

COBOURG AH
315-325 UNIVERSITY AVE W.,
COBOURG, ON

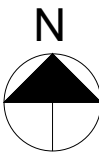
DRAWING LIST:

ARCHITECTURAL

A1.00	SITE STATISTICS
	SITE SURVEY
A1.01	SITE PLAN
A3.00	BASEMENT PLAN
A3.01	GROUND FLOOR PLAN
A3.02	SECOND FLOOR PLAN
A3.03	THIRD FLOOR PLAN
A3.04	FOURTH FLOOR PLAN
A3.05	ROOF PLAN
A5.00	NORTH & WEST ELEVATIONS
A5.01	SOUTH & EAST ELEVATIONS
A6.00	SECTIONS
A10.00	3D VIEWS



NORTHWEST CORNER



SUBJECT SITE

CONTEXT PLAN

May 30, 2019

Revisions:

DESCRIPTION:	DATE:
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COBOURG AH

AREA SUMMARY

Lot Area: 4,854.7 m2 52,255 sf Density 0.94 Lot Coverage: 26.8 % Building Height: 12.6 m + Mech.
Total Building GFA: 4,579.8 m2 49,297 sf

												GFA exemptions per Bylaw 2020, Part 16			
Level	COMMON AREA/		PARKING		RESIDENTIAL		INDOOR AMENITY		CONSTRUCTION AREA (GCA)		EFFICIENCY	GFA EXEMPTIONS		TOTAL GFA	
	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf		m2	sf	m2	sf
P-1	242.4	2,609	1,059.5	11,404	0.0	0	0	0	1,301.9	14,014		1,279.8	13,776	22.1	238
Ground Floor	232.5	2,503	0	0	970.4	10,445	0.0	0	1,202.9	12,948	81%	65.1	701	1,137.8	12,247
2	116.3	1,252	0	0	1,058.9	11,398	124.8	1,343	1,300.0	13,993	81%	164.6	1,772	1,135.4	12,221
3	116.3	1,252	0	0	1,183.7	12,741	0	0	1,300.0	13,993	91%	39.8	428	1,260.2	13,565
4	116.3	1,252	0	0	947.8	10,202	0	0	1,064.1	11,454	89%	39.8	428	1,024.3	11,025
Total	823.8	8,867	1,060	11,404	4,160.8	44,786	124.8	1,343	6,168.9	66,401	85%	1,589.1	17,105	4,579.8	49,297
Note: not including balcony area															

UNITS SUMMARY

Level	RESIDENTIAL UNITS					
	Bach	1B	1B+D	2B	2B+D	Total
Ground Floor	3	5	3	4	1	16
Second Floor	3	3	3	5	3	17
Third Floor	3	3	4	6	3	19
Fourth Floor	5	7	7	0	0	19
Total	14	18	17	15	7	71
	20%	25%	24%	21%	10%	100%
avg unit	400 sf	550 sf	650	750sf	850sf	

Proposed Vehicle Parking

Total Number of Units	Affordable Housing Share	Units		Paring Supply Rate	Paring Supply
71	20%	Affordable Housing	14	0.63 Per Unit (As per TTS results)	9
		Regular	57	1.25 Per Unit (by-law requirements)	71
Total Recommended					80
Total Provided					80

Issued:

Issued for ZBA / SPA MAY 07, 2019

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Consultants:

STRUCTURAL:

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PROPOSED MIXED USE DEVELOPMENT

ADDRESS:
315-325 UNIVERSITY AVE W., COBOURG, ON

DEVELOPMENT STATISTICS

PROJECT NO.: 1901
SCALE: N/A
DATE: MAY 30, 2019
DRAWN BY: HI

DRAWING NO.:

A1.00

UNIVERSITY AVENUE
(FORMERLY SEMINARY STREET ESTABLISHED BY CADDY PLAN)
PIN 51090-0407 (LT)

SURVEYOR'S REAL PROPERTY REPORT OF
PART 1:
PLAN OF PART OF LOTS 8,9,10& 11
BLOCK B
CADDY PLAN
(FORMERLY LOT 19, CONCESSION A, HAMILTON)
TOWN OF COBOURG
(COUNTY OF NORTHUMBERLAND)

SCALE 1:200
5 0 5 10 metres

A. AZIZ SURVEYORS INC., O.L.S.
METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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THE REPRODUCTION, ALTERATION OR USE OF THIS REPORT IN WHOLE OR IN
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IS STRICTLY PROHIBITED.

REPORT

* THIS REPORT WAS PREPARED FOR BLANKBARI, AND THE UNDERSIGNED
ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

BOUNDARIES

* PART OF LOTS 8,9,10& 11/ BLOCK B, CADDY PLAN

TITLE SEARCH INDICATES

* NO EASEMENTS OR RIGHT OF WAYS REGISTERED ON TITLE.

