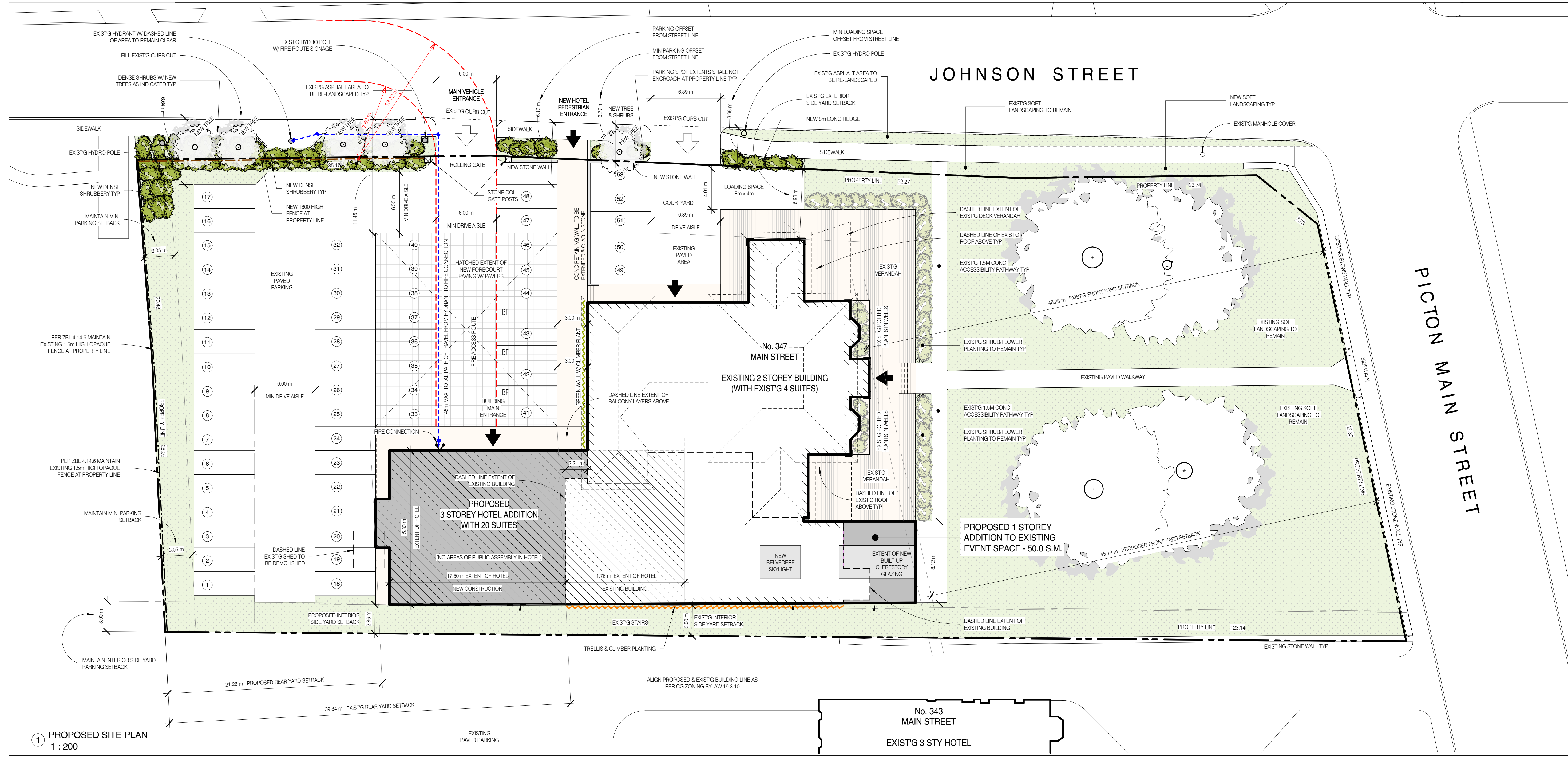
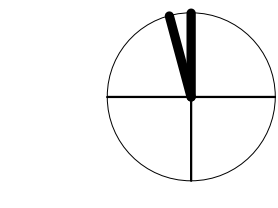


