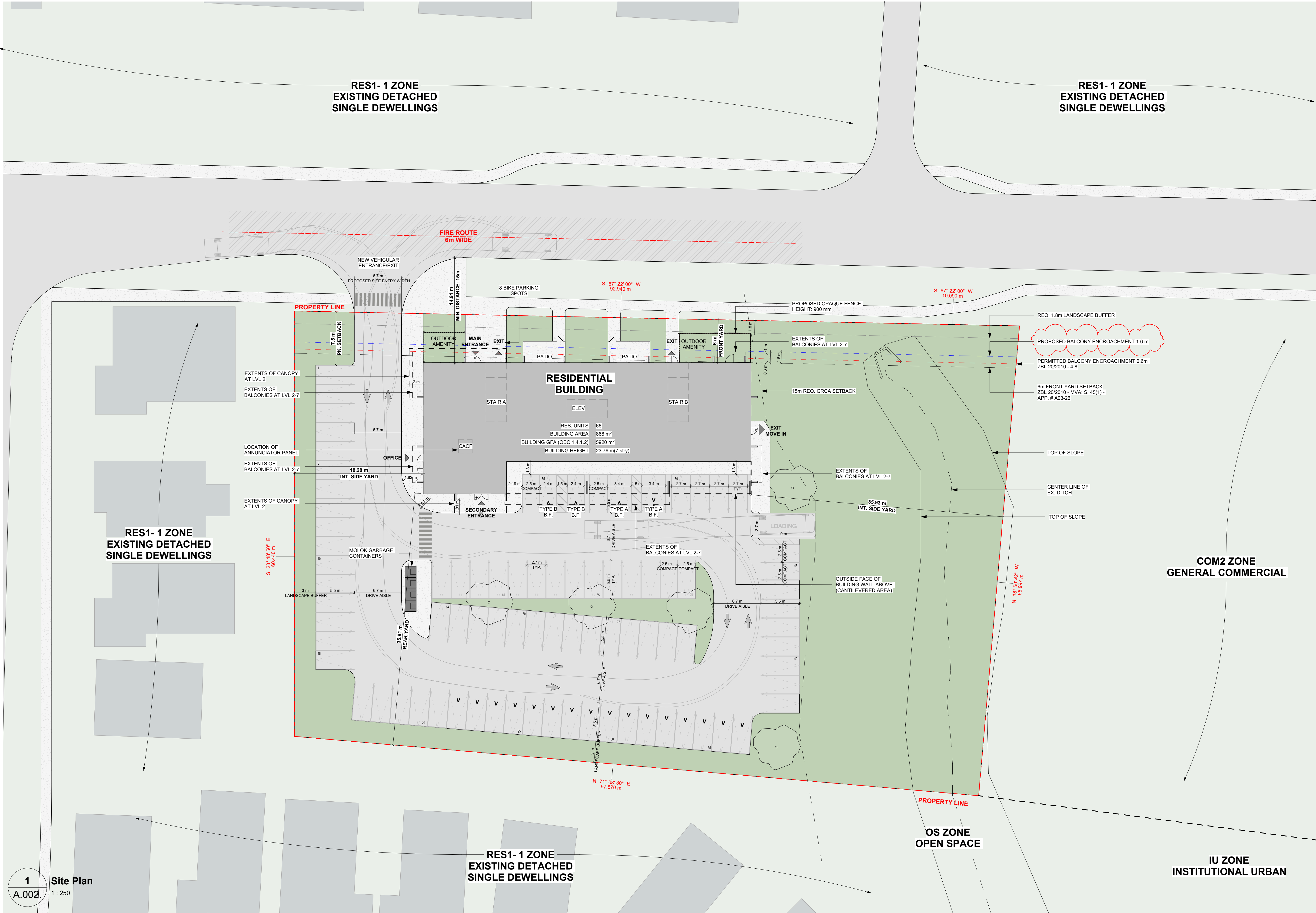




1  
A.002

Site Plan  
1:250

| SITE INFORMATION                 |  |          |                      |
|----------------------------------|--|----------|----------------------|
| CURRENT ZONE: RES4(1)(H1)        |  | REQUIRED | PROVIDED             |
| General Provision                |  | 0%       | 68%                  |
| Number of Units                  |  | N/A      | 103.43 Units/Ha      |
| Part 12 - 12.1                   |  | 6000 m²  | 6381.38 m²           |
| Lot Area                         |  | min      |                      |
| General Provision                |  | 0%       | 13.61%               |
| Lot Coverage                     |  | N/A      | 888.49 m²            |
| Part 12 - 12.1                   |  | 150      | 103.43               |
| Density - Max 150 per hectare    |  | max      | Units/Ha             |
| Part 6 - Table 6.6               |  | 60 m     | 103.01 m             |
| Lot Frontage                     |  | min      |                      |
| Part 6 - Table 6.6               |  | 0 m      | 23.76 m              |
| Building Height                  |  | N/A      |                      |
| MVA: S. 45(1) - APP. # A03-26    |  | 6 m      | 6 m                  |
| Front Yard Setback               |  | min      |                      |
| Part 6 - Table 6.6 & E.P.        |  | 10.5 m   | 37.13 m              |
| Interior Right Side Yard Setback |  | min      |                      |
| Part 6 - Table 6.6 & E.P.        |  | 10.5 m   | 18.28 m              |
| Interior Left Side Yard Setback  |  | min      |                      |
| Part 6 - Table 6.6 & E.P.        |  | 10.5 m   | 35.93 m              |
| Rear Yard Setback                |  | min      |                      |
| General Provision                |  | 0%       | 49.96%               |
| Landscape Open Space             |  | N/A      |                      |
| Landscape Open Space Breakdown   |  |          |                      |
| Hardscape (Sidewalk Area) :      |  | =        | 362.29 m² (11.36%)   |
| Softscape (Green area) :         |  | =        | 2,925.58 m² (88.64%) |
| Total Landscape Open Space :     |  | =        | 3,187.86 m² (49.96%) |

|                                                        |  |                             |                        |
|--------------------------------------------------------|--|-----------------------------|------------------------|
| General Provision                                      |  | 0%                          | 13.31%                 |
| Amenity Area                                           |  | N/A                         |                        |
| Amenity Area Breakdown                                 |  |                             |                        |
| Total Required Amenity Area                            |  | =                           | 0.00 m²                |
| Balconies Area:                                        |  | =                           | 589.91 m² (69.48%)     |
| Patio (Residential):                                   |  | =                           | 36.54 m² (4.30%)       |
| Indoor Amenity                                         |  | =                           | 151.24 m² (17.81%)     |
| Patio/Outdoor Amenity                                  |  | =                           | 71.41 m² (8.41%)       |
| Total Provided Amenity Area:                           |  | =                           | 849.10 m² (13.31%)     |
| Total Provided Amenity Area (m² / Unit)                |  | =                           | 12.87 m²               |