ZONING

* NO INVESTIGATION WITH RESPECT TO MUNICIPAL ZONING BY LAW HAS BEEN MADE
FOR THE SUBJECT PROPERTY (PROPERTIES).

ENCROACHMENTS

* PLEASE NOTE: THE POSITION OF THE FENCES IN RELATION TO THE EASTERLY &
WESTERLY BOUNDARIES; THEY ARE LOCATED OVER THE SUBJECT BOUNDARIES TO
THE EXTENT SHOWN ON THE PLAN.

BEARING NOTE

* BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE SOUTHERLY LIMIT
OF UNIVERSITY AVENUE HAVING A BEARING OF N71°22'30"E

GEODETIC

* ELEVATIONS SHOWN GEODETIC, DERIVED FROM TOWN OF COBOURG
BENCH MARK: 801070200, ELEVATION 36.92M

LEGEND

SB	INDICATES SURVEY MONUMENT FOUND	IB	INDICATES IRON BAR
MB	STANDARD IRON BAR	MB	MANHOLE
N.E.S.W.	NORTH, EAST, SOUTH, WEST	CB	CATCH BASIN
CB	BOARD FENCE	CA	CABLE BOX
DBF	DOUBLE BOARD FENCE	CU	CUT WIRE
CLF	CHAIN LINK FENCE	HP/P	HYDRO POLE/LAMP POST
LF	LATICE FENCE	OW	OVERHEAD WIRE
P1	PLAN 39R-2344	TH	TOP OF FIRE HYDRANT
P2	PLAN 39R-15861	UN	UNKNOWN
P3	PLAN 39R-3792	MS	MEASURED
P4	HORTON/MALLICK DAVIES LTD., O.L.S.	CT	CONTOUR TREE
785	W.A. BROOK O.L.S.	CTL	CONTOUR TREE TRUNK
1219	W.A. BROOK O.L.S.	DS	DECK
1058	I.W.A. WALLACE LTD., O.L.S.	TV	TV BOX
921	P.S.N.A.M. O.L.S.	GV	GAS VALVE
		HYD	HYDRO BOX

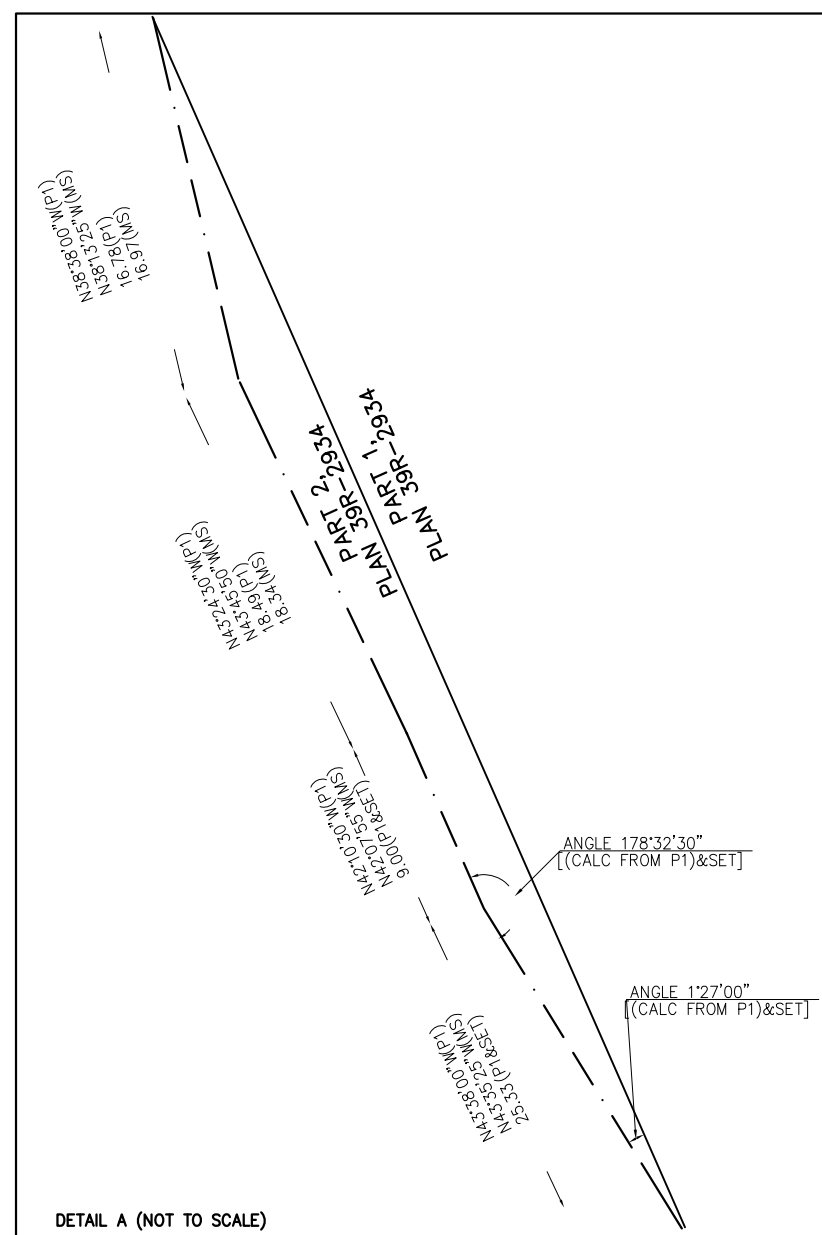
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 8th DAY OF MAY, 2018.
* SURVEY UPDATED TO ADD 311 UNIVERSITY AVENUE AND
387 WILLIAM STREET ON APRIL 22, 2019

