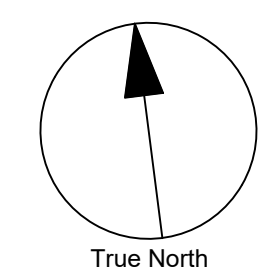


EXISTING INSTITUTIONAL – ZONE 1  
(PUBLIC SCHOOL)



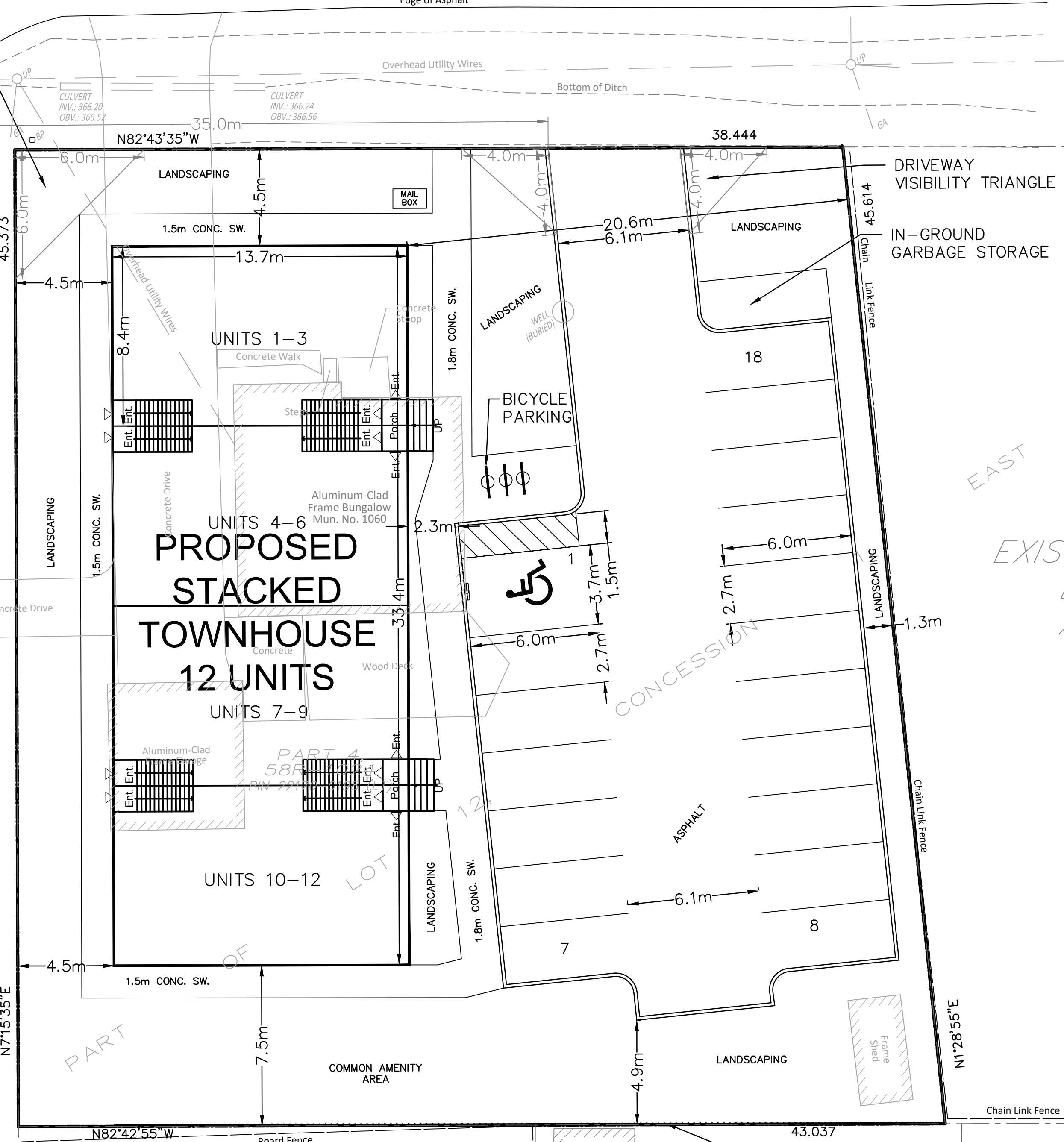
KNOWN AS QUEEN'S BUSH ROAD  
(FORMERLY QUEEN STREET (R.C.P. 1148, FORMERLY WILLIAM STREET (R.C.P. 622))

QUEENS BUSH RD.

