



T.A. SCOTT
ARCHITECTURE + DESIGN
DRAWING INSPIRATION



DENSITY INFORMATION & COMPARISON:

PLANNING APPLICATION REVIEW #5 (DATED 2021.12.16) - CASE 21460 INDICATES MAX. 4.2 UNITS / ACRE (MATCHING THE LUB DENSITY REQUIREMENT). THE REVIEW COMMENTS NOTE 120 UNITS OVER 30 ACRES FOR THIS DEVELOPMENT.

LOT	UNITS	UNITS / ACRE	LOT COVERAGE (%)
PROPOSED DEVELOPMENT: @ 30.521 ACRE SITE:	120	4.0	0.047
CONTEXTUAL AVG.: (20 ADJ. LOTS)	1 EA	0.93	0.040

OFF-STREET PARKING

1.5 SPACES PER DWELLING UNIT
120 UNITS (3 BUILDINGS EACH 40 UNITS) X 1.5 = 180 OFF-STREET PARKING SPACES REQUIRED.

BUILDING A EXTERIOR PARKING: 30 SPACES
BUILDING A UNDERGROUND PARKING: 32 SPACES
BUILDINGS B+C EXTERIOR PARKING: 27 SPACES
BUILDINGS B+C UNDERGROUND PARKING: 32 SPACES

SITE LEGEND

	EXISTING BUILDING		CANADIAN RAIL
	ROADWAY		NON-DISTURBANCE AREA (WALKWAY)
	WATER BODY		DEVELOPMENT PROPERTY
	SITE CONTOURS		PROPERTY LINE
	1 LANDSCAPED AREA		6 CONSTRUCTION DISTURBANCE EXTENTS / NEW SODDING
	2 BIORETENTION AREA		7 RUMBLE STRIP
	3 RAIN GARDEN		8 SAND FILTER
	4 NEW LANDSCAPE BUFFER		9 VEGETATIVE SWALE
	5 EXISTING DENSELY WOODED AREA (NON-DISTURBANCE)		10 DETENTION BASIN

TOTAL PROPERTY AREA	121,226 SQ.M.
TOTAL PROPOSED DEVELOPMENT AREA	44,529 SQ.M.
DEVELOPED AREA	37%
EXISTING REMAINING TREED AREA (NON-DISTURBANCE)	63%

No.	Description	Date
4.	ISSUED FOR DA REVIEW	2022.02.10
3.	ISSUED FOR DA REVIEW	2021.12.24
2.	ISSUED FOR DA REVIEW	2021.11.01
1.	ISSUED FOR DA REVIEW	2021.06.08

Issue Schedule

No.	Description	Date

Revision Schedule

**Fall River South
Ingram Drive
Development**

Schedule C

**Preliminary
Landscaping
Master Plan**

Project Number	21-030
Date	2022.02.10
Drawn By	KKB
Checked By	TAS

A-101.1
Scale As indicated