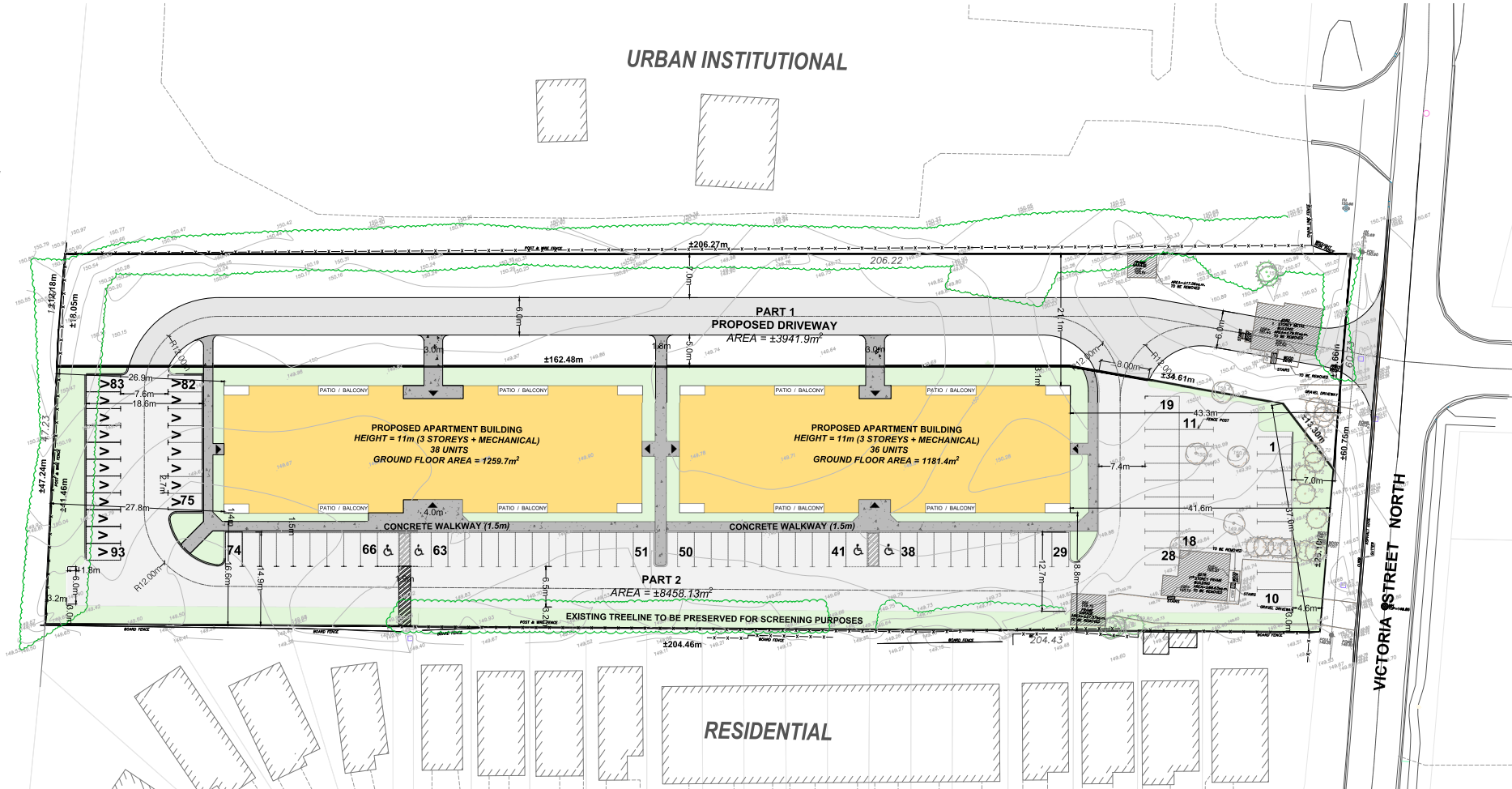




**SERVICE
EMPLOYMENT**

URBAN INSTITUTIONAL



RESIDENTIAL

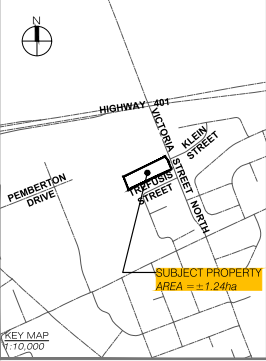
VICTORIA STREET NORTH

- LEGEND**
- SUBJECT PROPERTY
 - EXISTING PARCEL LINE
 - EXISTING BUILDING
 - EXISTING EDGE OF PAVEMENT
 - EXISTING DRIVEWAY
 - EXISTING ROAD CENTRE LINE
 - EXISTING FENCE
 - PROPOSED CENTRE LINE
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED CONCRETE WALKWAY/SIDEWALK
 - PROPOSED DRIVEWAY
 - AREAS TO BE LANDSCAPED
 - STANDARD PARKING SPACE (2.7m X 5.5m TYP.)
 - VISITOR PARKING SPACE (2.7m X 5.5m TYP.)
 - BARRIER FREE PARKING SPACE (4.5m X 5.5m TYP.)
 - PROPOSED BUILDING ENTRANCE
 - PROPOSED BUILDING

- NOTES:**
- PROPERTY BOUNDARIES ARE APPROXIMATE
 - APARTMENT BUILDINGS TO CONSIST OF AFFORDABLE UNITS
 - MINIMUM DRIVEWAY WIDTH = 4.5m
 - MINIMUM SIDE YARD WIDTH = 1.8m
 - TOTAL PARKING SPACES:
 - 10 PARKING SPACES + 19 VISITOR SPACES
 - 10 STANDARD SPACES (2.7m X 5.5m TYP.)
 - 9 BARRIER FREE SPACES (4.5m X 5.5m TYP.) FOR VISITOR PARKING
 - 33 SPACES TOTAL (11 SPACES/UNIT AND 0.33 SPACES/UNIT DEDICATED FOR VISITOR PARKING)

UNIT STATISTICS	
UNIT SIZE	83.2 sq. m.
