SITE STATISTICS

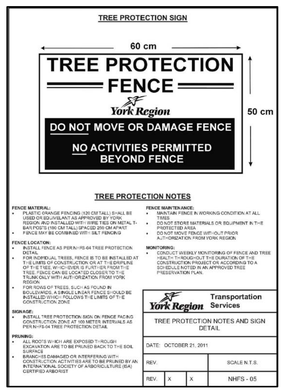
MUNICIPAL ADDRESS	487 QUEEN ST.
LOT & PLAN NO.	PART OF LOT 79, BLOCK A, REGISTERED PLAN 222
ZONING	CS
LOT AREA	1290.65m² (13892.44 ft²)

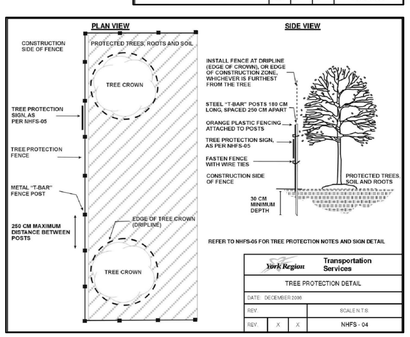
*INFORMATION TAKEN FROM PROPERTY SURVEY COMPLETED NOVEMBER, 2011

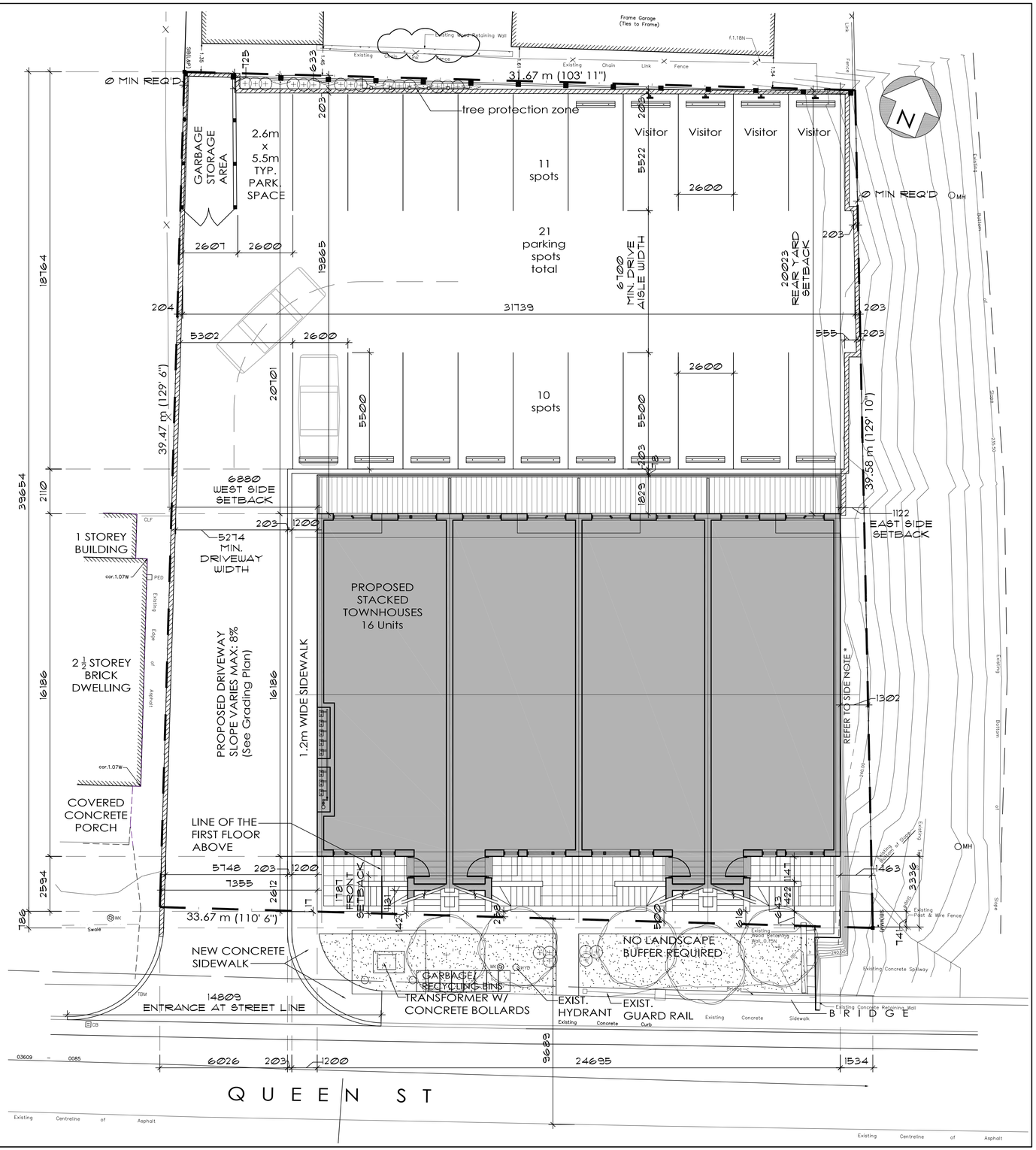
	PROPOSED
BUILDING HEIGHT	13.56 m
FRONTAGE	25 m
FRONT YARD SETBACK	1.78 m
SIDE (EAST) YARD SETBACK	1.12 m
SIDE (WEST) YARD SETBACK	6.88 m
REAR YARD SETBACK	20.02 m
MIN REQ'D SETBACK FOR PRKG 0m	0m
BUILDING DEPTH	
WALK-OUT BASEMENT	16.18m
GROUND FLOOR	16.18 m
SECOND FLOOR	17.10 m
THIRD FLOOR	17.10 m
GROSS FLOOR AREA	1573.71 m²
FLOOR SPACE INDEX	1.2
LOT COVERAGE AREA (%)	31.76%
PARKING/UNIT RATIO	1.31
PARKING SPACES	21
MIN DRIVEWAY WIDTH	5.274m
MIN DRIVE AISLE WIDTH	6.70m
NO LOADING SPACE REQUIRED	
NO SNOW STORAGE REQUIRED	

