



SANITARY SEWER MEMO

PROJECT NO: 23-042

DATED: DECEMBER 22, 2023

REVISION 1: JANUARY 04, 2024

REVISION 2: JANUARY 16, 2024



27 Princess St., Unit 102
Leamington, ON N8H 2X8
519.326.6161 TF 1.844.842.9188
bairdAE.ca

Baird AE has been retained by Bullet Investments Inc. to prepare a sanitary sewer memo in support of a site plan application for a proposed redevelopment at 285 Giles Boulevard East in the City of Windsor. The development is bordered by Giles Boulevard East to the north, McDougall Street to the east, and existing commercial buildings to the west and south. The proposed development is 0.123 ha in area, and it is proposed to convert the existing 3-storey commercial building into a mixed-use building with 46 residential units covering 0.108 ha and a commercial retail section of 0.015 ha. The existing 3-storey commercial was used as office space.

The scope of this report is to compute the anticipated sanitary peak flow for the proposed redevelopment and compare it to the existing 3-storey commercial flow to determine whether the proposed development flows will have a significant impact on the receiver. The receiver is an existing 750-mm combined sewer on McDougall Street.

Levels	Proposed	Population	Existing	Population
Basement	2 Bachelor & 5 One Bedroom Suite	16.38	N/A	
1st Floor	9 One Bedroom & 2 Two Bedroom Suite	25.74	33 Office Spots	33
2nd Floor	8 One Bedroom & 6 Two Bedroom Suite	32.76	142 Office Spots	142
3rd Floor	8 One Bedroom & 6 Two Bedroom Suite	32.76	123 Office Spots	123
Retail	N/A		N/A	
Total Population		108		298

- Based on the City of Windsor's design Criteria, the permissible density for apartments with medium density is 2.34PPU (Persons Per Unit).

Sanitary Design Parameters	Proposed	Existing
Average Daily Per Capita Flow 363 L/Cap/Day – Residential 140 L/d - Office Space	0.45 L/s	0.48 L/s
Commercial - Retail 28 m³/Ha/Day	0.0049 L/s	N/A
Extraneous Flow 1 L/s/ha	0.12 L/s	0.12 L/s
Ultimate Flow Factor (UFF) / MOE peaking Factor 6 – City of Windsor U.F.F. for Population below 1000 for residential 1.5 – For schools / office space – MOE 4.23 – Harmon Peaking factor for residential using population of 108 as per MOE	6 / 4.23	1.5 / 1.5
Total Sanitary Peak Flow – Using U.F.F.	2.85 L/s	0.84 L/s
Total sanitary Peak Flow – Using MOE Harmon peaking factor	2.04 L/s	0.84 L/s

- Based on the Ministry of Environment's (MOE) design guidelines for drinking water systems, the average flow is 70–140 L/d/student for schools, which is expected to be similar for office spaces as well.
- Schools and office buildings do not exhibit large maximum-to-average day ratios, and a factor of 1.5 will cover this variation for the existing office space.

According to the results obtained by using the UFF, the proposed sanitary flow is 2.01 L/s higher than the existing usage. Additionally, using the MOE peaking factor, the proposed flow is 1.20 L/s higher than the existing usage. Therefore, the proposed development flows calculated by the UFF add an additional sanitary peak flow of 2.01 L/s to the existing combined sewer system. This flow is considered negligible and should have no negative impact on the existing combined sewer infrastructure.

It is worth noting that the UFF proposed by the City of Windsor Development Manual is significantly more conservative than the peak factors obtained using the Harmon formula, which is an industry standard.

To mitigate the additional flow of 2.01 L/s to the existing 750mm combined sewer on McDougall Street, the storm sewer flow from the existing parking lot can be throttled. Alternatively, during the resurfacing of the existing asphalt parking lot, the impervious area can be reduced slightly to decrease the storm flow and mitigate the sanitary flow increase.

The existing office seating plan, proposed floor plans, and concept site plan are attached to this submission.

All of which is respectfully submitted.

BAIRD AE INC.



Gowtham Sivakumar, P. Eng

Appendix A

Existing Office Seating plan, Proposed Floor Plans & Concept Site Plan

South Stairwell

ELEC. RM 121

UP

DN

OFFICE 118

OFFICE 117

OFFICE 116

PRINT RM 115

DATA CENTER 112

WINDOW FILLED

WINDOW FILLED

WINDOW FILLED

West Stairwell

CHASE LOCATIONS TO BE VERIFIED.

