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KEY PLAN

PROJECT STATISTICS				
LOT:	29A	29B	30A	30B
ADDRESS:	2482 Confederation	2482 Confederation	2476 Confederation	2476 Confederation
ZONING:	RM2	RM2	RM2	RM2
LOT AREA:	419.78m ²	305.26m ²	305.26m ²	303.15m ²
LOT FRONTAGE:	10.44m	11.05m	9.83m	10.49m

BUILDING HEIGHT				
AVERAGE GRADE:	108.57m	108.57m	108.57m	108.57m
HEIGHT TO HIGHEST RIDGE:	9.57m	9.57m	9.57m	9.57m

GROSS FLOOR AREA					
	EXISTING	PROPOSED	PROPOSED	PROPOSED	PROPOSED
GROUND FLOOR:	0m ²	75.23m ²	75.23m ²	75.23m ²	75.23m ²
SECOND FLOOR:	0m ²	111.54m ²	109.60m ²	109.60m ²	109.60m ²
THIRD FLOOR:	0m ²	105.53m ²	105.53m ²	105.53m ²	105.53m ²
TOTAL GFA:		292.3m ²	290.36m ²	290.36m ²	290.36m ²

LOT COVERAGE					
	EXISTING	PROPOSED	PROPOSED	PROPOSED	PROPOSED
DWELLING FOOTPRINT:	0m ²	113.86m ²	111.86m ²	111.86m ²	111.86m ²
PORCH:	0m ²	16.09m ²	8.44m ²	8.44m ²	8.44m ²
DECK: (>0.6m HEIGHT AND 10m ²)	0m ²	0m ²	0m ²	0m ²	0m ²
OTHER: (BALCONY PROJECTIONS BEYOND DWELLING FOOTPRINT)	0m ²	8.76m ²	8.76m ²	8.76m ²	8.76m ²
TOTAL LOT COVERAGE:		138.71m	129.01m	129.01m	129.01m
TOTAL LOT COVERAGE (%)		33%	42%	42%	42%

AVERAGE GRADE CALCULATIONS						
PROPERTY SIDE LINES POINTS	A	108.42m		E	108.45m	
	B	108.62m		F	108.65m	
	C	108.70m		G	108.55m	
	D	108.62m		H	108.54m	
	E	108.45m		I	108.47m	
	F	108.65m		J	108.62m	
	G	108.55m		K	108.66m	
	H	108.54m		L	108.64m	
AVERAGE GRADE:	108.57m			108.57m		

LANDSCAPED OPEN SPACE				
FRONT YARD AREA:	123.05m ²	95.16m ²	86.6m ²	89.68m ²
HARD SURFACES AREA - PORCH:	11.51m ²	9.33m ²	9.33m ²	9.33m ²
HARD SURFACES AREA - DRIVEWAY:	39.52m ²	39.29m ²	35.23m ²	39.28m ²
TOTAL LANDSCAPED OPEN SPACE (FRONT YARD):	72.02m ² (59%)	46.54m ² (49%)	42.04m ² (49%)	41.07m ² (46%)
SIDE YARD AREA:	68.40m ²	18.33m ²	18.16m ²	18.00m ²
HARD SURFACES AREA:	4.58m ²	0m ²	0m ²	0m ²
TOTAL LANDSCAPED OPEN SPACE (SIDE YARD):	63.82m ² (93%)	18.33m ² (100%)	18.16m ² (100%)	18.00m ² (100%)
REAR YARD AREA:	120.22m ²	83.66m ²	92.38m ²	87.58m ²
HARD SURFACES AREA:	0m ²	0m ²	0m ²	0m ²
TOTAL LANDSCAPED OPEN SPACE (REAR YARD):	120.22m (100%)	83.66m ² (100%)	92.38m ² (100%)	87.58m ² (100%)

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Issue Name	Change ID	Issue Date
Issued for Zoning By-Law Amendment		2020-02-27

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PROJECT STATS

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