PARKING SPACE TYPICAL DETAILS		EXISTING FLOOR AREA USE		SITE STATISTICS	
	6.00 m	GROUND FLOOR GFA (TOTAL 813 m ²) PUBLIC ASSEMBLY USE: NON-PUBLIC USE:	324 m ² 489 m ²	SCOPE OF WORK: CHANGE OF USE FROM INSTITUTIONAL (I) ZONE TO GENERAL COMMERCIAL (CG) ZONE 3 STOREY REAR YARD ADDITION WITH 20 BEDROOM SUITES & 1 STOREY FRONT YARD ADDITION TO EXISTING EVENT SPACE	
	6.00 m	SECOND FLOOR GFA (TOTAL 364 m ²) NON-PUBLIC USE:	364 m ²	SECTION 19 GENERAL COMMERCIAL (CG) ZONE	PERMITTED
	8.00 m	TOTAL:	1,177 m ²	19.1 PERMITTED NON-RESIDENTIAL USES)	ACCESSORY USES INCLUDED EVENT SPACE, MEETINGS ROOMS & RESTAURANT
		NOTES: SECOND FLOOR HAS 4 EXIST'G HOTEL SUITES & NO AREAS OF PUBLIC ASSEMBLY		19.3 REGULATIONS FOR PERMITTED USES	
		PROPOSED FLOOR AREA USE		19.3.1 MINIMUM LOT AREA:	465 m ² (5,000 sq. ft.)
		GROUND FLOOR GFA (TOTAL 1,064 m ²) PUBLIC ASSEMBLY USE: NON-PUBLIC USE:	324 m ² 740 m ²	19.3.2 MINIMUM LOT FRONTAGE:	15 m (50 ft.)
		SECOND FLOOR GFA (TOTAL 798 m ²) NON-PUBLIC USE:	798 m ²	19.3.3 MINIMUM FRONT YARD SETBACK:	7.5 m (25 ft.)
		THIRD FLOOR GFA (TOTAL 434 m ²) NON-PUBLIC ASSEMBLY USE:	434 m ²	19.3.4 MINIMUM EXTERIOR SIDE YARD SETBACK:	6 m (20 ft.)
		TOTAL:	2,296 m ²	19.3.5 MINIMUM INTERIOR SIDE YARD SETBACK:	4.0 m (13 ft.)
		NOTES: -SECOND FLOOR OF EXIST'G BUILDING HAS 4 EXIST'G HOTEL SUITES & NO AREAS OF PUBLIC ASSEMBLY -PROPOSED 3 STOREY HOTEL HAS 20 SUITES & NO AREAS OF PUBLIC ASSEMBLY THROUGHOUT HOTEL EXTENTS -GARBAGE STORAGE INDOORS AND WHEELED OUT TO LOADING AREA FOR COLLECTION AT DESIGNATED TIME/DATE.		19.3.6 MINIMUM REAR YARD SETBACK:	6 m (20 ft.)
				19.3.7 MAXIMUM LOT COVERAGE:	40 %
				19.3.8 MINIMUM LANDSCAPED OPEN SPACE:	30%
				19.3.9 MAXIMUM HEIGHT OF BUILDINGS:	12 m (40 ft.)
				GROSS FLOOR AREA:	1,265.0 m ² (13,616.3 sq. ft.)
				5.1.1.ii PARKING PROVISIONS	
				EVENT SPACE & MEETING ROOMS:	1 SPACE PER 9 m ² OF PUBLIC USE AREAS (36 SPACES REQ'D) [324 m ²]
				HOTEL ROOMS:	1 SPACE PER SUITE (24 SPACES REQ'D) [24 SUITES]
				TOTAL PARKING:	60 SPACES REQUIRED INCL BARRIER FREE
				BARRIER FREE:	1 SPACE PER 20 SPACES (3 SPACES REQ'D)
				5.2.1 LOADING SPACE:	1 LOADING SPACES FOR UP TO 2,350m ² GFA (1 SPACE REQ'D)
				EXISTING	INSTITUTIONAL (I) ZONE
					PROPOSED
					NOTES
					SPECIAL BY-LAW PROVISION REQ'D
					SPECIAL BY-LAW PROVISION REQ'D TO DESIGNATE JOHNSON ST AS THE NEW FRONT OF BUILDING FOR THE PURPOSES OF DEFINING BUILDING HEIGHT
					SPECIAL BY-LAW PROVISION REQ'D
					SPECIAL BY-LAW PROVISION REQ'D FOR SIZE & LOCATION IN EXTERIOR SIDE YARD



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The General Contractor shall check and verify all dimensions and report all errors and omissions. Do not scale drawings. These documents shall only be used for the purpose indicated below, when as noted and initiated by the Architect.

Certificate of Practice No.: 1796
Architect's BCIN:

SPA/Planning Permit Tender Contract Construction

No.	Description	Chk'd	Date
1	Issued for Zoning By-Law Amendment		2023.12.05

THE CAPE

347 Picton Main Street
Picton ON K0K 2T0

Scale: As indicated
Date Plotted: 2023.12.05
Drawn: JH
Checked: JK
File Name:

Project No./Drawing No.

Site Plan + Site Statistics

A050