BRK RM 110
22'-9 3/4"

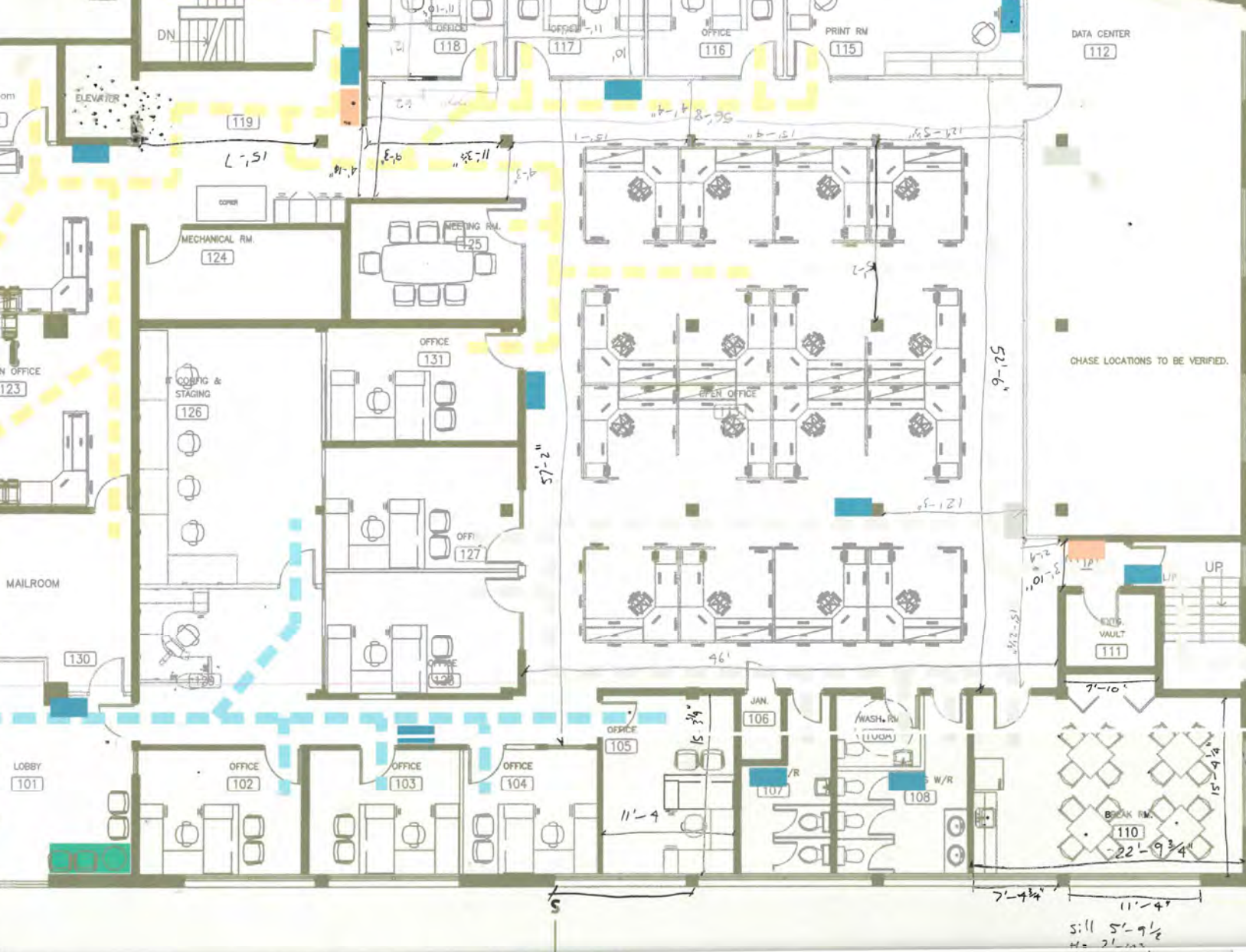
Fire Pull Station
Fire Panel
Emergency Light

Exit Route
Exit Route

PLAN



126"
First Air Room 122
ELEVATOR
COPYER
MECHANICAL RM 124
MEETING RM 125
OPEN OFFICE 123
MAILROOM 130
LOBBY 101
OFFICE 102
OFFICE 103
OFFICE 104
OFFICE 105
JAN. 106
WASH. RM (LUGG) 107
W/R 108
ELEC. VAULT 111
UP
UP



9'-2"

57'-2"

46'

11'-4"

15'-3 1/2"

7'-4 3/4"
11'-4"
sill 5'-9 1/2"
to 2'-0"

9'-2"

7'-10"

15'-9 1/2"

10 1/2" TRENDS
10 1/2" TRENDS

South Stairwell



SECOND FLOOR EVACUATION PLAN



Exit Route

Exit Route

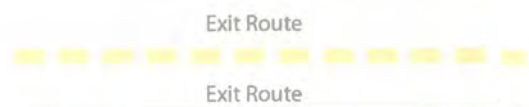
- Fire Pull Station
- Fire Panel
- Emergency Light
- Fire Extinguisher

Giles Blvd.