| Part 5 - 5.5.1                                         |  | 1.8                         | 1.8                    |
| Loc. of Parking: 1.8m from Bldg. on the same lot       |  | min                         |                        |
| Part 5 - Table 5.5                                     |  | 66                          | 67                     |
| Residential Parking requirement                        |  | min                         |                        |
| Residential Parking Breakdown                          |  |                             |                        |
| Total Units                                            |  | = 66 Units x 1.00 = 66      | Parking Spots Required |
| Total Units                                            |  | = 66 Units x 1.02 = 67      | Parking Spots Provided |
| Part 5 - Table 5.5                                     |  | 17                          | 17                     |
| Visitors Parking Req. 0.25/Unit                        |  | min                         |                        |
| Visitor Parking Breakdown                              |  |                             |                        |
| Total Units                                            |  | = 66 Units x 0.25 = 17      | Parking Spots Required |
| Total Units                                            |  | = 66 Units x 0.25 = 17      | Parking Spots Provided |
| Ontario Regulation 191/11 & 413/12                     |  | 4                           | 4                      |
| Accessible Parking Requirement                         |  | min                         |                        |
| Accessible Parking Breakdown                           |  |                             |                        |
| Total Parking (13-100)                                 |  | = Type A(2) + Type B(2) = 4 | Required               |
| Total Parking                                          |  | = Type A(2) + Type B(2) = 4 | Provided               |
| Part 5 - 5.2.3.4                                       |  | 8                           | 8                      |
| Compact Car Parking                                    |  | max                         | 10% total              |
| Compact Car Parking Breakdown                          |  |                             |                        |
| Total Parking = 85 Parking Spots x 0.10 = 8.5 Required |  |                             |                        |
| Total Parking = 85 Parking Spots x 0.10 = 8.5 Provided |  |                             |                        |
| * Width: 2.5 m x Length 5.5 m                          |  |                             |                        |
| Part 5 - Table 5.9.2                                   |  | 23                          | 26                     |
| Bicycle Parking Requirement                            |  | min                         |                        |
| Long-Term Bicycle Parking Breakdown                    |  |                             |                        |
| Total Units                                            |  | = 66 Units x 0.25 = 17      | Parking Spots Required |
| Total Units                                            |  | = 66 Units x 0.27 = 18      | Parking Spots Provided |
| Short-Term Bicycle Parking Breakdown                   |  |                             |                        |
| Total Units                                            |  | = 66 Units x 0.08 = 6       | Parking Spots Required |
| Total Units                                            |  | = 66 Units x 0.12 = 8       | Parking Spots Provided |

