CONCRETE CURBING LENGTH:	34.27 m (112.43 ft)		
TOTAL PARKING SPACES:	63 SPACES *(59 STANDARD & 4 ACCESSIBLE)*		
BUILDING USE, OCCUPANCY, & CLASSIFICATION:	3.2.2.44 GROUP 'C', UP TO 4 STOREYS, NON-COMBUSTIBLE		

KEY PLAN

SCALE: N.T.S

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PARTNER / CONSULTANTS

REVISIONS

Date	Revision
JAN. 10, 2024	CITY STAGE 1 COMMENTS
APRIL 11, 2024	CITY STAGE 2 COMMENTS
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DATE:	AUGUST 29, 2023
SCALE:	1:200
DRAWN BY: CFS	[X] PRELIMINARY
CHECKED BY: BP	[ ] CONSTRUCTION
APPROVED BY: ----	[ ] RECORD

PROJECT TITLE
285 GILES E. - BULLET INVESTMENTS
285 GILES BLVD. E. WINDSOR, ON N9A 4C3

SHEET TITLE
CONCEPT SITE 'A' PLAN

JOB NUMBER 23-042

SHEET NUMBER
C102

April 15, 2024

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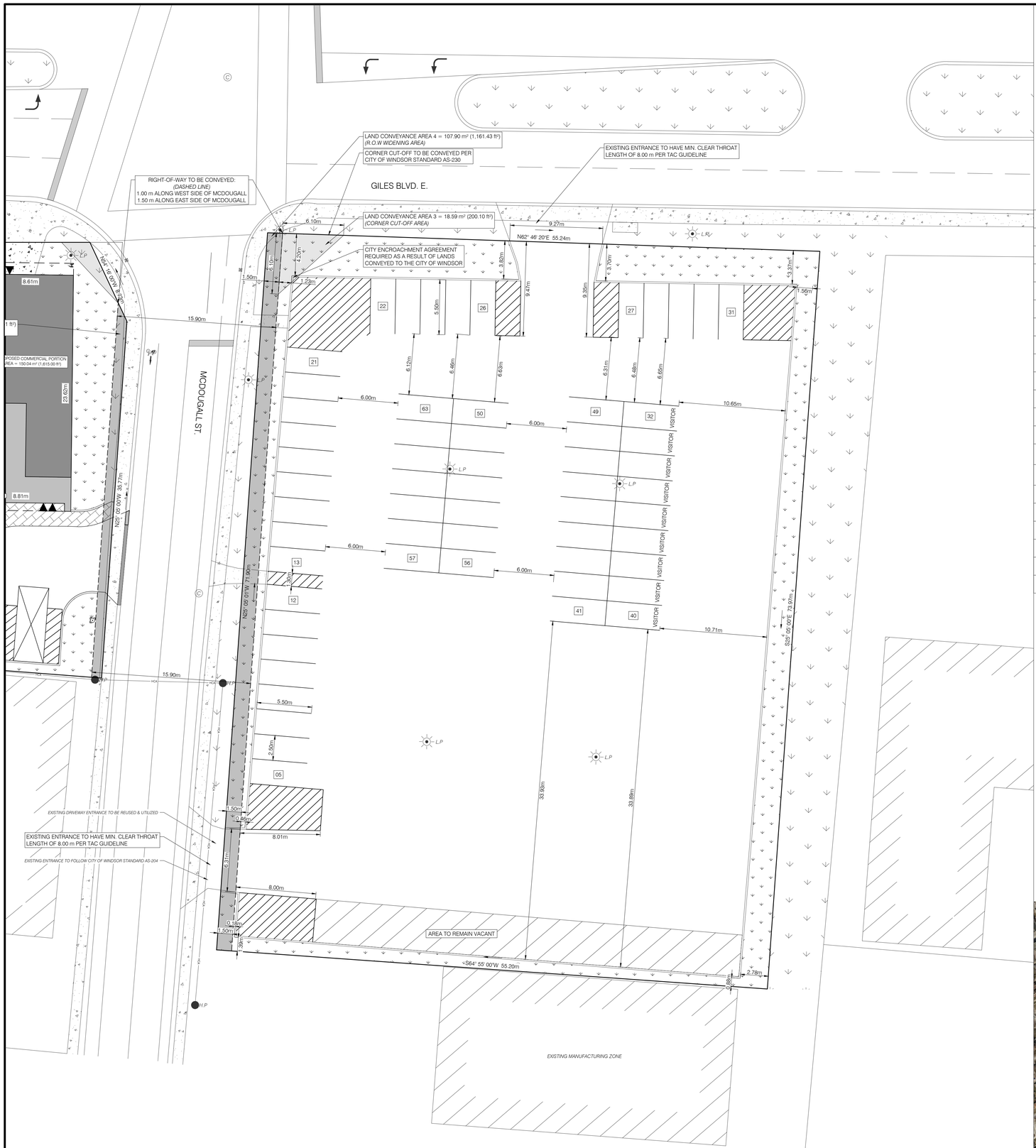

