

**n Architecture Inc**  
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KEYPLAN  
 SCALE: NTS  
 PROJECT STATISTICS PARCEL A (APARTMENT BUILDING)

PROJECT ADDRESS: ELGIN STREET DEVELOPMENT, 357-361 ELGIN STREET WEST COBOURG, ONTARIO	REQUIRED	PROVIDED
ZONE R4-1		
TOTAL LOT(SITE) AREA (m <sup>2</sup> )		24281.42 SQM. (6.0 ACRE)
ROAD WIDENING DEDUCTION		261.68 SQM
NET LOT(SITE) AREA (m <sup>2</sup> )		24019.73 SQM (5.93 ACRE)
NET DENSITY	87 UNITS PER NET HECTARE	86 UNITS
ACCESS EASEMENT AREA (m <sup>2</sup> )		788.14 SQM
PARCEL A LOT(SITE) AREA (m <sup>2</sup> )		17100.89 SQM. (4.23 ACRE) (1.71 HA)
LOT FRONTAGE	30M MIN.	41.45 M
GROUND COVERAGE	40% MAX.	9.06% (1550.55 SQM)
TOTAL GFA		40,04% (6910.93 SQM)
HEIGHT	5 STOREY MAX.	5 STOREY (15.25M)
LANDSCAPED AREA	35% MIN.	11265.02 SQM (65.87%)
PAVED AREA		385.90 SQM (2.25%)
SETBACK	REQUIRED	PROPOSED
FRONT YARD (NORTH)	15 M	6.08 M
REAR YARD (SOUTH)	7.0 M	2.05 M
INTERIOR SIDE YARD (WEST)	3.65 M	16.93 M
EXTERIOR SIDE YARD (EAST)	6.0 M	6.21 M

