

LEGEND

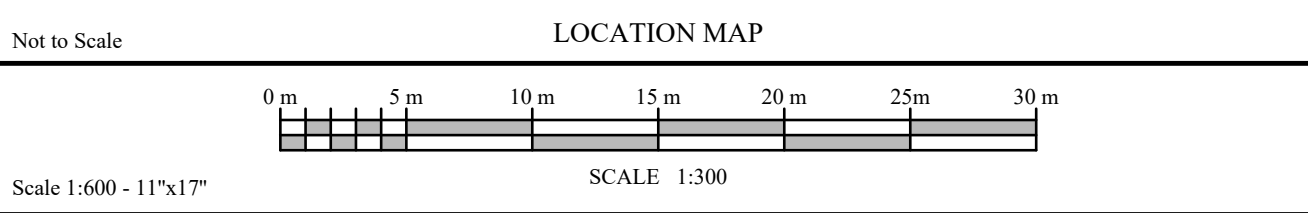
- GRASSED AREA
- RIVER ROCKS
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- PROJECT BOUNDARY
- ZONING SETBACK
- FIRE ROUTE
- OPAQUE FENCE - 1.80m HIGH
- DEPRESSED CURB
- SITE PLAN DIMENSION
- BICYCLE PARKING AREA
AS PER SECTION 3.6 OF THE ZONING BY-LAW
- OPAQUE FENCED GARBAGE ENCLOSURE
AS PER SECTION 3.20 OF THE ZONING BY-LAW
INCLUDING NO PARKING SIGN ON THE GATES
- PARKING SPACE
AS PER SECTION 3.41.3 & 3.41.5 OF THE ZONING BY-LAW
& SIGNS AS PER SIGN BY-LAW 2016-052
- BARRIER-FREE PARKING SPACE
AS PER SECTION 3.41.4 OF THE ZONING BY-LAW
& SIGNS AS PER SIGN BY-LAW 2016-052

SITE PLAN - PROJECT INFORMATION

PROJECT: SITE PLAN CONSISTING OF 11 STACKED TOWNHOME BLOCKS TOTALING 66 UNITS
ZONING: TOWNSHIP OF RUSSELL OFFICIAL PLAN - RESIDENTIAL POLICY AREA
 TOWNSHIP OF RUSSELL ZONING BY-LAW - RESIDENTIAL THREE ZONE (R3)
 UNITED COUNTIES OF PRESCOTT AND RUSSELL OFFICIAL PLAN - URBAN POLICY AREA
BUILDING SIZES: BLOCK 1, 4, 5, 7, 8, 9, 10 & 11 = 13.125m x 16.337m = 214.4231 sq.m.
 BLOCK 2, 3, & 6 = 13.125m x 16.21m = 212.7563 sq.m.
NOTES:
 1. - PROJECT REQUIRES AN OFFICIAL PLAN AMENDMENT
 2. - PROJECT REQUIRES A MINOR VARIANCE

SITE PLAN - DATA TABLE

	(R3) ZONING REQUIREMENTS	BLOCK 65 SITE PLAN	
LOT AREA	115.00 sq.m. / STACKED TOWNHOME DWELLING TOTAL AREA REQUIRED = 7590.00 sq.m.	10073.8727 sq.m.	
LOT FRONTAGE	20.00 m	33.00 m	
FRONT YARD SETBACK	6.00 m	6.10 m	
INTERIOR SIDE YARD SETBACK	3.00 m	3.93 m	
EXTERIOR SIDE YARD SETBACK	4.50 m	3.05 m (SEE NOTE 2)	
REAR YARD SETBACK	7.50 m	6.93 m (SEE NOTE 2)	
BUILDING HEIGHT	MAXIMUM : 12.00 m	~ 9.35 m	
LANDSCAPED OPEN SPACE	30.00 % / 3022.1618 sq.m.	36.62 % / 3689.1802 sq.m.	
MAXIMUM LOT COVERAGE	N / A	23.36 % / 2353.6838 sq.m.	
MAIN BUILDING SPACING	3.00 m	3.72 m	
PARKING	RESIDENTIAL PARKING VISITOR PARKING BARRIER-FREE PARKING TOTAL PARKING SPACE	1.0 / STACKED TOWNHOME DWELLING : 66 SPACES 0.2 / STACKED TOWNHOME DWELLING : 13.2 SPACES PER SECTION 3.41.4 - TABLE 10 : 6 SPACES TOTAL PARKING SPACES REQUIRED : 84.2 SPACES	77 SPACES 14 SPACES 6 SPACES 85 SPACES
BICYCLE PARKING	1.0 / 4 STACKED TOWNHOME DWELLING : 16.5 SPACES	18 SPACES	
AMENITY AREA	15 sq.m. FOR THE FIRST 8 DWELLING UNITS : 120 sq.m. 10 sq.m. FOR THE REMAINING DWELLING UNITS : 580 sq.m. TOTAL AMENITY AREA REQUIRED : 700 sq.m.	BALCONIES : 230.00 sq.m. EXTERIOR : 480.00 sq.m. TOTAL : 710.00 sq.m.	
DENSITY	MAX DENSITY FOR MEDIUM DENSITY HOUSING 55 UNITS / NET HECTARE	66 UNITS / 10073.8727 sq.m. 65.5 UNITS / HECTARE ~ 160 UNITS	
COMPLY WITH (R3) ZONING OR OPA		DOES NOT COMPLY WITH (R3) ZONING OR OPA	



PROJECT: BLOCK 65 SITE PLAN - MENARD EAST SUBDIVISION

DRAWING: SITE PLAN

DESIGN BY:	DRAWN BY:	REV:
PATRICK GAUDREAU	PATRICK GAUDREAU	SUB-2
FILE No.	DRAWING No.	DATE
240501	240501-SP1	OCTOBER 10, 2024