

C E D

Land use: Townhouses

STRATA PLAN
KAS1375

Guest parking (typical)

7.3m wide main drive-lane

7.3m wide drive-lane, with 15.3m radius
hammer-head fire truck turn-around
(total width = 22m)

Land use: Park

Parcel Area = 4667 m2

PLAN

Townhouse - Type A: 2 Bdrm, 2
car garage (see attached detail)

Townhouse - Type B: 3 Bdrm, 2
car garage (see attached detail)

1.2m wide sidewalk
(end-unit access)

9.2m wide drive-lane
(incl. 6.7m school easement)

2.5m front setback
encroachment (see South
End Detail, attached)

7.5 m front setback

Community mail-box

3 x 3-yd solid waste bins

4.5 m rear setback

25.468

1.75

68.141
155°08'40"

20.532

155°00'40"

13.566
40°

91°08'15"
50.442

0.931

181.464

201.01 m

R/W
PLAN A15175

PLAN B12862

PLAN B12862

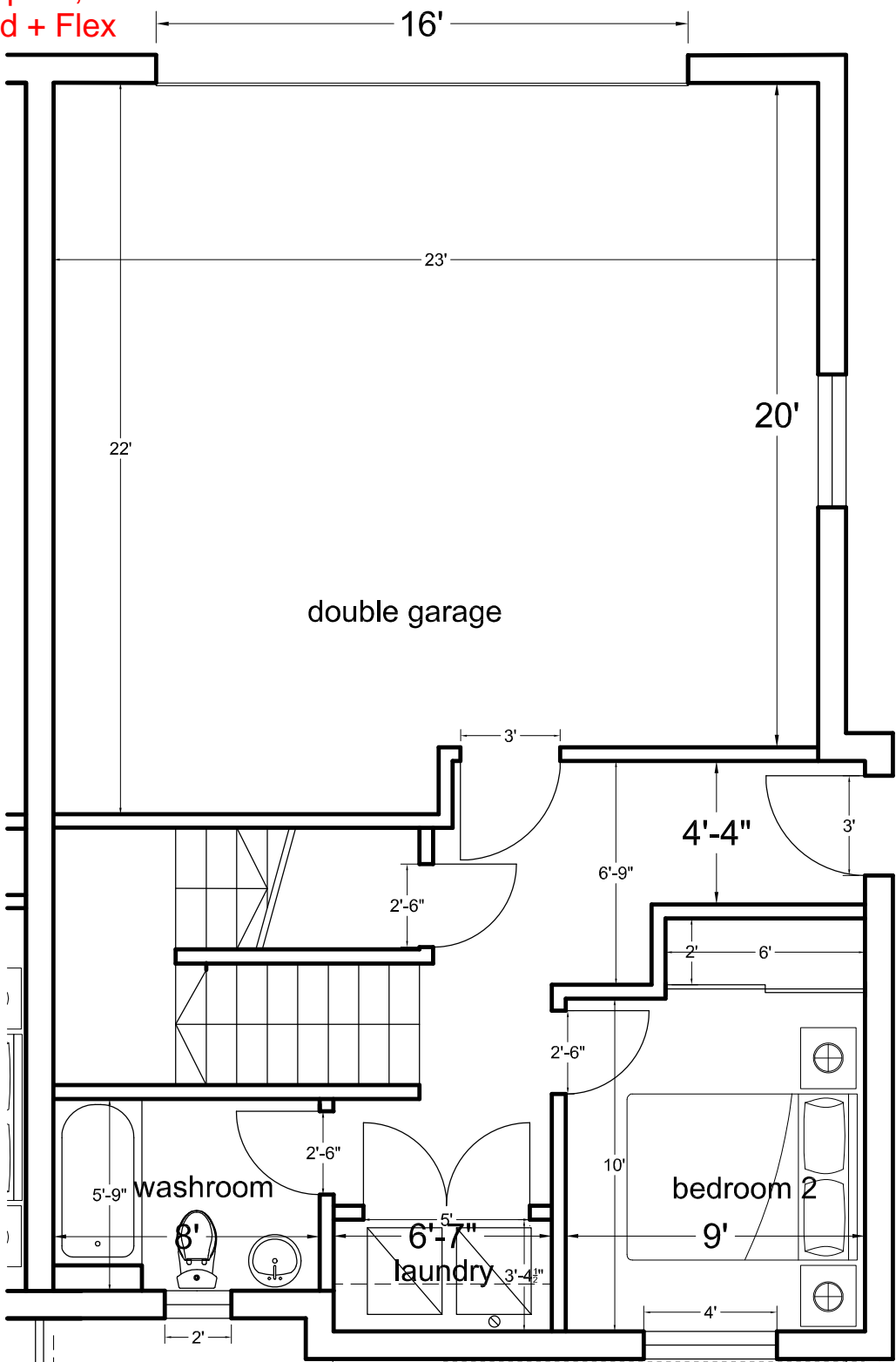
PARCEL A

AN 27045

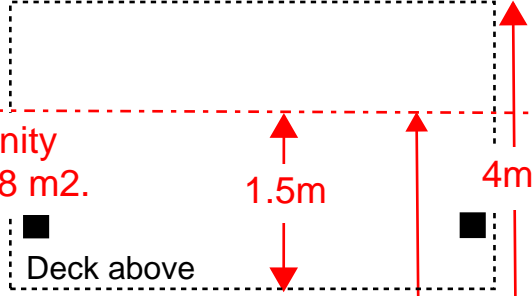
**Conceptual Site Plan for
Proposed (18-unit)
Townhouse Development**
5300 Hawthorne Cres., Ok Falls
June 20, 2024 (rev 1)

10R

Townhouse - Type A, Ground Floor
 - 2 Storey, 2 Bed + Flex



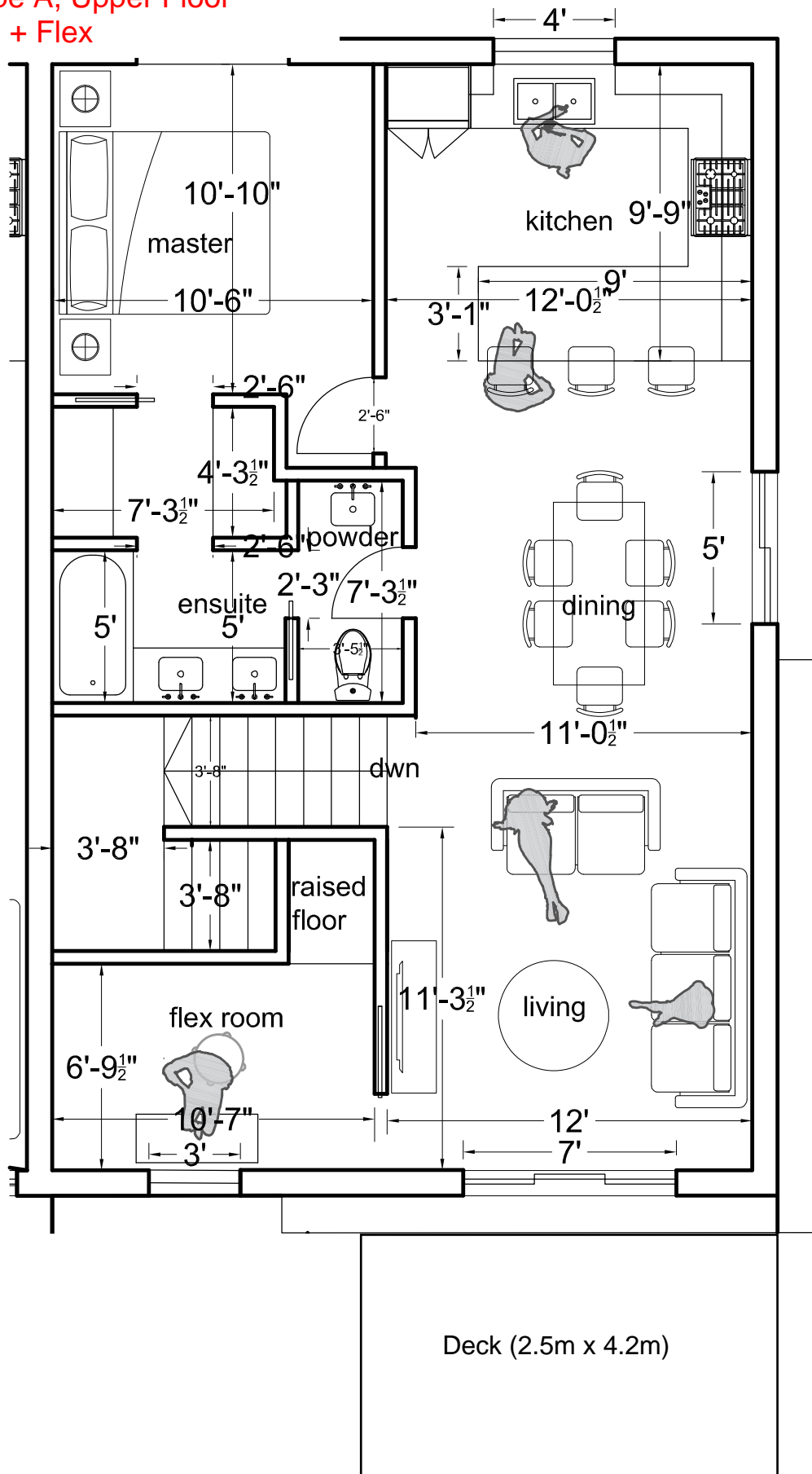
Total ground-level amenity
 space = 8.8m x 4m = 28 m2.