| PARKING INFORMATION   |          |          |         |          |
|-----------------------|----------|----------|---------|----------|
| Type                  | Required | Provided | Surface | Location |
| ACCESSIBLE WITH AISLE | 3        | 3        | 3       | 0        |
| STANDARD              | 63       | 64       | 64      | 0        |
| RESIDENTIAL           | 66       | 67       | 67      | 0        |
| ACCESSIBLE WITH AISLE | 1        | 1        | 1       | 0        |
| STANDARD              | 16       | 16       | 16      | 0        |
| VISITOR               | 17       | 17       | 17      | 0        |
| TOTAL SITE PARKING    | 83       | 84       | 84      | 0        |

| BICYCLE INFORMATION   |          |          |         |          |
|-----------------------|----------|----------|---------|----------|
| Type                  | Required | Provided | Surface | Location |
| LONG-TERM BIKE PARK.  | 17       | 18       | 18      | 0        |
| SHORT-TERM BIKE PARK. | 6        | 8        | 8       | 0        |
| TOTAL BICYCLE PARKING | 23       | 26       | 26      | 0        |

| RESIDENTIAL UNIT / PARKING RATIO |         |       |
|----------------------------------|---------|-------|
| Units                            | Parking | Ratio |
| 66                               | 84      | 1.27  |

| BUILDING EFFICIENCY |             |            |       |
|---------------------|-------------|------------|-------|
| Zone Type           | Area (sqft) | Area (sqm) | Ratio |
| Common              | 4,992       | 464        | 8%    |
| Non-Residential     | 8,209       | 763        | 13%   |
| Residential         | 50,526      | 4,694      | 79%   |
| GRAND TOTAL         | 63,727      | 5,920      |       |

| UNIT CALCULATIONS |       |       |                |               |
|-------------------|-------|-------|----------------|---------------|
| Name              | Count | Ratio | Average (sqft) | Average (sqm) |
| ONE BED           | 20    | 30%   | 671            | 62            |
| STUDIO            | 8     | 12%   | 348            | 32            |
| TWO BED           | 38    | 58%   | 904            | 84            |
| GRAND TOTAL       | 66    |       |                |               |

| UNIT TYPE BREAKDOWN - TOTAL BUILDING |                  |                 |                   |                  |             |
|--------------------------------------|------------------|-----------------|-------------------|------------------|-------------|
| Name                                 | Unit Area (sqft) | Unit Area (sqm) | Total Area (sqft) | Total Area (sqm) | Count Ratio |
| ONE BED                              | 653              | 61              | 12                | 7,841            | 728 18%     |
| ONE BED                              | 695              | 65              | 8                 | 5,561            | 517 12%     |
| STUDIO                               | 343              | 32              | 4                 | 1,372            | 127 6%      |
| STUDIO                               | 352              | 33              | 4                 | 1,409            | 131 6%      |
| TWO BED                              | 880              | 82              | 12                | 10,565           | 981 18%     |
| TWO BED                              | 899              | 83              | 12                | 10,783           | 1,002 18%   |
| TWO BED                              | 920              | 85              | 7                 | 6,439            | 598 11%     |
| TWO BED                              | 936              | 87              | 7                 | 6,555            | 609 11%     |
| GRAND TOTAL                          |                  |                 | 66                | 50,526           | 4,694 100%  |