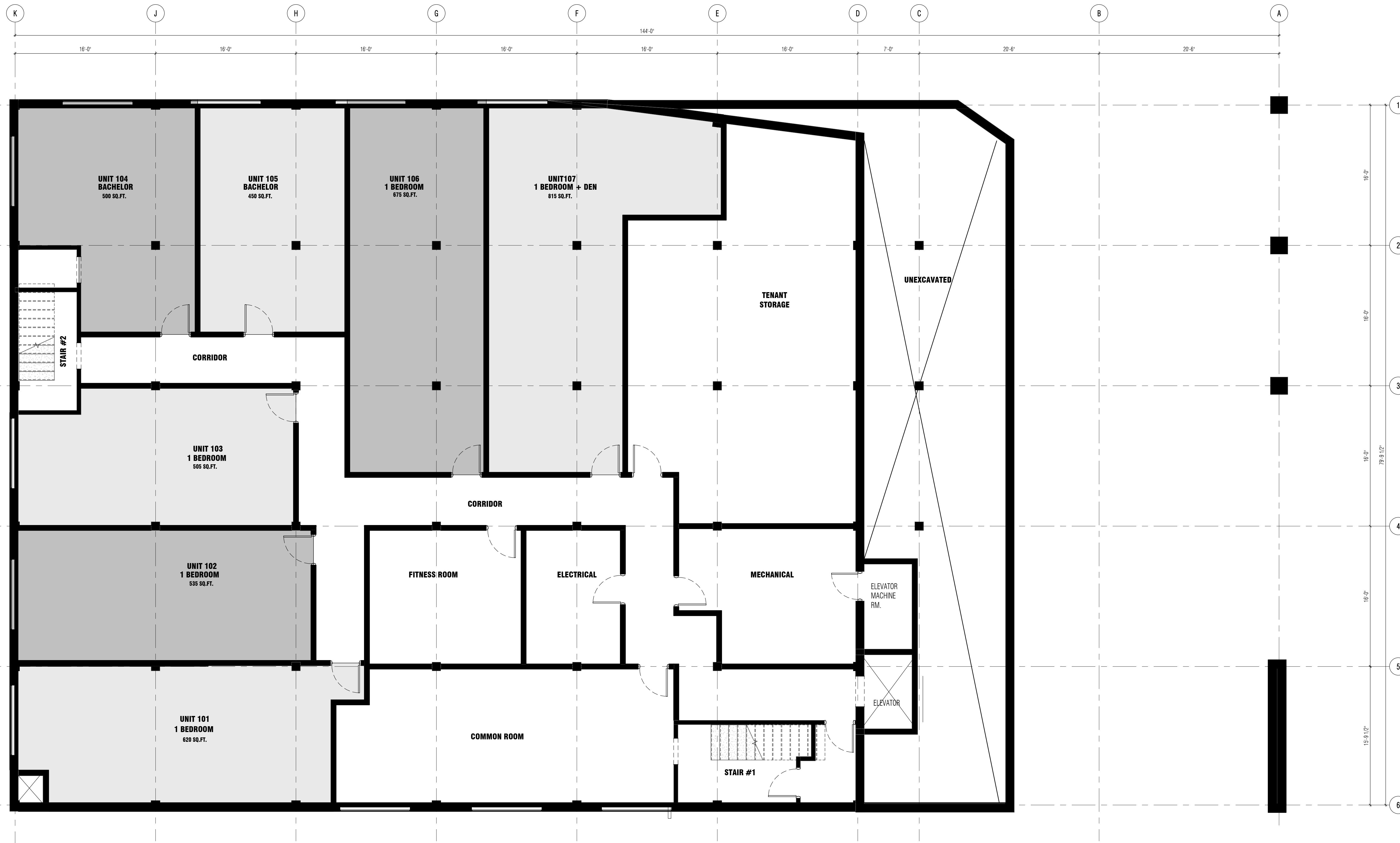
South Stairwell



THIRD FLOOR EVACUATION PLAN



Giles Blvd.



BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"



PARTNER / CONSULTANTS

SUBMISSION RECORD		
NO.	DESCRIPTION	DATE
1	INFORMATION	DEC 12 2019

NO.	DESCRIPTION	DATE
REVISIONS		

Drawn by:	DP	<input type="checkbox"/> PRELIMINARY
Checked by:	DP	<input type="checkbox"/> CONSTRUCTION
Approved by:	PW	<input type="checkbox"/> RECORD

PROJECT TITLE
285 GILES ST. E.

