

SITE STATISTICS:

PROJECT LOCATION: 434 18th Avenue, Hanover, Ontario

EXISTING ZONING CODE: C2
 PROPOSED ZONING AMENDMENT: R5

PROPOSED USE: 4 Storey-21 Apartment Building

EXISTING LOT AREA: 1838m²

PROPOSED BUILDING AREA: 739m²

MAXIMUM LOT COVERAGE: 40%

PROPOSED LOT COVERAGE: 739m² 40%

MINIMUM LANDSCAPED OPEN SPACE: 35%

PROPOSED LANDSCAPED AREA: 681m² 37%

SETBACKS:

MINIMUM FRONT YARD: 7.5m

PROPOSED FRONT YARD SETBACK: 3.0m

MINIMUM REAR YARD SETBACK: 6.0m

PROPOSED REAR YARD SETBACK: 6.9m

PROPOSED NORTH SIDE YARD SETBACK: 2.4m

PROPOSED SOUTH SIDE YARD SETBACK: 13.6m

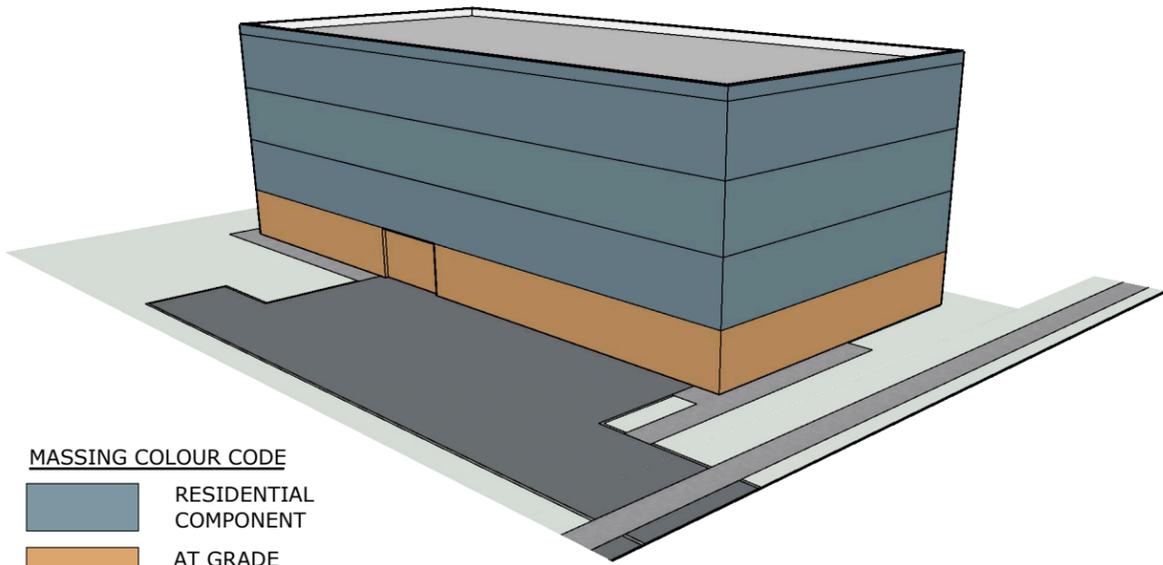
BUILDING HEIGHT:

MAXIMUM HEIGHT: 12m

PROPOSED HEIGHT: 13.5m

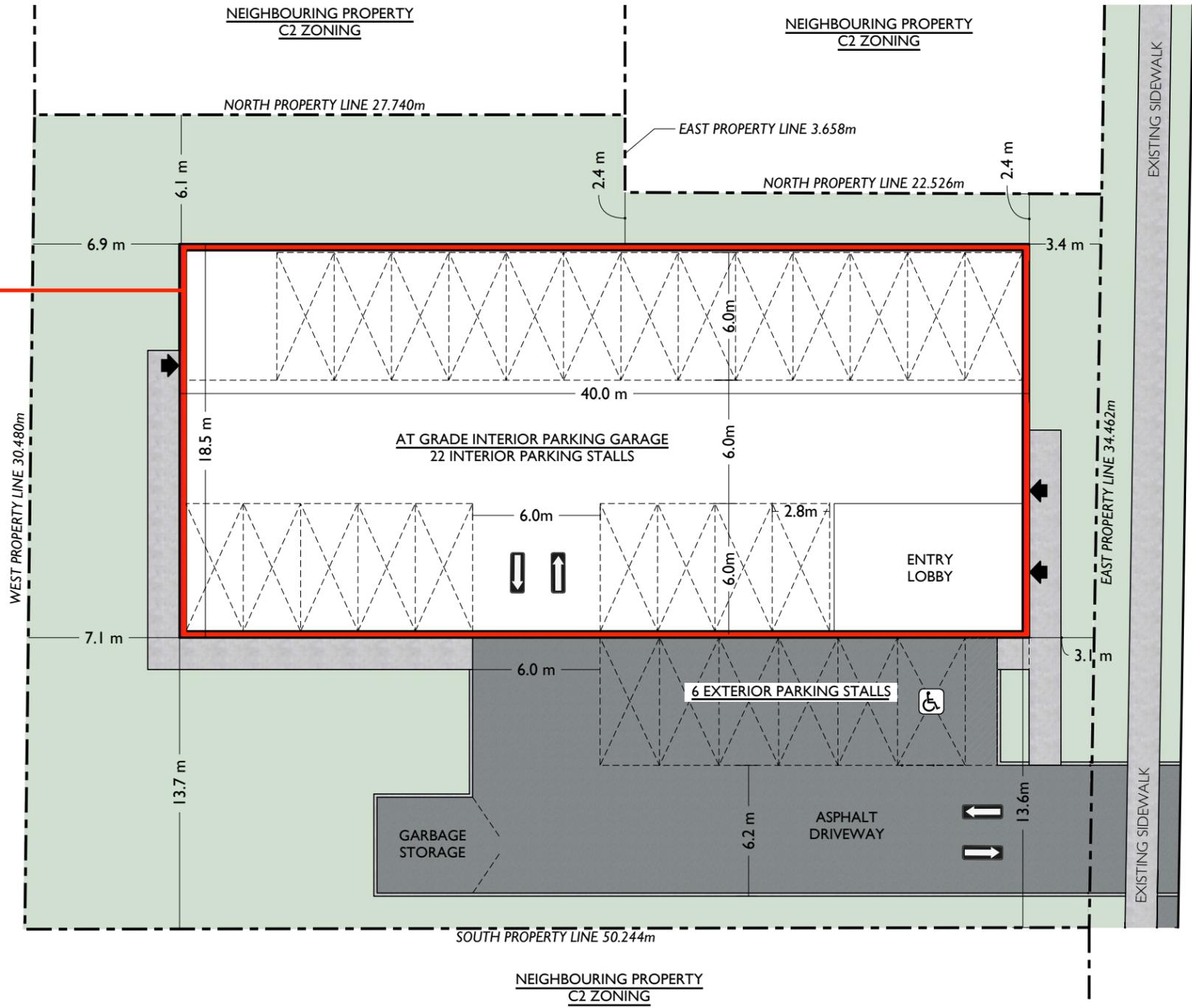
PARKING

REQUIRED # RESIDENTIAL PARKING STALLS: 1.3 PER UNIT = 28 PARKING STALLS



CONCEPT SITE MASSING

1
C01



CONCEPT SITE PLAN

scale: 1:250

2
C01



PRELIMINARY DEVELOPMENT CONCEPT,
 434 18th Avenue,
 Hanover, Ontario

CONCEPT SITE PLAN,
 PROPOSED 4 STOREY-21 UNIT APARTMENT BUILDING

REVISIONS	
MM/DD/YY	REMARKS
1 30/07/2021	ISSUED FOR PLANNING ADVISORY COMMITTEE REVIEW
2	...
3	...
4	...
5	...

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