DATE: MAY 22, 2018
A. ABDI SHAHID
ONTARIO LAND SURVEYOR

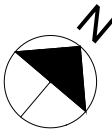
A. AZIZ SURVEYORS INC.
ONTARIO LAND SURVEYORS
120 NEWKIRK ROAD #51, RICHMOND HILL, ONT. L4C 9S7
Tel: (905) 237-8224 Fax: (416) 477-5465
Website: M-Azizsurveyors.ca
E-Mail: aziz@aazizsurveyors.ca

PROJECT NUMBER	PROJECT
18-122	315-325& 311 UNIVERSITY AVENUE
19-096	387 WILLIAM STREET (SR-PR)
DRAWN BY: S.H.	CHECKED BY: A.A.



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN COMMISSIONARY FORM
2054723

THIS PLAN IS NOT VALID
UNLESS IT IS AN UNREVOKED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1059, Section 26(3)



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Consultants:

STRUCTURAL:

MECHANICAL:

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ARCHITECT:

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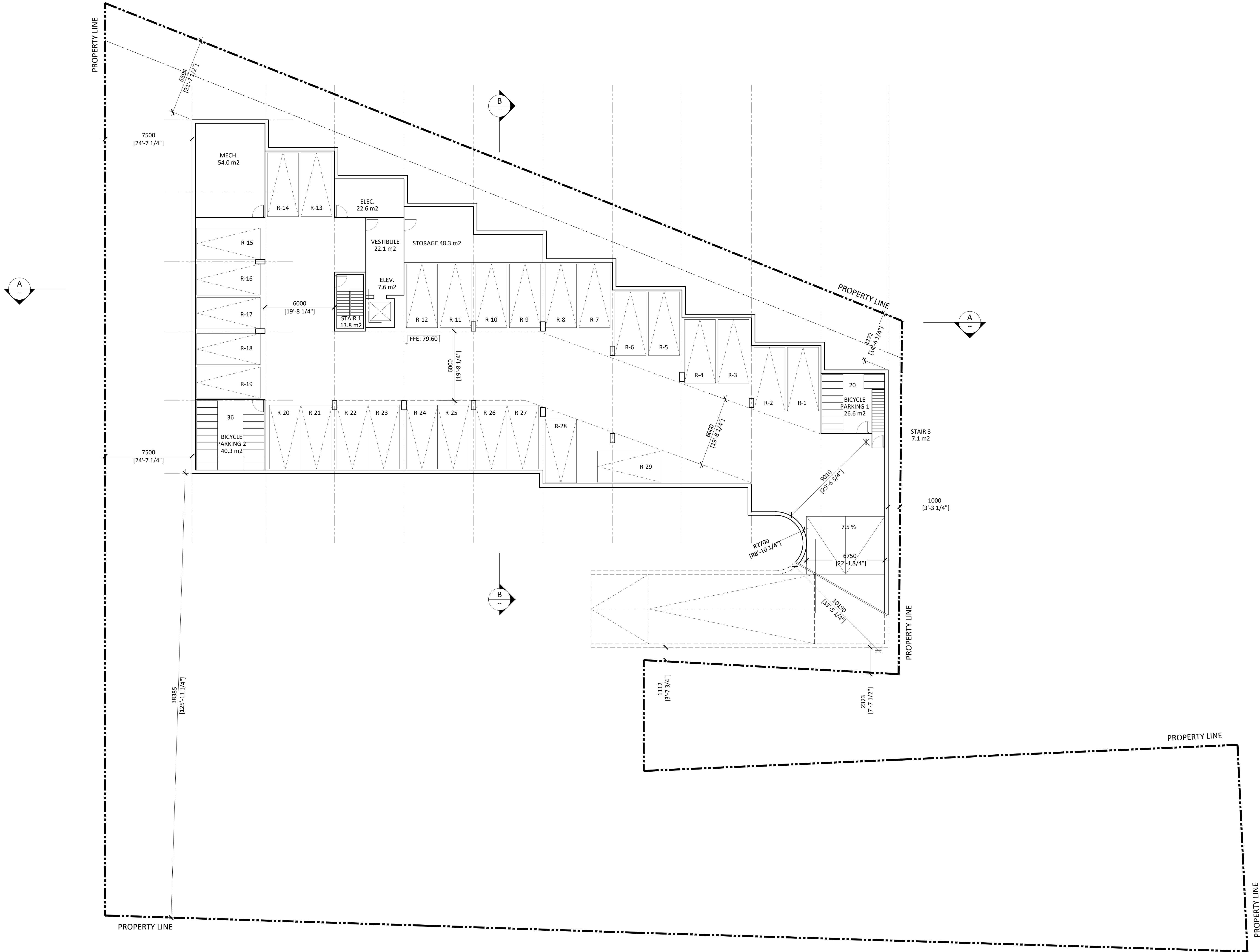
ADDRESS:
315-325 UNIVERSITY AVE W., COBOURG, ON