PART TITLE
PARTITION PLAN - BASEMENT

JOB NUMBER
23-042

SHEET NUMBER
A1.5

\\fs1\bairdiae\2019\2019-04-23\285GilesStE\285GilesStE_PartitionPlan_Basement.dwg - 285 Giles St. E. - Partition Plan



2ND & 3RD FLOOR PLANS
SCALE: 3/16" = 1'-0"

PARTNER / CONSULTANTS

SUBMISSION RECORD		
NO.	DESCRIPTION	DATE
1	INFORMATION	DEC 12 2019

NO.	DESCRIPTION	DATE
REVISIONS		

Drawn by:	DP	<input type="checkbox"/> PRELIMINARY
Checked by:	DP	<input type="checkbox"/> CONSTRUCTION
Approved by:	PW	<input type="checkbox"/> RECORD

PROJECT TITLE: **285 GILES ST. E.**
JOB NUMBER: **23-042**
SHEET NUMBER: **A1.7**
PARTITION PLAN - SECOND & THIRD FLOOR

PRELIMINARY - FOR DISCUSSION PURPOSES ONLY

SUBMISSION RECORD		
NO.	DESCRIPTION	DATE
1	INFORMATION	DEC 12 2023

NO.	DESCRIPTION	DATE
REVISIONS		

Drawn by:	DP	<input type="checkbox"/> PRELIMINARY
Checked by:	DP	<input type="checkbox"/> CONSTRUCTION
Approved by:	PW	<input type="checkbox"/> RECORD

PROJECT TITLE
285 GILES ST. E.
 PARTITION PLAN - FIRST FLOOR

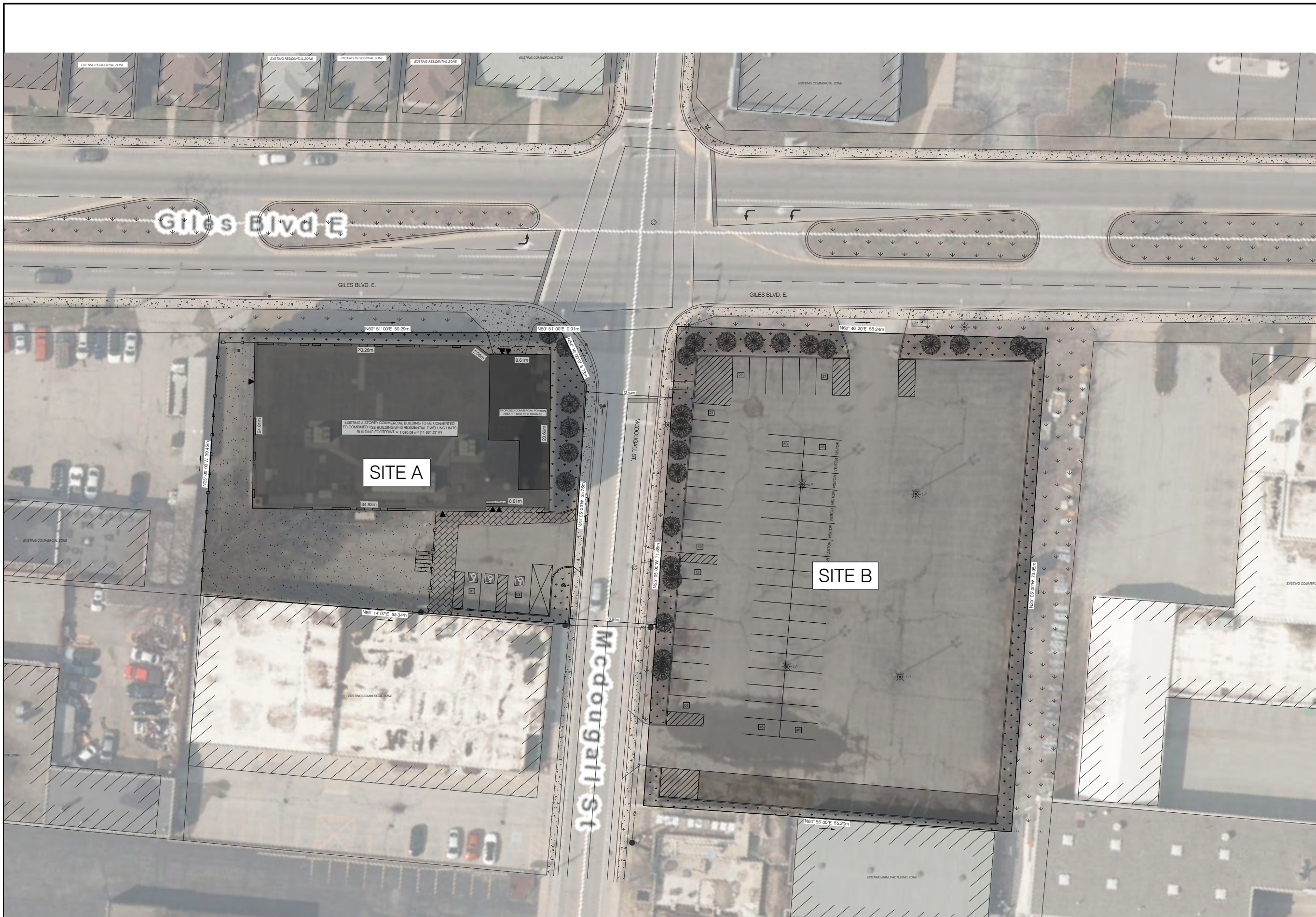
JOB NUMBER
 23-042

SHEET NUMBER
A1.6



FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"

