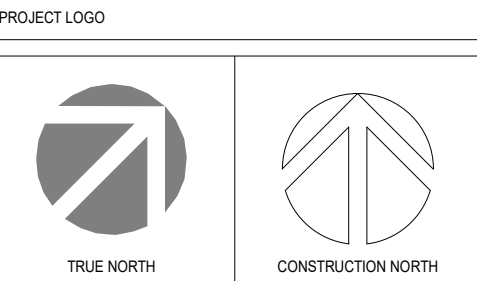


# FIGURE 2 DS-065-23



- PROPERTY LINE
- - - EXISTING STRUCTURE TO BE DEMOLISHED
- ▨ LANDSCAPED AREA
- ▨ PERMEABLE PAVERS
- ▨ PROPOSED BUILDING
- ▨ DAYLIGHT TRIANGLE
- EX HP EXISTING HYDRO POLE
- EX TJB EXISTING TELEPHONE JUNCTION BOX
- EX PED EXISTING TELEPHONE PEDESTAL
- ← TRAFFIC DIRECTION ARROWS
- VISITORS PARKING SPACE

NO.	DESCRIPTION	DATE
7	REVISED PER RE-ZONING COMMENTS	2023/11/21
6	REVISED PER RE-ZONING COMMENTS	2023/10/03
5	REVISED PER RE-ZONING COMMENTS	2023/10/08
4	ISSUED FOR SWEEP PATH ANALYSIS	2023/12/22
3	RE-ISSUED FOR ZBA	2023/11/29
2	ISSUED FOR ZBA	2023/11/23
1	TOWN ISSUANCE	2023/11/29

REVISIONS:

DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. ONLY THE DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE USED. THE CONTRACTOR MUST CHECK THE DIMENSIONS ON SITE. THE DRAWING IS PROTECTED BY COPYRIGHT. ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.

DO NOT SCALE THE DRAWINGS.

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CONSULTANTS:

PROJECT:  
**BOYNE URBAN BRITANNIA ROAD**

8671 - 8751 BRITANNIA ROAD, MILTON

**SITE PLAN**

DRAWN BY: AM DATE: 09/06/23

CHECKED BY: AA SCALE: AS NOTED

PROJECT NO: 19018

DRAWING NO: **A100**

DATE: 2023/11/21 14:58:58

### OVERALL DEVELOPMENT STATISTICS

LOT AREA: 8,085 M2 (0.8 HA)  
BUILDING FOOTPRINT: 3,145 M2  
LOT COVERAGE: 38.8%  
DENSITY: 81.56 UNITS / HA  
GROSS FLOOR AREA: 12,559 M2  
(INCL. UNDERGROUND PARKING)  
LANDSCAPED AREA: 2,383 M2 (29.5%)  
NUMBER OF UNITS: 64  
NUMBER OF PARKING SPACES: 110

### GENERAL NOTES:

- DRAWINGS & SPECIFICATIONS OF ALL DISCIPLINES TO BE READ TOGETHER. ANY NOTE, DRAWING, OR DETAIL SHOWN OR SPECIFIED IN ONE DISCIPLINE IS APPLICABLE TO ALL DISCIPLINES.
- SURVEY INFORMATION TAKEN FROM J.D. BARNES LIMITED ONTARIO LAND SURVEY DATED APRIL 14, 2020
  - HICKORY CRES. INFORMATION TAKEN FROM DRAFT PLAN OF SUBDIVISION MIL CON THREE DEVELOPMENTS LTD. FIELDGATE DEVELOPMENTS (EAST LANDS) BY GLEN SCHNARR & ASSOCIATES INC. DATED JANUARY 8, 2020
  - KENNEDY CIRCLE AND BRITANNIA ROAD RECONSTRUCTION INFORMATION TAKEN FROM BRITANNIA ROAD RECONSTRUCTION HALTON REGION 8671 BRITANNIA ROAD PROPERTY REQUEST PLAN BY JACOBS DATED OCT. 18, 2019

### GENERAL SITE NOTES

2

Description	Ref.	RMD2 Zoning Required	Proposed	Complies
Permitted Uses	6.1 Table	Apartment Building, townhouse dwelling, back to back townhouse, multiple dwelling, retirement dwelling, quadruple dwelling, shared housing, short-term rental	Multiple Dwelling and Stacked Townhouse	No
Lot Frontage Min. (Dwelling, Multiple)	6.2 - Table 6D	30 m	80.49m	Yes
Lot Depth Min.	6.2 - Table 6D	35 m	97.85m	Yes
Min. Front Yard (Hickory Cres.)	6.2 - Table 6D	4 m	3m	No
Min. Interior Side Yard	6.2 - Table 6D	6 m	1.2m	No
Min. Exterior Side Yard (Kennedy Circle)	6.2 - Table 6D	4 m	2m	No
Min. Rear Yard (Britannia Road)	6.2 - Table 6D	7.5 m	3m	No
Max. Building Height	6.2 - Table 6D	4 storeys, 16.5 m	11.43 m	Yes
Landscaped Open Space Min.	6.2 - Table 6D	35%	N/A	No
Air Conditioners and Heat Pumps (Ground Level)	Table 4E	Permitted in interior side yard and rear yard with minimum setbacks	N/A, located on rooftop or mechanical penthouse	Yes
Roof-Mounted HVAC	4.6.2	Shall be screened from any public street	On rooftop patio screened or mechanical penthouse	Yes
Balconies	4.5.8 Table 4H	Permitted in the rear yard, exterior side yard, and front yard. May be permitted to encroach to a maximum of 1.5 m into a required yard, if located on a porch, shall be permitted to encroach to the same extent.	Balconies in rear yard of Britannia Road. None proposed in the building footprint.	Yes
Porch or Veranda (including stairs)	Table 4H	Shall be permitted in any yard; no closer than 3.0 m to a rear lot line and 1.0 m to any other lot line.	None proposed	Yes
Bay or Boved Window Encroachments	Table 4H	Bay or boved windows may encroach into a required exterior side yard, front yard, or rear yard up to a maximum of 0.6 m for a width of 1.5 to 3.0 m.	Boved windows encroach 0.5 m for a width of 3m.	Yes
Deck Encroachments	4.3.1 - Table 4D	Shall be less than 1.2 m above grade, permitted in the rear yard. Shall be located no closer to the side lot line than the proposed building and must be setback 3.0 m from the rear lot line but	No decks proposed	Yes