NOTES:

1. THE PROPOSED EAST SIDE SET BACK BASED ON THE SET BACK OF THE EXISTING BUILDING FROM THE EAST SIDE LOT LINE.
2. SNOW IS TO BE REMOVED FROM THE SITE BY PRIVATE SNOW REMOVAL COMPANY
3. NO BARRIER FREE PARKING SPACES REQ'D. BYLAW 2013-61, EXCEPTION 121 ii. (f)







General Notes:

Do not scale drawings.

Contractor to verify all dimensions on site and report any errors or omissions to the architect in writing before work commences.

All drawings and specifications to remain the property of the architect.

Copyright (c) 2013 Peter A. Gabor Architect. All rights reserved.

NO.	DATE	ISSUES & REVISIONS
2	20/11/13	SITE PLAN APPROVAL
2	07/11/13	ZONING BY-LAW AMENDMENT
1	13/03/13	ZONING BY-LAW AMENDMENT

Peter A. Gabor, Architect
2221 YONGE ST., SUITE 300
TORONTO, ONTARIO M4S 2B4
p gabor associates
ARCHITECTURE AND URBAN DESIGN
t: 416 488-9115 f: 416 488-4575
peter@pgaborassociates.com

PROJECT:

487 QUEEN ST.

FOR

BRIXTON COMMERCIAL REALTY ADVISORS, LTD.

ONTARIO ASSOCIATION OF ARCHITECTS
PETER A. GABOR
LICENCE 2917

DATE:	13/03/13
PROJECT #:	011-13
SCALE:	1:100
DRAWN BY:	JY
CHECKED BY:	PG

DRAWING:

PROPOSED SITE PLAN

C1