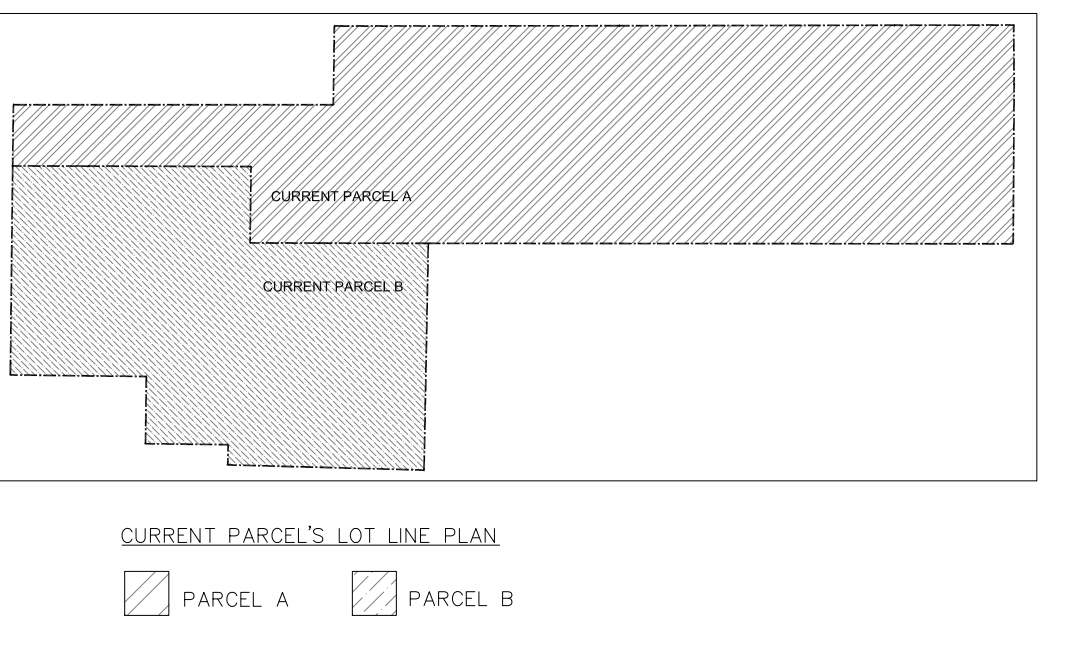
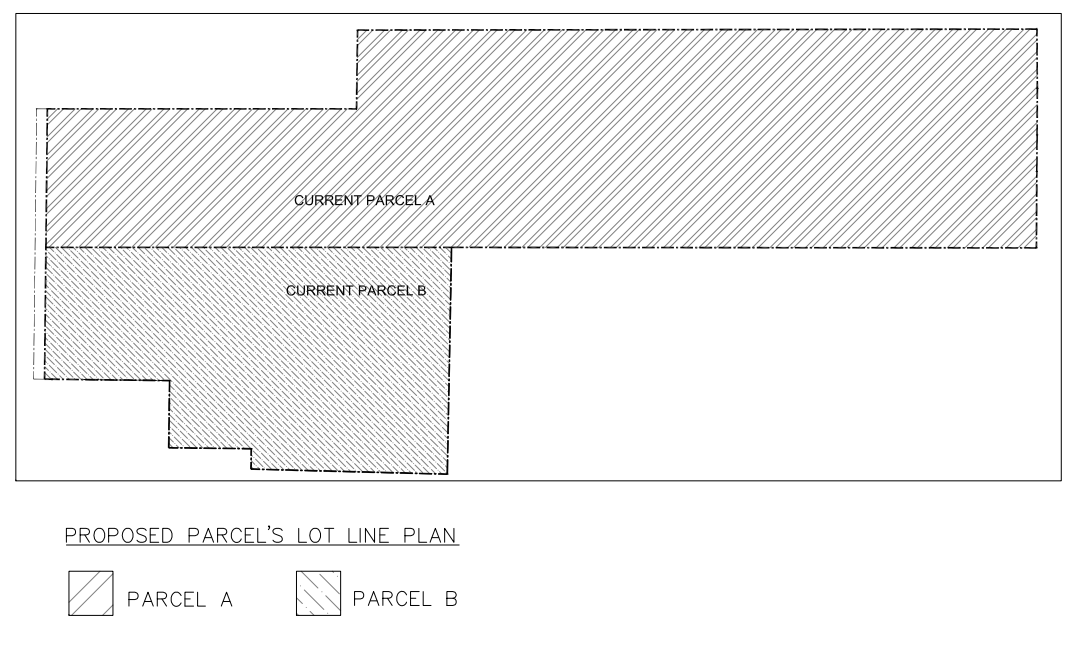
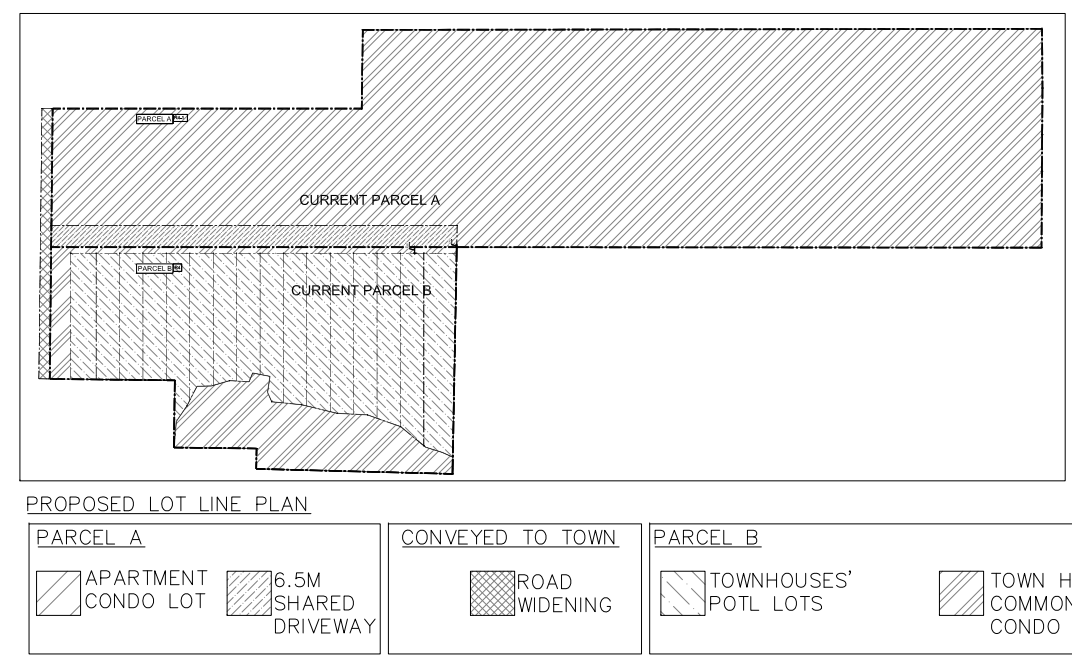
PROJECT STATISTICS PARCEL B (TOWNHOUSES)