BASEMENT PLAN

PROJECT NO.: 1901
SCALE: 1:150
DATE: MAY 30, 2019
DRAWN BY: HI

DRAWING NO.:

A3.00





DESCRIPTION: _____ DATE: _____

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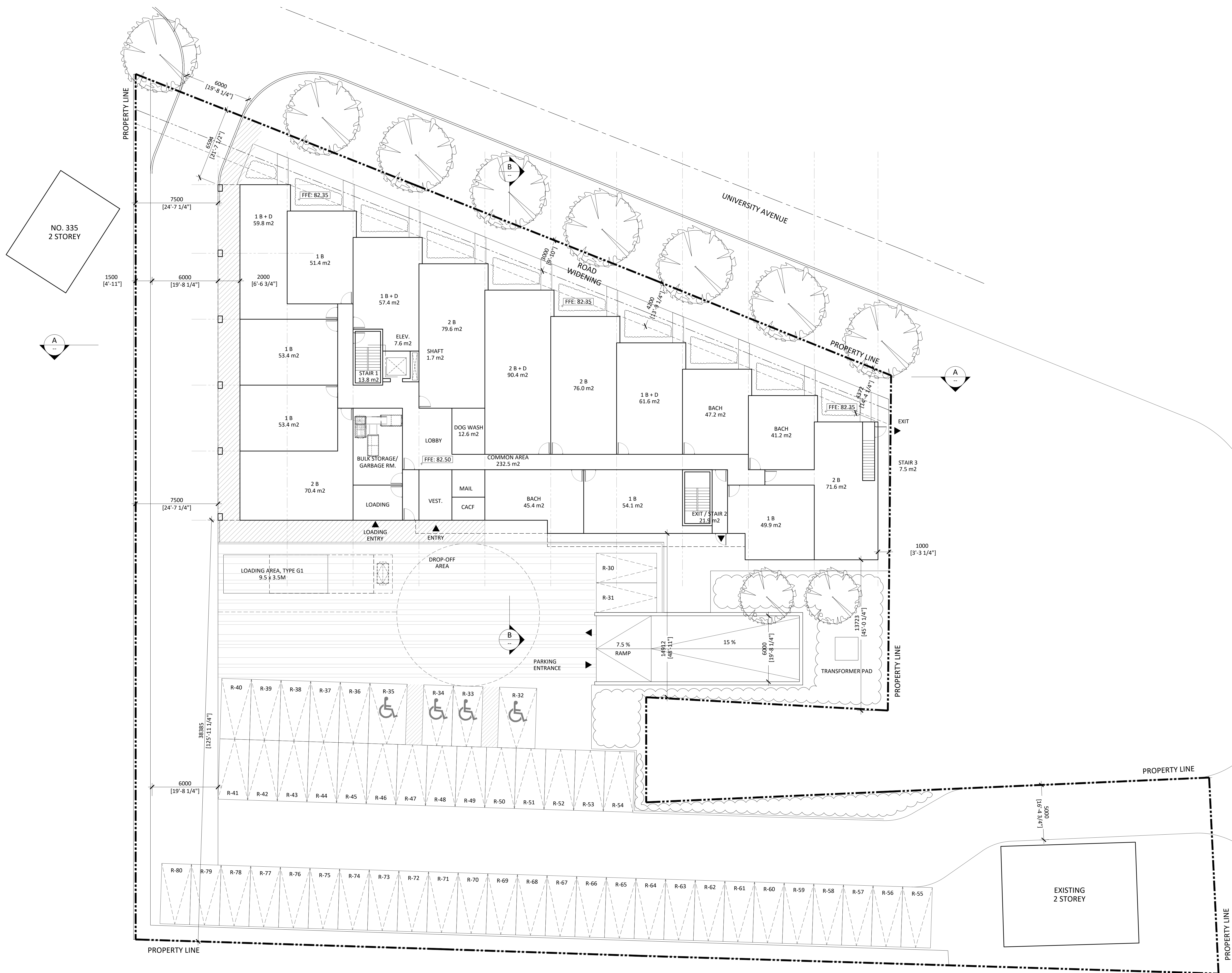
ARCHITECT: _____