PRELIMINARY - FOR DISCUSSION PURPOSES ONLY



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 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON SITE & MUST VERIFY BEFORE ANY CONSTRUCTION.
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BAIRDIAE
 ARCHITECTS & ENGINEERS
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 Local 09-230-61181 | 1011 Fitzroy St | Auckland | New Zealand

PARTNER / CONSULTANTS

REVISIONS	
Date	Revision
JAN. 10, 2024	CITY COMMENTS

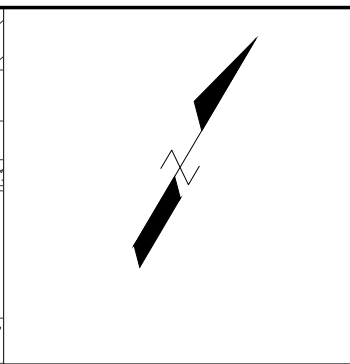
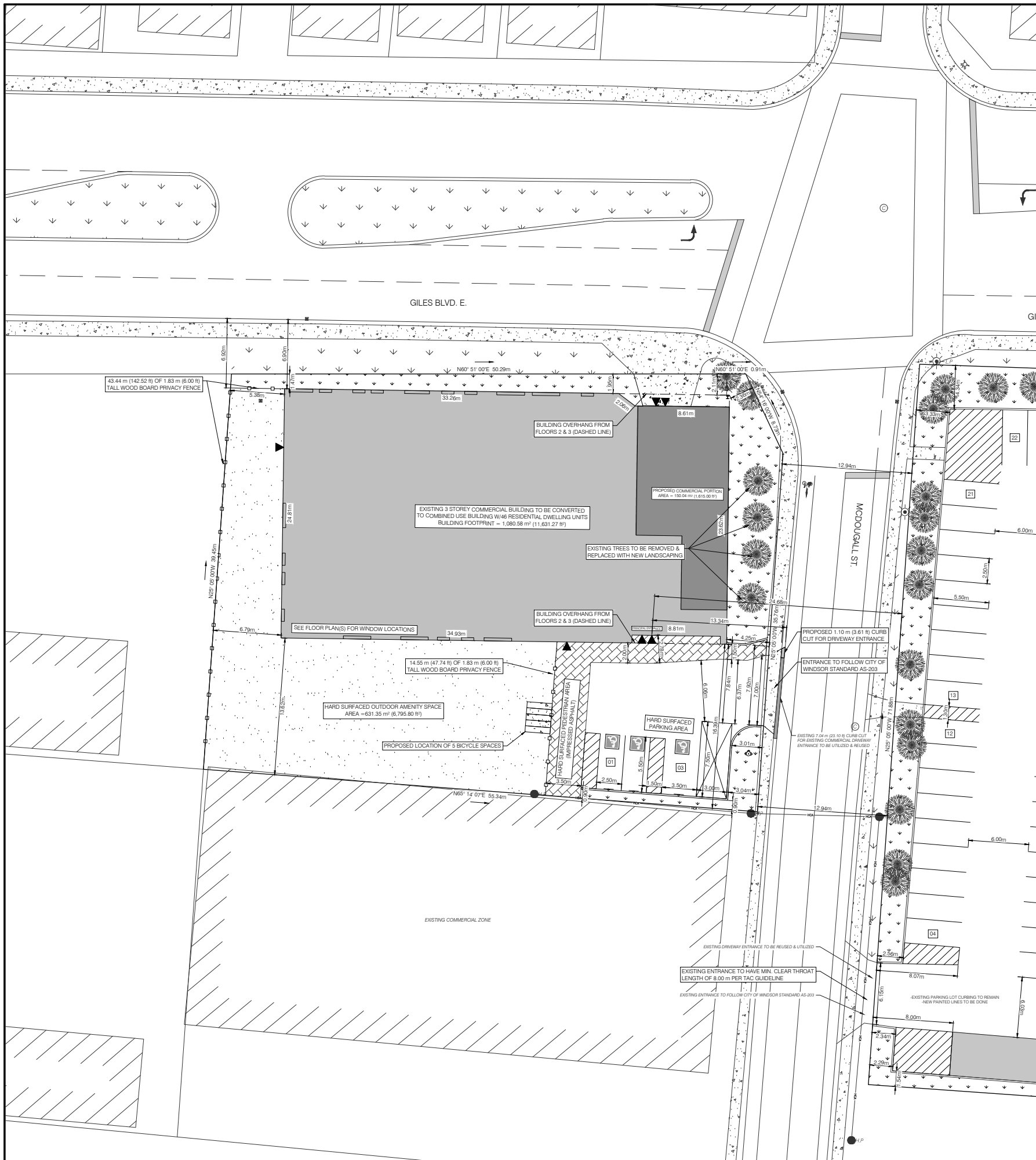
DATE: AUGUST 28, 2023
SCALE: 1:250
DRAWN BY: CFS [] PRELIMINARY [x]
CHECKED BY: BP [] CONSTRUCTION []
APPROVED BY: [] RECORD []