Description	Ref.	RMD2 Zoning Required	Proposed	Complies
Required Yards - Ornamental Projections	Table 4H	projections is 2.0 m above grade	None proposed	Yes
Encroachments into Required Yards - Stairs and Landings above grade	4.19.5 Table 4H	Stairs shall be located a minimum of 3.0 m from the property line, measured from the first floor, with no part of the landing closer than 1.5 m from the proposed building.	Stair to block D2 parking garage 1.7m to interior side yard	Yes
Encroachments into Required Yards - Wheel Chair or Accessible Ramp	4.19.5 Table 4H	No Maximum	None proposed	Yes
Encroachments into Required Yards - Wheel Chair or Accessible Ramp	4.20.5.1 Table 4J	Permitted anywhere on a lot	None proposed	Yes
Daylighting - Local (Aerial)	5.9.1 Table 5A	15 m triangle (15 m curb radius & 400 m Intersection Spacing)	15m daylight triangle along Britannia	Yes
Daylighting - Local (Street)	5.9.2 Table 5A	15 m triangle (15 m curb radius & 400 m Intersection Spacing)	15m daylight triangle along Britannia	Yes
Min. Size of Off-Street Alikes - One Way	5.7 Table 5C	5 m radius (8 m curb radius & 60 m Intersection Spacing)	5m one-way proposed	Yes
Min. Size of Off-Street Alikes - Two Way	5.7 Table 5C	6.0 m	N/A	Yes
Size Requirements of Off-Street Parking Spaces	5.8.1 Table 5D	Acute: 2.75 x 6.5 m Parallel: 2.75 x 6.5 m Diagonal: 2.75 x 5.8 m	Parallel: 2.75 x 6.5 m Diagonal: 2.75 x 5.8 m	Yes
Size Requirements of Off-Street Accessible Parking Spaces	5.8.1 Table 5D	Type A: 3.4 m x 5.8 m Type B: 2.75 x 6.5 m Type C: 2.75 x 6.5 m	Type A: 3.4 m x 5.8 m provided with access aisle	Yes
Size Requirements of Off-Street Accessible Parking Spaces	5.8.1 Table 5D	0.6 m x 1.8 m and must provide a min. 1.9 m vertical clearance	None proposed	Yes
Residential Parking Requirements	5.8.1 Table 5E	Min. 2 parking spaces per unit plus 0.25 parking spaces for visitor parking For 2-3 storey buildings: 642' x 642' 25" +128 resident parking spaces and 16 visitor parking spaces	Block A Single Garage & Driveway = 24 Block B Single Garage & Driveway = 22 Block C Single Garage = 11 Block D1 & D2	Yes

Description	Ref.	RMD2 Zoning Required	Proposed	Complies
Min. Setback for Parking Structure Greater than 1.6 m in Height	5.14.2	parking structure is located no closer than 3.0m to a street line or lot line, but shall not encroach into a required landscape buffer	N/A	Yes
Min. Setback for Entrance and Exit Ramps	5.14.3	7.5 m from a streetline	Ramp 6.33m from street line when car exits	Yes
Min. Setback for Stairs and Air Vents Associated with Parking Structures	5.14.4	Shall not be subject to the parking structure setbacks of this by-law	Yes	Yes

Description	Ref.	Residential Area Designation Required	Proposed	Complies
Permitted Uses	C.10.5.1.1	Apartment Building, stacked townhouses, townhouses, semi-detached dwellings, single detached dwellings, duplexes, triplexes, quadruplexes, similar grade related multiple attached housing, local institutional, and local commercial uses.	Duplex townhouse, single townhouse, stacked townhouse	Yes
Maximum Height	C.10.5.1.3	4 storeys	4 storeys	Yes
Minimum Permitted Density	C.10.5.1.1	45 uph	84 units / 7,847.244 sq m = 81.56uph	Yes
Maximum Permitted Density	C.10.5.1.1	100 uph	81.56uph	Yes

### Milton Engineering Standards

Description	Ref.	ENG Standard	Required	Proposed	Complies
Driveway - Pavement Width	ENG Standard 43	One-way: 4.2 m - 7.2 m Two-way: 7.2 m - 12 m	6m	Yes	Yes
Driveway - Curb Radius	ENG Standard 43	From a two-lane road: 8 m - 12 m From a four-lane road: 8 m - 12 m	6.1m	Yes	Yes

SITE PLAN 3  
1 : 250 A100