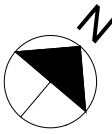
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PROJECT NO.: 1901
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A3.01





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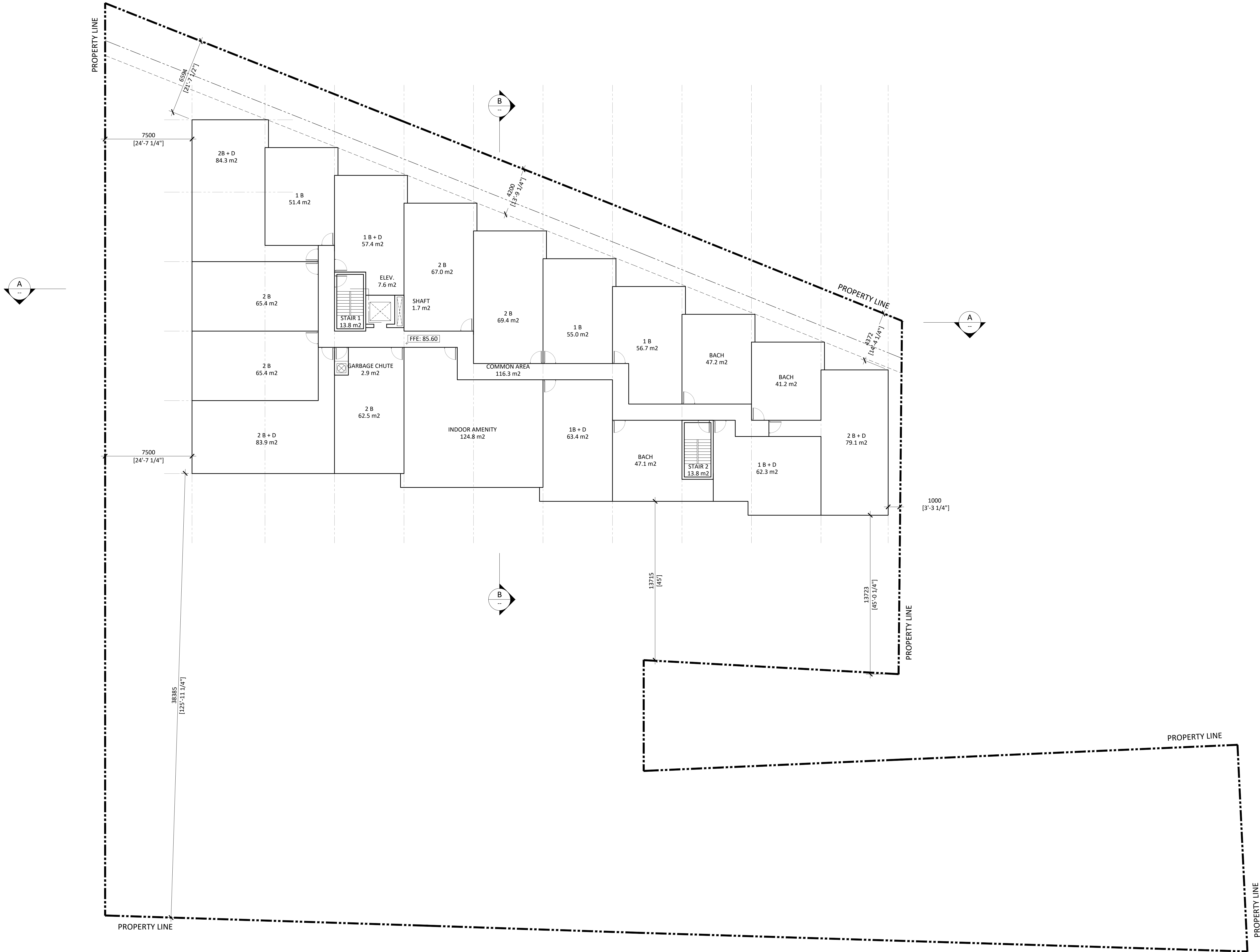
ADDRESS:
315-325 UNIVERSITY AVE W., COBOURG, ON

SECOND FLOOR PLAN

PROJECT NO.: 1901
SCALE: 1:150
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A3.02