PROJECT TITLE
285 GILES E. - BULLET INVESTMENTS

SHEET TITLE
OVERALL CONCEPT PLAN

JOB NUMBER
 23-042

SHEET NUMBER
 C101



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	I
□	LASCAPE OPEN SPACE	□
□	SIDEWALK/CONCRETE	□
N/A	HARD SURFACE OUTDOOR AMENITY AREA	▨
N/A	HARD SURFACE PEDESTRIAN AREA (IMPRESSED ASPHALT)	▨
N/A	LOADING SPACE	⊠
⚡	LIGHT POLE (LP)	⚡
⦿	HYDRO POLE (HP)	⦿
—	HYDRO CABLE	—
—	WOODEN BOARD FENCE	—
—	PROPERTY LINE	—

- NOTES:
- ALL FIRE DEPARTMENT SIGNAGE TO BE COMPLETED AFTER CONSTRUCTION IN COORDINATION WITH FIRE DEPARTMENT.
 - ALL ACCESSIBLE PARKING SPACES TO HAVE RB-93 & RB-93B SIGNS INSTALLED.
 - GARBAGE DISPOSAL UNIT LOCATED WITHIN BUILDING TO BE ROLLED OUT FOR PRIVATE SERVICE PICKUP.
 - ALL LIGHTING TO BE DARK SKY COMPLIANT.
 - FIRE ROUTE TO BE IN COMPLIANCE WITH CBC REQUIREMENTS & TO BE LOCATED ON MCDUGALL ST.
 - ALL EXISTING TREES LOCATED ON-SITE TO BE REMOVED.

SITE DATA:		COMMERICAL DISTRICT 2.2 (CD2.2)	
EXISTING SITE ZONING:	COMMERICAL DISTRICT 2.2 (CD2.2)		
PROPOSED SITE ZONING:	COMMERICAL 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, 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	2,283.32 m ² (24,577.45 ft ²) 0.23 ha (0.56 ac)	COMPLIES
MIN. FRONTAGE:	N/A	43.21 m (141.77 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	2.36 m (7.74 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	48.68%	COMPLIES
MIN. AMENITY AREA:	12.00 m ² (129.17 ft ²) PER DWELLING UNIT @ 46 DWELLING UNITS = 552.00 m ² (5,941.68 ft ²) TOTAL	21.15 m ² (227.66 ft ²) PER DWELLING UNIT @ 46 DWELLING UNITS = 972.76 m ² (10,470.70 ft ²)	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 m ² @ 150.04 m ² = 6 SPACES COMBINED USE BUILDING - DWELLING UNITS = 1.25 SPACES PER DWELLING UNIT @ 46 UNITS = 57 SPACES	6 SPACES 57 SPACES	COMPLIES
ACCESSIBLE PARKING:	PER A.O.D.A. 4% OF THE TOTAL NUMBER OF PARKING SPACES FOR THE USE OF PERSONS WITH DISABILITIES @ 63 SPACES = 3 SPACES	3 SPACES (1 TYPE 'A' & 2 TYPE 'B')	COMPLIES
PARKING AREA SEPARATION:	ANY OTHER STREET	3.01 m (9.88 ft)	COMPLIES
	AN INTERIOR LOT LINE OR ALLEY	0.90 m (2.95 ft)	COMPLIES
LOCATION OF PARKING, VISITOR PARKING, OR ACCESSIBLE PARKING SPACES:	A BUILDING WALL IN WHICH IS LOCATED A MAIN PEDESTRIAN ENTRANCE FACING THE PARKING AREA	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	0.00 m (0.00 ft)	RELIEF REQUESTED
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.	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.	3 ACCESSIBLE LOCATED ON SAME LOT 60 STANDARD SPACES LOCATED OFF-SITE APPROXIMATELY 24.68 m (80.97 ft) FROM PRINCIPAL ENTRANCE	RELIEF REQUESTED
	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 = 3 SPACES	6 STANDARD SPACES FOR COMMERCIAL PORTION OF BUILDING LOCATED WITHIN 120.00 m OF NEAREST LOT LINE @ 13.34 m (43.77 ft)	5 SPACES
LOADING SPACES:	RESIDENTIAL PORTION WITH GROSS FLOOR AREA OF 1,000 m ² TO 7,500 m ² = 1 SPACE @ 3,893.36 m ² = 1 SPACE COMMERCIAL PORTION WITH GROSS FLOOR AREA OF 275 m ² OR LESS NO (0) SPACES ARE REQUIRED @ 150.04 m ² = 0 SPACES	1 SPACE 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) MCDUGALL ST. PARKING ACCESS AREA = 3.50 m (11.48 ft)	COMPLIES
LOT/BUILDING INFO:			
TOTAL LOT AREA:	2,283.32 m ² (24,577.45 ft ²) 0.23 ha (0.56 ac)		
BUILDING AREA:	TOTAL BUILDING AREA: 1,080.58 m ² (11,631.27 ft ²)		
BUILDING GFA:	COMMERCIAL GFA: 150.04 m ² (1,615.00 ft ²)	RESIDENTIAL GFA: 3,893.36 m ² (41,907.78 ft ²)	TOTAL GFA: 4,043.40 m ² (43,522.80 ft ²)
TOTAL 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:	28.20 m (92.52 ft) OF PROPOSED CURBING TO BE ADDED		
TOTAL PARKING SPACES:	63 SPACES (60 STANDARD & 3 ACCESSIBLE)		
BUILDING USE, OCCUPANCY, & CLASSIFICATION:	3.2.2.44 GROUP 'C', UP TO A 3 STOREY, NON-COMBUSTIBLE		

