



1 SITE PLAN  
Scale: 1/16"= 1'-0"

PROJECT DESCRIPTION	
Civic Address	3530 HILLSIDE AVE
Legal Address	LOT A. DISTRICT LOT 31, WELLINGTON DISTRICT, PLAN 41704. EXCEPT PART IN PLAN 43780
Existing Zoning	R10
Proposed Zoning	R10
Proposed Use	Multi-Family Residential

SITE INFORMATION		
	Square Meters	Square Feet
Site Area	14409.6	155,103.9

DEVELOPMENT REGULATIONS			
CRITERIA	R10 Zone Requirement		Proposed
Building Height	9.0m with more than 4:12 roof slope 7.0m with less than 4:12 roof slope		9m
Front Yard (South)	4.5m		5.0m
Side Yard (West)	1.5m		3.1m
Side Yard (East)	1.5m		7.2m
Rear Yard (North)	7.5m		63.2m
Lot Coverage	40%	62041 SQ.FT	Building 1: 4727 SQ.FT Building 2: 3779 SQ.FT Building 3: 2993 SQ.FT Building 4: 2993 SQ.FT Building 5: 2993 SQ.FT Building 6: 867 SQ.FT Total: 183562 SQ.FT (11.8%)
FSR	base: 0.45 +0.1 if at least 1 unit meet Tier 1 Requirement +0.15 if meet Tier 2 Requirement	69796 SQ.FT	Building 1: 7360 SQ.FT Building 2: 6508 SQ.FT Building 3: 6508 SQ.FT Building 4: 6508 SQ.FT Building 5: 6508 SQ.FT Building 6: 1869 SQ.FT Total: 35261 SQ.FT (0.227)
Density	16 units per hectare, excluding watercourse and dedication	Maximum 22 units	22 units

PARKING REGULATIONS			
	Required		Provided
Minimum Parking Requirements	Residents	Area 1 2 BR: 1.8 3 BR: 2.0 2.0 x 22 units=44	44 for residents
	Visitors	1 space for every 22 spaces	2 visitor parkings are provided
	Accessible Parking	1-10:0 11-32:1 33-100:1 per 33 spaces 44/33=1.3	1 provided
Parking Dimensions	Regular	90°: 2.75 x 5.8 m	90°: 2.75 x 5.8 m
		Parallel: 2.5 x 6.71 m	N/A
	Sub Total		all parkings in 90°
	Small Car	2.5 x 4.6 m, max 40%	9 (20%) small car at 2.5 x 4.6 m
	Accessible Parking	3.7 x 5.6m	1 accessible parking at 3.7 x 5.6m
	Aisle Width	90°: 6.7m	6.1m / 20'
Total		46	
Loading Requirement	not required for residential development		n/a
Bicycle Parking Requirements (with private garage in each unit)	Long Term	0.5 per unit: 0.5 x 44=22	1 per unit, 22 provided
	Short Term	0.1 per unit: 0.1 x 22=2.2	2 provided

Unit Type Breakdown							
Unit Type	# of Unit	# of Bedroom	Floor Area (sq ft)	Floor Area (m2)	Garage Style	Building Height	Building #
Type A	9	3	1,472	136.8	Double	9m	Building 1, 2
Type B	12	3	1,627	151.2	Double	9m	Building 3,4,5
Type C	1	3	1,869	173.6	Double	9m	Building 6
Total	22	3-Bedroom Units: 44	34,641	3,218.3	44 Double	N/A	N/A

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Current Planning