Side setback → 3m

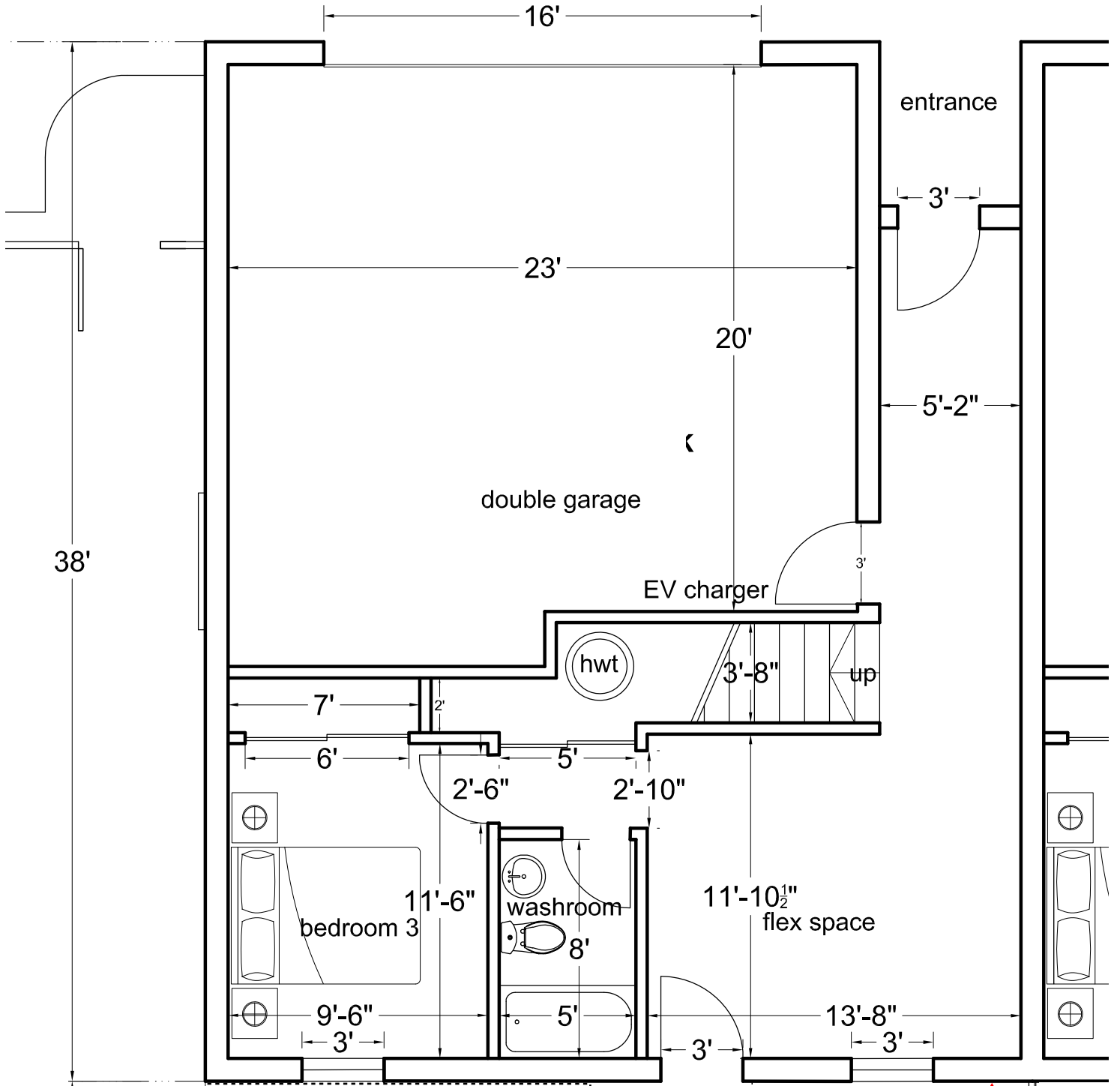
East Property Boundary

Townhouse - Type A, Upper Floor
- 2 Storey, 2 Bed + Flex

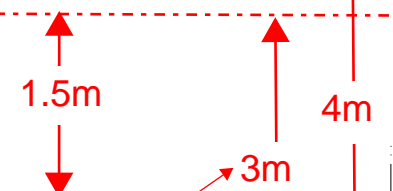


East Property Boundary

Townhouse - Type B, Ground Floor
 - 2 Storey, 3 Bed + Flex



Total ground-level amenity space = 8.8m x 4m = 35 m².