VILLAGE ROAD  
(R.C.P. 1148)

PROPOSED  
STACKED  
TOWNHOUSE  
12 UNITS

EXISTING UTILITY  
BUILDING  
ZONE UR

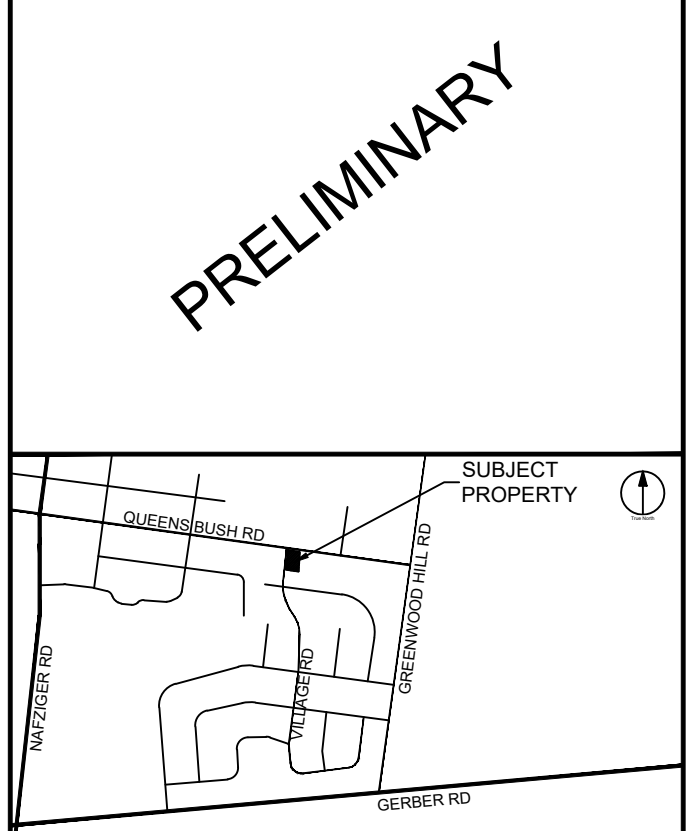


ZONING BY-LAW		
UR2 (URBAN RESIDENTIAL TWO)	REQUIRED	PROVIDED
PERMITTED USE	TOWNHOUSE DWELLINGS	STACKED TOWNHOUSE DWELLINGS
MIN. LOT AREA: 175m <sup>2</sup> / UNIT	2,100m <sup>2</sup>	1,848.7m <sup>2</sup>
MIN. LOT FRONTAGE: CORNER LOT	12.0m	38.4m
MAX. BUILDING HEIGHT	9.0m	max. 9.0m
MIN. FLOOR AREA	100m <sup>2</sup> / UNIT	min. 100m <sup>2</sup> / UNIT
FRONT YARD DEPTH	6.0m	4.5m
EXTERIOR SIDE YARD DEPTH	6.0m	4.5m
INTERIOR SIDE YARD DEPTH	0.5x BUILDING HEIGHT, MIN. 3.0m	20.6m
REAR YARD DEPTH	7.5m	7.5m
MAX. LOT COVERAGE	40%	24%
MIN. LANDSCAPED OPEN SPACE	30%	33%
MIN. DISTANCE DRIVEWAY TO INTERSECTION OF STREETS	9.0m	>9.0m
PARKING		
1.5 SPACES / TWN. UNIT	18	18
TYP. PARKING SPACE DIMENSIONS	2.7m x 6.0m	2.7m x 6.0m
ACCESSIBLE SPACES: 4%	1 TYPE A	1 TYPE A
ACCESSIBLE SPACE WIDTH	TYPE A: 3.7m WIDTH 1.5m ACCESS AISLE	TYPE A: 3.7m WIDTH 1.5m ACCESS AISLE

CLIENT  
**BRADLEY & CO**  
1060 QUEENS BUSH ROAD

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ISSUES		
No.	DESCRIPTION	DATE
1	SITE PLAN SUBMISSION	2023-01-26



**PRELIMINARY**

PROJECT  
**1060 QUEENS BUSH ROAD**  
TOWNSHIP OF WELLESLEY

IBI GROUP  
Suite 101 - 410 Albert Street  
Waterloo ON N2L 3V3 Canada  
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ibigroup.com

PROJECT NO:  
141040

SCALE:  
1:150

DRAWN BY:  
E.T.

CHECKED BY:  
C.T.

PROJECT MGR:  
D.W.S.

APPROVED BY:  
D.W.S.

SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**SP1**

ISSUE  
**01**

File Location: J:\141040\_1060\_Queens\_V1.0\_Production\03\_Design\17\_Planning\Sheets\141040\_SP.dwg Last Saved: February 27, 2023, by emma.illery Plotted: Tuesday, March 7, 2023 10:44:40 AM by Emma Tilley