PROJECT ADDRESS: ELGIN STREET DEVELOPMENT, 357-361 ELGIN STREET WEST COBOURG, ONTARIO	REQUIRED	PROPOSED
ZONE R-4		
TOTAL LOT(SITE) AREA (m <sup>2</sup> )		24281.42 SQM. (6.0 ACRE)
ROAD WIDENING DEDUCTION	N/A	261.68 SQM
NET LOT(SITE) AREA (m <sup>2</sup> )	N/A	24019.73 SQM (5.93 ACRE)
NET DENSITY	50 UNITS PER NET HECTARE	16 UNITS PER NET HECTARE
ACCESS EASEMENT	N/A	788.14 SQM
PARCEL B LOT(SITE) AREA (m <sup>2</sup> )		6917.41 SQM. (1.71 ACRE) (.69 HA)
LOT FRONTAGE	30M	39.4 M
GROUND COVERAGE	40% MAX.	29.69% (2054.09 SQM)
TOTAL GFA		24,94% (1725.5 SQM)
HEIGHT	3 STOREY MAX.	1 STOREY
LANDSCAPED AREA	35% MIN.	3849.28 SQM (55.64%)
PAVED AREA		84.98 SQM (1.22%)
SETBACK	REQUIRED	PROPOSED
FRONT YARD (EAST)	15 M	7.31 M
REAR YARD (WEST)	7.0 M	8.35 M
INTERIOR SIDE YARD (SOUTH)	1.5 M	2.37 M
EXTERIOR SIDE YARD (NORTH)	6.0 M	6.60 M

PARKING CALCULATION	REQUIRED	PROVIDED
TOWNHOUSES (@1.5 PER UNIT)	1.5x16=24	24
APARTMENT (@1.3 PER UNIT)	1.3x86=112	112
TOTAL PARKING (INCLUDING ACCESSIBLE PARKING)	136	136
ACCESSIBLE PARKING SPACE	6	6HC
ELECTRIC VEHICLE CHARGING STATION	-	2

INDIVIDUAL TOWNHOUSES' POOL LOTS			
LOT NO.	LOT AREA	LOT COVERAGE	LANDSCAPED OPEN SPACE
LOT 01=	286.66	45.91%	37.04%
LOT 02=	264.62	49.73%	31.77%
LOT 03=	265.18	49.63%	31.92%
LOT 04=	265.75	49.52%	32.07%
LOT 05=	312.83	42.07%	42.30%
LOT 06=	282.93	46.51%	36.20%
LOT 07=	270.47	40.89%	41.04%
LOT 08=	262.10	42.20%	39.18%
LOT 09=	290.17	38.13%	45.07%
LOT 10=	316.00	41.64%	42.88%
LOT 11=	325.82	40.39%	44.60%
LOT 12=	335.41	39.23%	46.19%
LOT 13=	339.57	38.75%	46.85%
LOT 14=	354.32	37.14%	49.06%
LOT 15=	382.95	34.36%	52.87%
LOT 16=	548.47	23.99%	62.23%

1 SITE PLAN  
 A-1.0 SCALE: 1:300



**LEGEND**

- PROPERTY LINE
- NEW BUILDING
- EXISTING BUILDING
- PAINTED LINES
- LANDSCAPE
- ASPHALT
- CONC. PAVEMENT, 150MM RAISED
- ACCESSIBLE PARKING
- EXISTING CATCH BASIN
- EXISTING MAN HOLE
- EXISTING HYDRO POLE
- CURB RAMP
- OVERHEAD DOOR
- MAN DOOR
- ACCESSIBLE PARKING SIGN
- DEPRESSED CURB
- WOODEN FENCE
- FIRE HYDRANT
- ELECTRIC VEHICLE CHARGING STATION
- PROPOSED LIGHTING

**LEGAL DESCRIPTION AND MUNICIPAL ADDRESS:**  
 357-361 ELGIN STREET, COBOURG, ON.  
 TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 19, CONCESSION A AND PART OF LOT 20, CONCESSION A (FORMERLY IN THE TOWNSHIP OF HAMILTON) COUNTY OF NORTHUMBERLAND

**APPLICANT:**  
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**SURVEY INFORMATION:**  
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ONTARIO ASSOCIATION OF ARCHITECTS  
 NITIN MALHOTRA  
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 JUNE 02, 2021  
 PROJECT NORTH

02ND JUNE 2021  
 ISSUED FOR SPA 1  
 NOT FOR CONSTRUCTION

No.	Date	Version	Dwn.
1.	JUNE 02, 2021	ISSUED FOR SPA 1	MG

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PROJECT:  
**ELGIN STREET DEVELOPMENT  
 357-361 ELGIN STREET WEST  
 COBOURG, ONTARIO**

DRAWING TITLE:  
**SITE PLAN**

DRAWN BY: MG	DATE: MAY 1 2020
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.: 20-25	DRAWING NO.: A-1.0