|  |  |                                                                                                    |                                                                                                                                                                                                                           |                                                                                                                                                                     |  |                                                                                                                                                                                                  |  |                                               |  |
|--|--|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------|--|
|  |  | CLIENT                                                                                             | ASSOCIATION WITH                                                                                                                                                                                                          | GENERAL DISCLAIMER                                                                                                                                                  |  | PROJECT                                                                                                                                                                                          |  | SHEET NAME                                    |  |
|  |  | <br>BY STUBBE'S | <br>DESIGN + VIRTUAL BUILD<br>BIMstudio Inc. T: 647 309 7543<br>E: bim@bimstudio.ca<br>636 KING ST W, 3RD FLR,<br>TORONTO, ON, M5V 1M7 | 1. ALL CONSTRUCTION TO MEET THE CURRENT REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ZONING BY-LAWS.                                                               |  | 3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL DRAWINGS, GEOTECHNICAL REPORT(S) & ENVIRONMENTAL REPORT(S). |  | 7 MARSH ROAD, 7 STOREY, 66 UNITS              |  |
|  |  |                                                                                                    |                                                                                                                                                                                                                           | 2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, ASSEMBLIES, AND TAGS PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT. |  | 4. ARCHITECTURAL DRAWINGS SHALL NOT BE REPRODUCED WITHOUT CONSENT FROM THIS ARCHITECT.                                                                                                           |  |                                               |  |
|  |  | Stubbe's Precast, T: 519 424 2183<br>44 Muir Line, Harley, ON NOE 1E0                              |                                                                                                                                                                                                                           |                                                                                                                                                                     |  |                                                                                                                                                                                                  |  | 1 Issued for Proposal V2 July 09, 2026 RBP    |  |
|  |  |                                                                                                    |                                                                                                                                                                                                                           |                                                                                                                                                                     |  |                                                                                                                                                                                                  |  | 2 Issued for Minor Variance July 21, 2026 RBP |  |
|  |  |                                                                                                    |                                                                                                                                                                                                                           |                                                                                                                                                                     |  | ADDRESS                                                                                                                                                                                          |  | SCALE                                         |  |
|  |  |                                                                                                    |                                                                                                                                                                                                                           |                                                                                                                                                                     |  | 7 MARSH ROAD, PORT HOPE, ON                                                                                                                                                                      |  | As indicated                                  |  |
|  |  |                                                                                                    |                                                                                                                                                                                                                           |                                                                                                                                                                     |  | CLIENT                                                                                                                                                                                           |  |                                               |  |
|  |  |                                                                                                    |                                                                                                                                                                                                                           |                                                                                                                                                                     |  | BIRKDALE GROUP                                                                                                                                                                                   |  |                                               |  |
|  |  |                                                                                                    |                                                                                                                                                                                                                           |                                                                                                                                                                     |  |                                                                                                                                                                                                  |  | ISSUE DATE 24"x36" 2026-07-21                 |  |
|  |  |                                                                                                    |                                                                                                                                                                                                                           |                                                                                                                                                                     |  |                                                                                                                                                                                                  |  | ISSUE DATE 2026-07-21                         |  |
|  |  |                                                                                                    |                                                                                                                                                                                                                           |                                                                                                                                                                     |  |                                                                                                                                                                                                  |  | PROJECT # 102                                 |  |
|  |  |                                                                                                    |                                                                                                                                                                                                                           |                                                                                                                                                                     |  |                                                                                                                                                                                                  |  | DRAWN BY VF                                   |  |
|  |  |                                                                                                    |                                                                                                                                                                                                                           |                                                                                                                                                                     |  |                                                                                                                                                                                                  |  | CHECKED BY RBP                                |  |
|  |  |                                                                                                    |                                                                                                                                                                                                                           |                                                                                                                                                                     |  |                                                                                                                                                                                                  |  | A.002.                                        |  |