LEGEND

EXISTING	ITEM	PROPOSED
N/A	NUMBERED PARKING SPACES	01
	PARKING/ROAD SIGN	
	COMBINED SEWER MANHOLE	N/A
	CATCH BASIN	
	ACCESSIBLE SPACE SYMBOL	
	FIRE HYDRANT	
N/A	BUILDING ENTRANCE	
N/A	BUILDING	
N/A	BUILDING COLUMN	
	L&SCAPE OPEN SPACE	
	SIDEWALK/CONCRETE	
N/A	HARD SURFACE OUTDOOR AMENITY AREA	
NA	HARD SURFACE PEDESTRIAN AREA (IMPRESSED ASPHALT)	
N/A	LOADING SPACE	
L.P	LIGHT POLE (LP)	L.P
H.P	HYDRO POLE (HP)	H.P
HCA	HYDRO CABLE	HCA
	WOODEN BOARD FENCE	
	PROPERTY LINE	

SITE DATA:

EXISTING SITE ZONING:	COMMERCIAL DISTRICT 2.2 (CD2.2)		
PROPOSED SITE ZONING:	COMMERCIAL DISTRICT 2.2 SITE SPECIFIC EXCEPTION XX (CD2.2-XX)		
PERMITTED USE:	RETAIL STORE, DWELLING UNITS IN A COMBINED USE BUILDING, AMONG OTHER USES PERMITTED WITHIN THE CD2.2 ZONE		
PROPOSED USE:	RETAIL STORE W/DWELLING UNITS IN A COMBINED USE BUILDING		
DESCRIPTION:	REQUIRED:	PROVIDED:	ZONING COMPLIANCE:
MIN. LOT AREA:	N/A	3,899.53 m² (41,974.19 ft²) 0.39 ha (0.96 ac)	COMPLIES
DRIVE-WAY WIDTH:	MIN. 3.50 m (11.48 ft) PER LANE MAX. 4.50 m (14.76 ft) PER LANE	GILES ENTRANCE = 4.64 m (15.22 ft) PER LANE MCDOUGALL ENTRANCE = 3.08 m (10.10 ft)	COMPLIES (EXISTING CONDITION)
MIN. CLEAR THROAT LENGTH PER TAC:	APARTMENTS WITH < 100 UNITS MIN. CLEAR THROAT LENGTH FOR A COLLECTOR ROAD IS 8.00 m	BOTH GILES & MCDOUGALL ARE COLLECTOR ROADS GILES BLVD. - 9.35 m (30.68 ft) MCDOUGALL ST. - 8.00 m (26.25 ft)	COMPLIES
PARKING AREA SEPARATION:	ANY OTHER STREET 3.00 m (9.84 ft)	0.18 m (0.59 ft)	COMPLIES (EXISTING CONDITION)
	AN INTERIOR LOT LINE OR ALLEY 0.90 m (2.95 ft)	0.88 m (2.89 ft)	COMPLIES (EXISTING CONDITION)
LOCATION OF PARKING, VISITOR PARKING, OR ACCESSIBLE PARKING SPACES:	FOR ALL DWELLING OR DWELLING UNITS IN A COMBINED USE BUILDING, ALL REQUIRED PARKING SPACES, VISITOR PARKING SPACES & ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SAME LOT AS THE DWELLINGS OR DWELLING UNITS THEY ARE INTENDED TO SERVE.	ALL ACCESSIBLE LOCATED ON SAME LOT 59 STANDARD SPACES LOCATED OFF-SITE APPROXIMATELY 26.64 m (87.40 ft) FROM PRINCIPAL ENTRANCE	RELIEF REQUESTED
	FOR ALL OTHER NON-RESIDENTIAL USES, ALL REQUIRED PARKING SPACES & ACCESSIBLE PARKING SPACES SHALL BE LOCATED ENTIRELY WITHIN A RADIUS OF 120 METERS OF THE NEAREST LOT LINE OF THE LANDS OCCUPIED BY THE USE THEY ARE INTENDED TO SERVE	6 STANDARD SPACES FOR COMMERCIAL PORTION OF BUILDING LOCATED WITHIN 120.00 m OF NEAREST LOT LINE @ 13.34 m (43.77 ft)	COMPLIES
VISITOR PARKING:	DWELLING UNITS IN A COMBINED USE BUILDING A MIN. OF 15% OF PARKING SPACES SHALL BE MARKED AS VISITOR @ 63 SPACES = 9 SPACES	9 SPACES	COMPLIES
LOT/BUILDING INFO:			
TOTAL LOT AREA:	EXISTING LOT AREA: 4,026.02 m² (43,335.72 ft²) 0.40 ha (0.99 ac)	FUTURE LOT AREA AFTER CONVEYANCES: 3,899.53 m² (41,974.19 ft²) 0.39 ha (0.96 ac)	LAND AREA TO BE CONVEYED TO THE CITY OF WINDSOR: AREA 3 =18.59 m² (200.10 ft²) AREA 4 = 107.90 m² (1,161.43 ft²)
TOTAL PARKING SPACES:	63 SPACES *(59 STANDARD & 4 ACCESSIBLE)*		

NOTES:
1. ALL LIGHTING TO BE DARK SKY COMPLIANT.

KEY PLAN

SCALE: N.T.S

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DATE:	AUGUST 28, 2023
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CHECKED BY: BP	[ ] CONSTRUCTION
APPROVED BY: ----	[ ] RECORD

PROJECT TITLE
285 GILES E. - BULLET INVESTMENTS
285 GILES BLVD. E. WINDSOR, ON N9A 4C3

SHEET TITLE
CONCEPT SITE 'B' PLAN

JOB NUMBER 23-042

SHEET NUMBER
C103

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