

OPTION D :1 MULTIFAMILY BUILDING 60 UNITS (4 STOREY MF) + TOWNHOUSES 58 UNITS + COMMERCIAL 4 UNITS , TOTAL 122 UNITS ULVERSTON AVE, CUMBERLAND PROPOSED REZONE

DATA- ULVERSTON AVE, CUMBERLAND	
SITE AREA:	287,252 SF (28.54HE)
	87,691 SF (DEDICATED PARK AREA)
	199,561 SF
FAR:	0.7 SF
LOT COVERAGE:	25% SF
BUILDING HEIGHT:	16 M (MULTIFAMILY - 4 STOREY) 12.5 M (TOWNHOUSES - 3 STOREY)
UNITS:	TOTAL UNITS = 122 (MULTIFAMILY - 60 UNITS - 1 bed, 2 bed & studio) (TOWNHOUSES - 58 UNITS - 1200 SF each) (COMMERCIAL - 4 UNITS - 8000 SF Total)
PARKING: (SURFACE)	171 CARS 60 CARS - MF (1000 SF) 1:1 (30 x 40 CARS & 30 x 1800 CARS) 52 CARS - TOWNHOUSE TYPE A & C (24 UNITS) 2:1 48 CARS - TOWNHOUSE TYPE B (34 UNITS) 1.5:1 11 CARS - COMMERCIAL (8 - BAY CARS & 3 - MOTOR CARS)
SETBACKS:	FRONT: 3.0 M REAR: > 4 M SIDE: > 1.5 M
BIKE PARKING:	SHORT TERM: 31 (PROVIDED) (0.52/m ²) LONG TERM: 93 (PROVIDED) (1.57/m ²) <small>(SEE PARKING TOP TOWNHOUSES AND MF PROVIDED)</small>



JOYCE REID TROOST ARCHITECTURE
2515 GLENAYR DRIVE
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ARCH. STAMP

LOT A ULVERSTON AVE REZONE
ULVERSTON AVE, CUMBERLAND

CLIENT
Dreger Holdings Ltd.

REV. DATE	NUMBER	DESCRIPTION
2024.07.05	01	ISSUE FOR PERMIT
2024.07.05	02	REVISED PERMIT
2024.07.05	03	REVISED PERMIT
2024.07.05	04	REVISED PERMIT
2024.07.05	05	REVISED PERMIT
2024.07.05	06	REVISED PERMIT
2024.07.05	07	REVISED PERMIT
2024.07.05	08	REVISED PERMIT
2024.07.05	09	REVISED PERMIT
2024.07.05	10	REVISED PERMIT

DATE	JULY 05, 2024	SITE PLAN AND DATA
SCALE	Scale: 1:400	
DRAWN BY	JRT	A100



OVERSIZED RESIDENTIAL PATIOS ALONG ULVERSTON:

- GROUNDS THE BUILDING
- ACTIVATES SITEWALK AND STREETScape



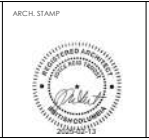
AMENITY SPACES:

- PLAYGROUND AS FOCAL POINT IN THE CENTER OF SITE
- WALKWAY TRAIL NETWORK ACROSS SITE



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REV. DATE	NUMBER	DESCRIPTION
20-10-2024	01	ISSUE FOR ICF
21-10-2024	02	ISSUE FOR ICF
15-09-2023	03	ISSUE FOR ICF

DATE: JULY 25, 2024
 SCALE: SEE DRAWING
 DRAWN BY: JRT
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OPTION D
 SITE PLAN & IMAGERY
A000



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