BALCONY	6.0 sq. m.

ZONING STATISTICS (PART 1&2)		
HIGH DENSITY RESIDENTIAL (RES4) ZONE	REQUIRED	PROPOSED
MIN. LOT AREA	1ha	1.23ha
MIN. LOT FRONTAGE	60m	60.76m
LOT COVERAGE	N/A	55.8%
LANDSCAPED OPEN SPACE	N/A	44.4%
UNITS PER NET RESIDENTIAL HECTARE	N/A	60.2
ZONING STATISTICS (PART 2)		
DAL	1ha	0.84ha
MIN. LOT FRONTAGE	60m	37.0m
MIN. REQUIRED FRONT YARD	7.5m	41.6m
MIN. REQUIRED INT. SIDE YARD	7.5m	18.8m
MIN. REQUIRED EXT. SIDE YARD	7.5m	3.1m
MIN. REQUIRED REAR YARD	7.5m	27.8m
MAX. HEIGHT	N/A	11m
TOTAL UNITS	N/A	74 UNITS
PARKING REQUIREMENT	1 SPACE/UNIT + 0.25 SPACES/UNIT DEDICATED FOR VISITOR PARKING 4% OF TOTAL PARKING (4 SPACES) FOR BARRIER FREE PARKING	1 SPACE/UNIT + 0.25 SPACES/UNIT DEDICATED FOR VISITOR PARKING 4% OF TOTAL PARKING (4 SPACES) FOR BARRIER FREE PARKING
LOT COVERAGE	N/A	71.2%
LANDSCAPED OPEN SPACE	N/A	65.0%



**CONCEPT PLAN
CP3**

**VICTORIA STREET REVIEW
BRENBROOKE HOMES**

276 Victoria Street North
Part of Lot 09
Concession 02
Geog. Twp. of Hope
Now in the Municipality of Port Hope

Project Number: 22-2453
Drawn By: MC/PP
Horiz. Scale: 1:300
Revision Date: June 19, 2024

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