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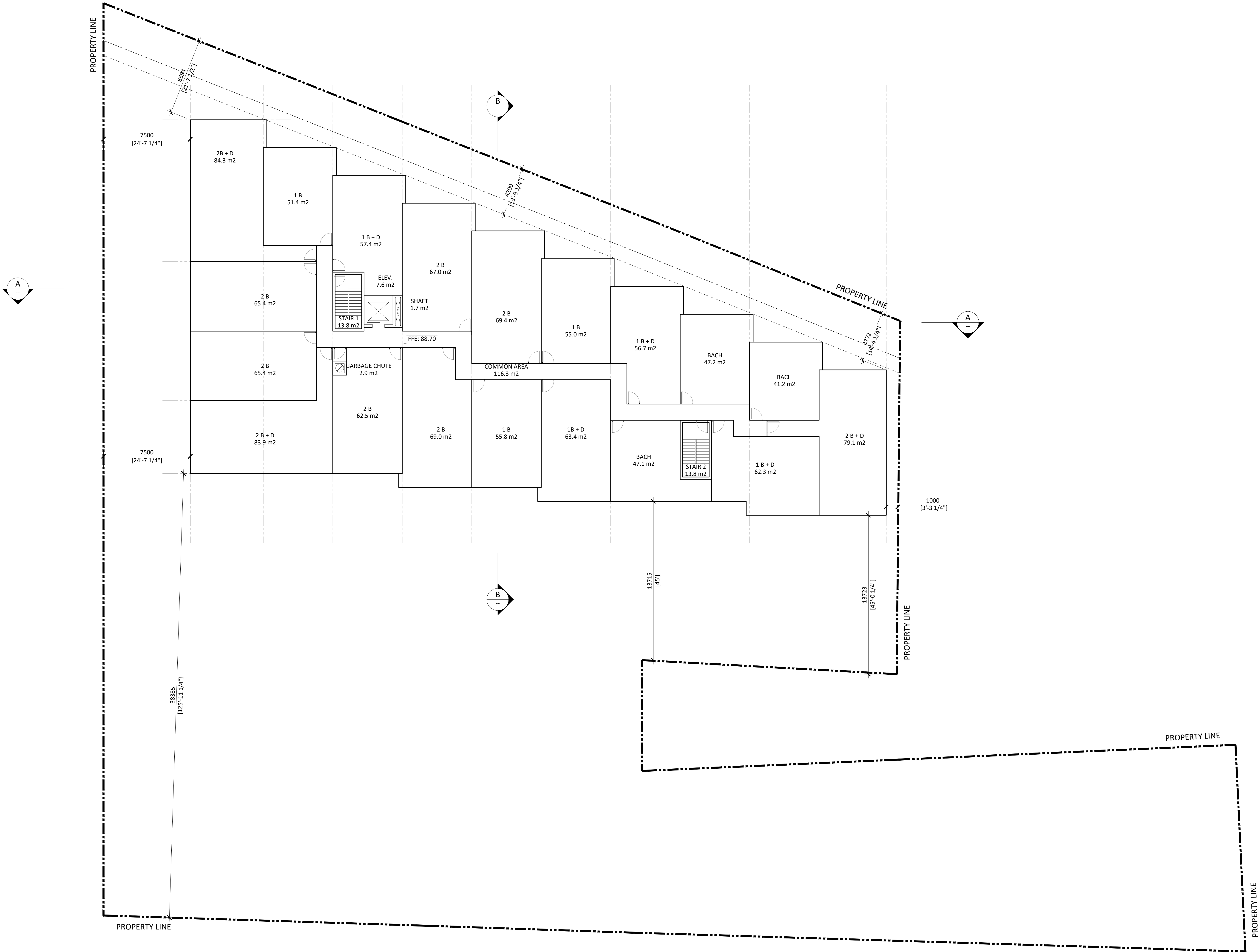
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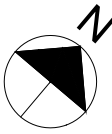
THIRD FLOOR PLAN

PROJECT NO.: 1901
SCALE: 1:150
DATE: MAY 30, 2019
DRAWN BY: HI

DRAWING NO.:

A3.03





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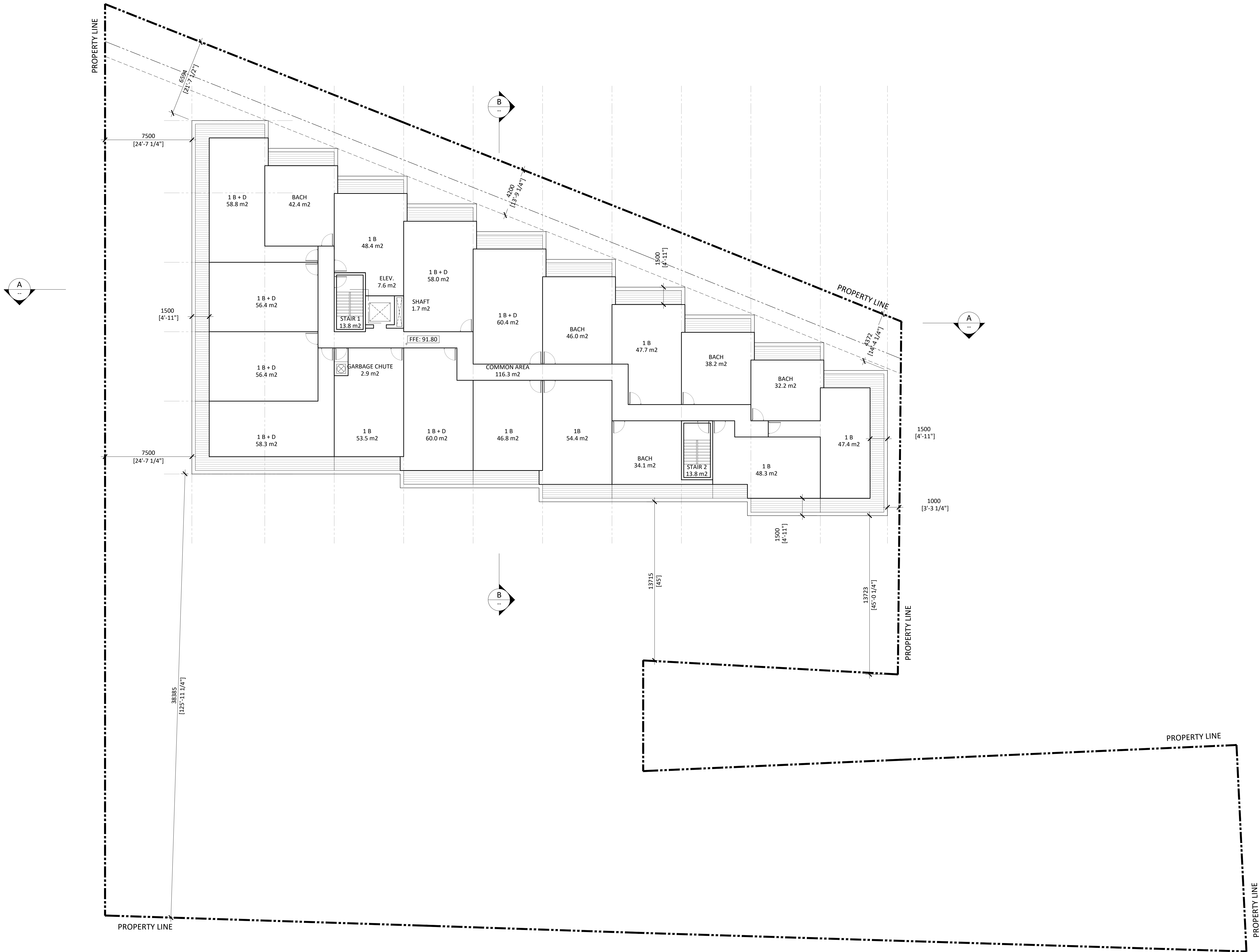
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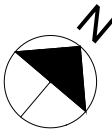
FOURTH FLOOR PLAN

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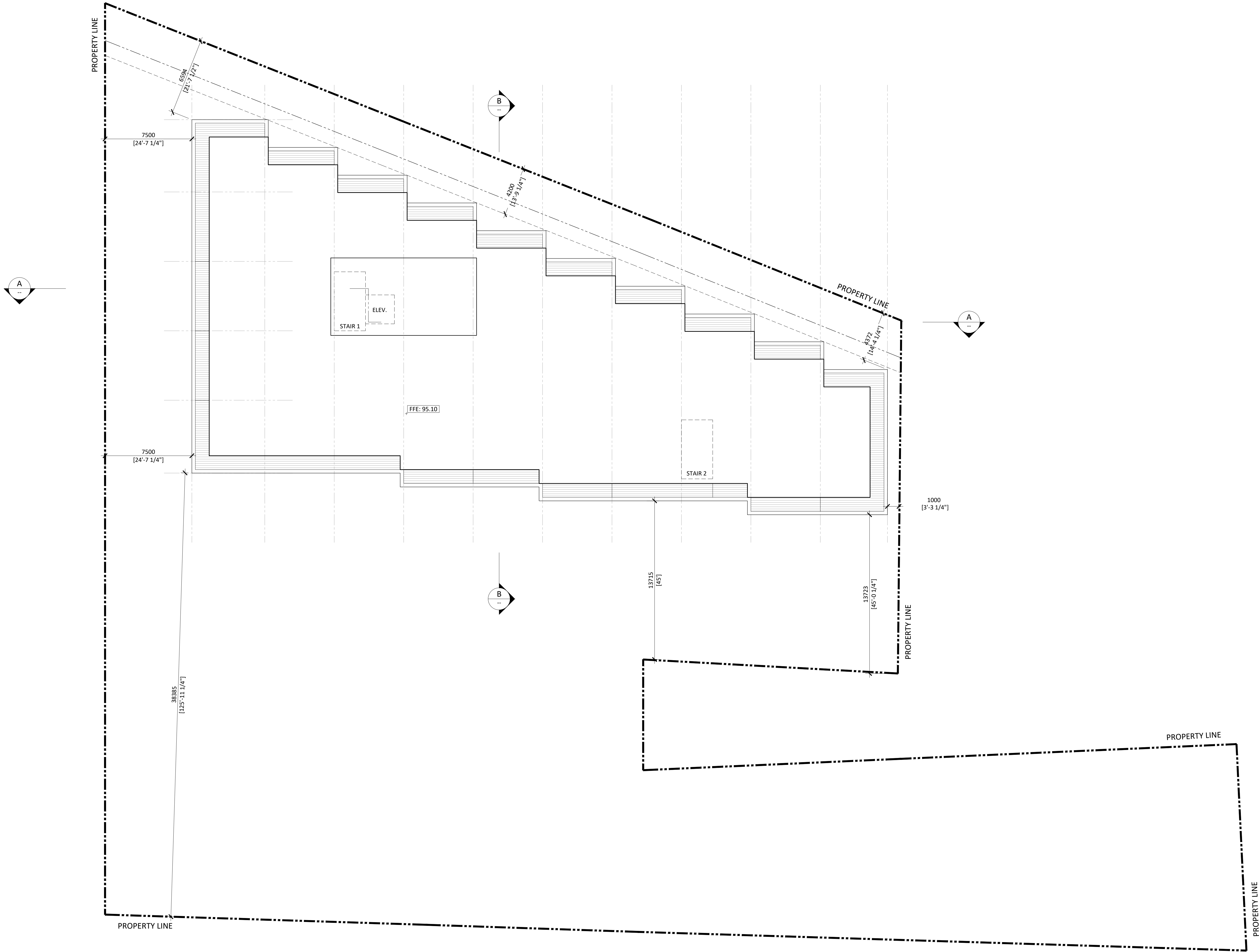
ADDRESS:
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ROOF PLAN