Side setback

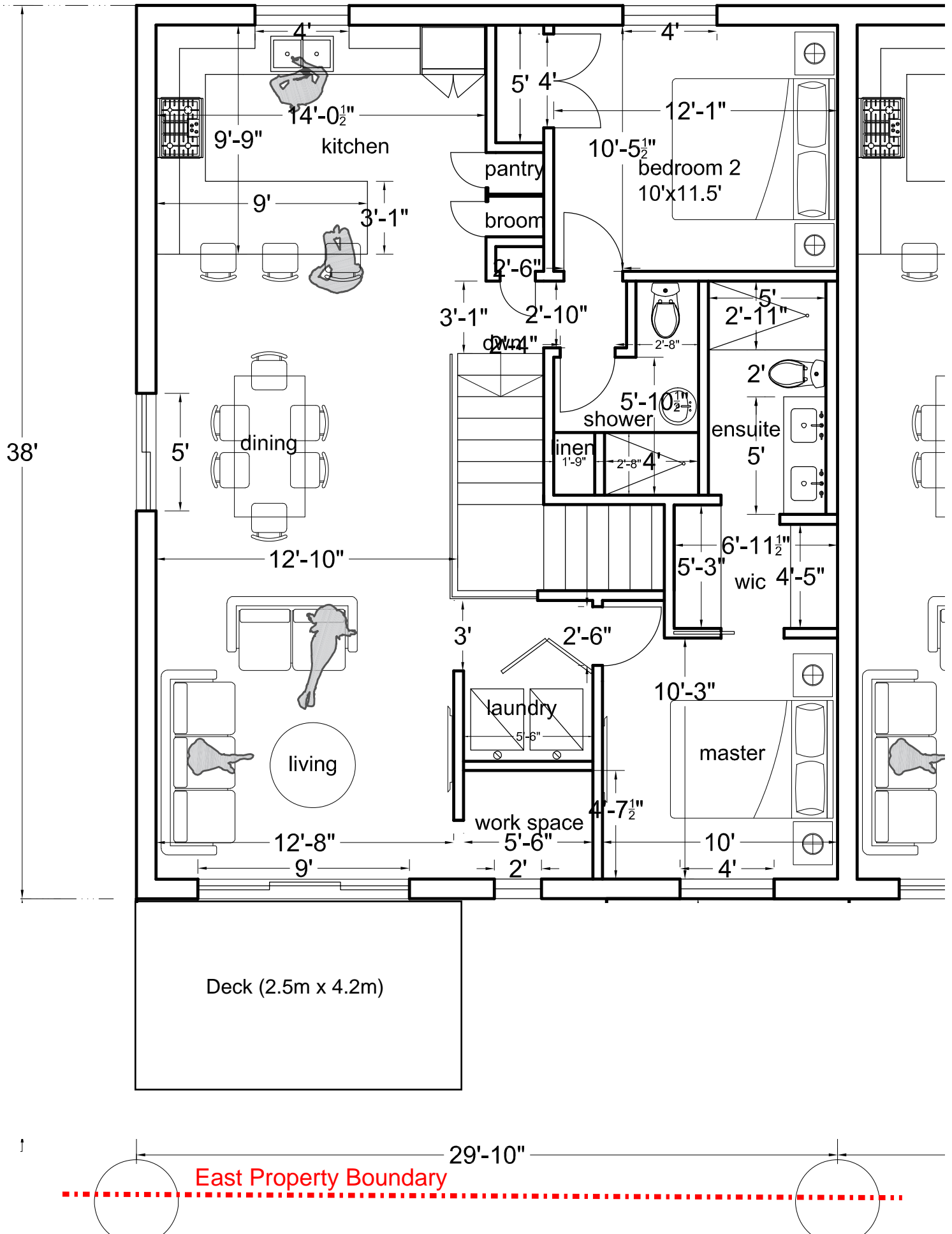
PROPERTY LINE

East Property Boundary

Deck above

29'

Townhouse - Type B, Upper Floor
- 2 Storey, 3 Bed + Flex



A434

7.3m wide main drive lane

EASEMENT
6.7 m WIDE

South end detail
5300 Hawthorne Cres., OK Falls
June 20, 2024 (rev 1)