KEY PLAN
SCALE: N.T.S.

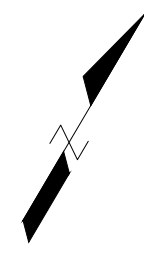
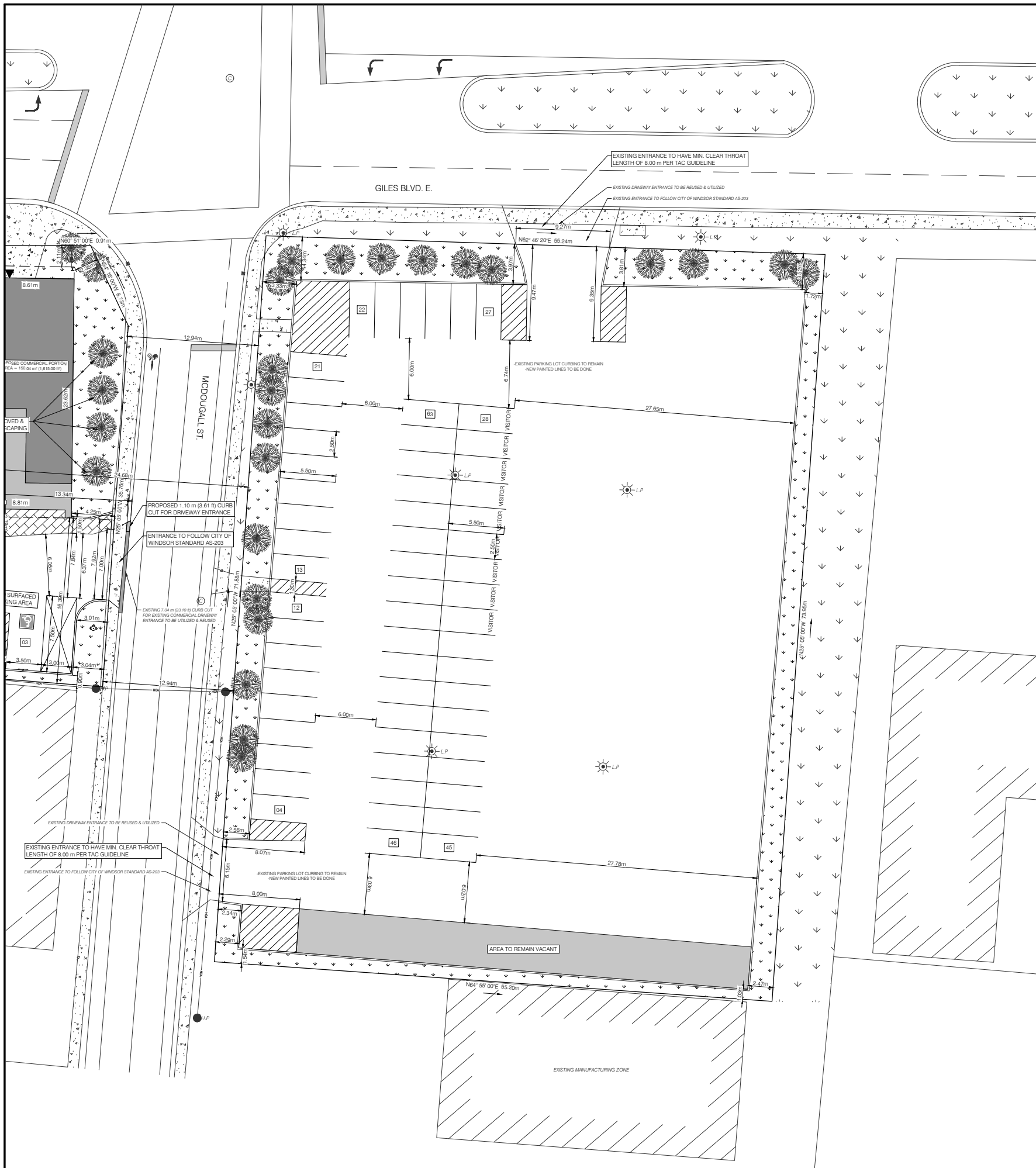