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A3.05



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ADDRESS:
315-325 UNIVERSITY AVE W., COBOURG, ON

NORTH & WEST ELEVATIONS

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SCALE: 1 : 150
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PROPOSED MIXED USE DEVELOPMENT

ADDRESS:
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SOUTH & EAST ELEVATIONS

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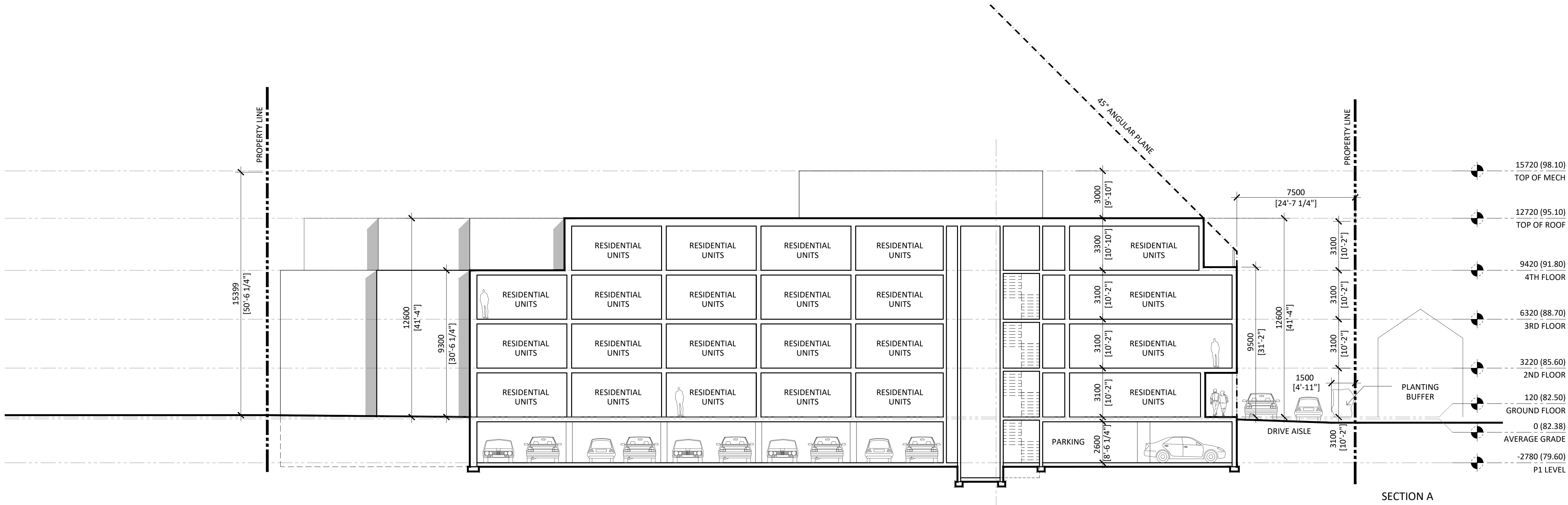
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SECTIONS

PROJECT NO.: 1901
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A6.00



NORTH EAST CORNER



NORTH VIEW



NORTHWEST CORNER



SOUTH EAST CORNER

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3D VIEWS

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A10.00