Date	Revision
JAN. 10, 2024	CITY COMMENTS

DATE:	REVISION
AUGUST 28, 2023	1-200
DRAWN BY: CFS	<input checked="" type="checkbox"/> PRELIMINARY
CHECKED BY: BP	<input checked="" type="checkbox"/> CONSTRUCTION
APPROVED BY: ---	<input checked="" type="checkbox"/> RECORD

PROJECT TITLE: 285 GILES E. - BULLET INVESTMENTS
 PROJECT LOCATION: 285 GILES BLVD. E. WINDSOR, ON N4A 4C3
 SHEET TITLE: CONCEPT SITE 'A' PLAN
 JOB NUMBER: 23-042
 SHEET NUMBER: C102

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LEGEND

EXISTING	ITEM	PROPOSED
N/A	NUMBERED PARKING SPACES	
	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	
	LANDSCAPE OPEN SPACE	
	SIDEWALK/CONCRETE	
N/A	HARD SURFACE OUTDOOR AMENITY AREA	
N/A	HARD SURFACE PEDESTRIAN AREA (IMPRESSED ASPHALT)	
N/A	LOADING SPACE	
	LIGHT POLE (LP)	
	HYDRO POLE (HP)	
	HYDRO CABLE	
	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	4,025.07 m ² (43,325.49 ft ²) 0.40 ha (0.99 ac)	COMPLIES
DRIVEWAY WIDTH:	MIN. 3.90 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 MCDUGALL 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 & MCDUGALL ARE COLLECTOR ROADS GILES BLVD = 9.95 m (32.68 ft) MCDUGALL ST. = 8.00 m (26.25 ft)	COMPLIES
PARKING AREA SEPARATION:	ANY OTHER STREET 3.00 m (9.84 ft)	2.29 m (7.51 ft)	COMPLIES (EXISTING CONDITION)
	AN INTERIOR LOT LINE OR ALLEY 0.90 m (2.95 ft)	1.03 m (3.38 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. FOR ALL OTHER NON-RESIDENTIAL USES, ALL REQUIRED PARKING SPACES & ACCESSIBLE PARKING SPACES SHALL BE LOCATED ENTIRELY WITHIN A RADIUS OF 100 METERS OF THE NEAREST LOT LINE OF THE LANDS OCCUPIED BY THE USE THEY ARE INTENDED TO SERVE.	3 ACCESSIBLE LOCATED ON SAME LOT 60 STANDARD SPACES LOCATED OFF-SITE APPROXIMATELY 24.68 m (80.97 ft) FROM PRINCIPAL ENTRANCE 6 STANDARD SPACES FOR COMMERCIAL PORTION OF BUILDING LOCATED WITHIN 120.00 m OF NEAREST LOT LINE @ 13.34 m (43.77 ft)	RELIEF REQUESTED 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:	4,025.07 m ² (43,325.49 ft ²) 0.40 ha (0.99 ac)		
TOTAL PARKING SPACES:	63 SPACES (60 STANDARD & 3 ACCESSIBLE)		

NOTES:

- ALL FIRE DEPARTMENT SIGNAGE TO BE COMPLETED AFTER CONSTRUCTION IN COORDINATION WITH FIRE DEPARTMENT.
- ALL ACCESSIBLE PARKING SPACES TO HAVE RB-93 & RB-93S SIGNS INSTALLED.
- ALL LIGHTING TO BE DARK SKY COMPLIANT.
- FIRE ROUTE TO BE IN COMPLIANCE WITH OBC REQUIREMENTS & TO BE LOCATED ON MCDUGALL ST.
- ALL EXISTING TREES LOCATED ON-SITE TO BE REMOVED.

KEY PLAN
SCALE: N.T.S.



PARTNER / CONSULTANTS

Date	Revision
JAN. 10, 2024	CITY COMMENTS

REVISIONS

Date	Revision
JAN. 10, 2024	CITY COMMENTS

DATE: AUGUST 28, 2023
SCALE: 1:200
DRAWN BY: CFS
CHECKED BY: BP
APPROVED BY: [Signature]

PRELIMINARY
 CONSTRUCTION
 RECORD