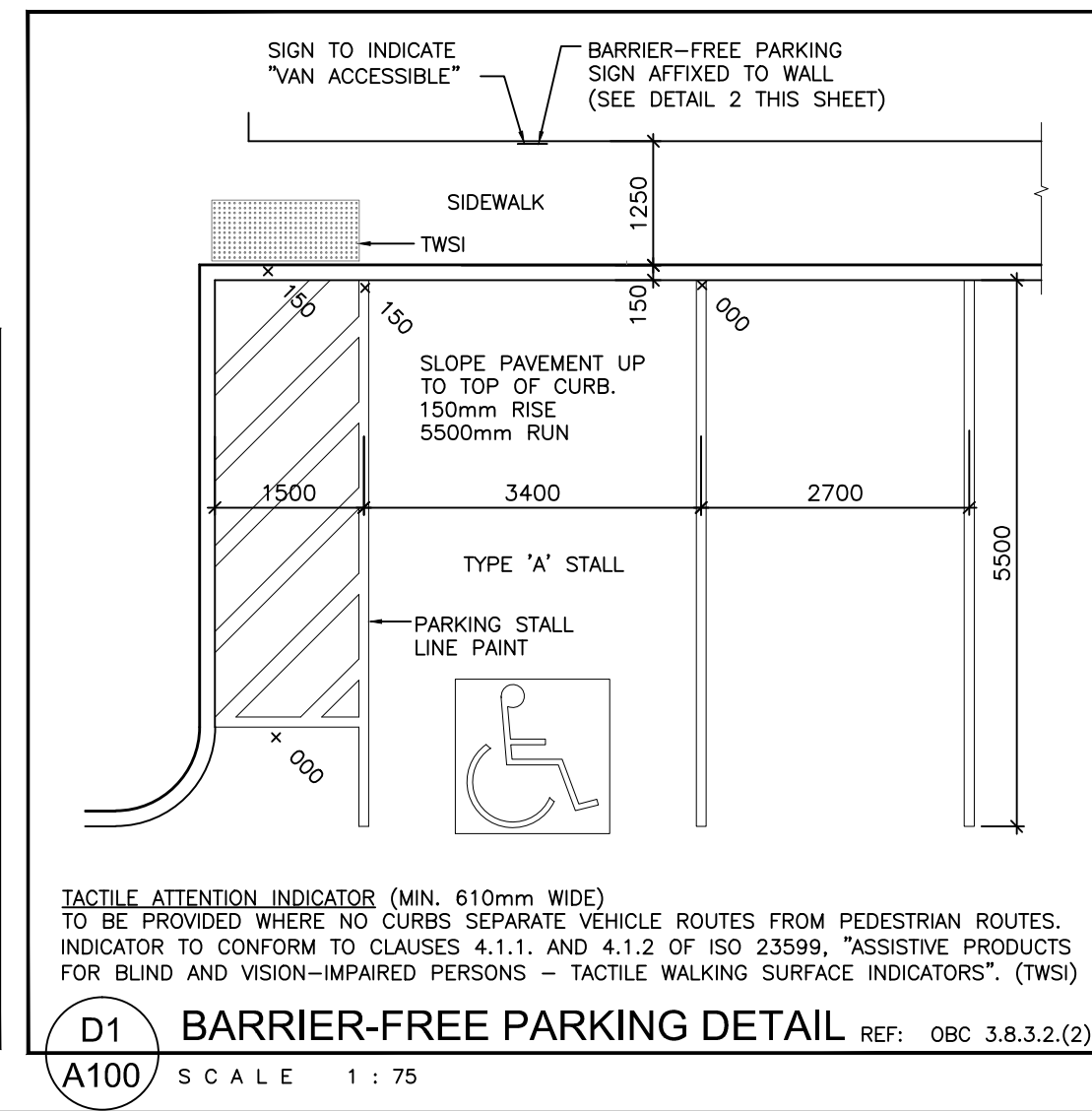
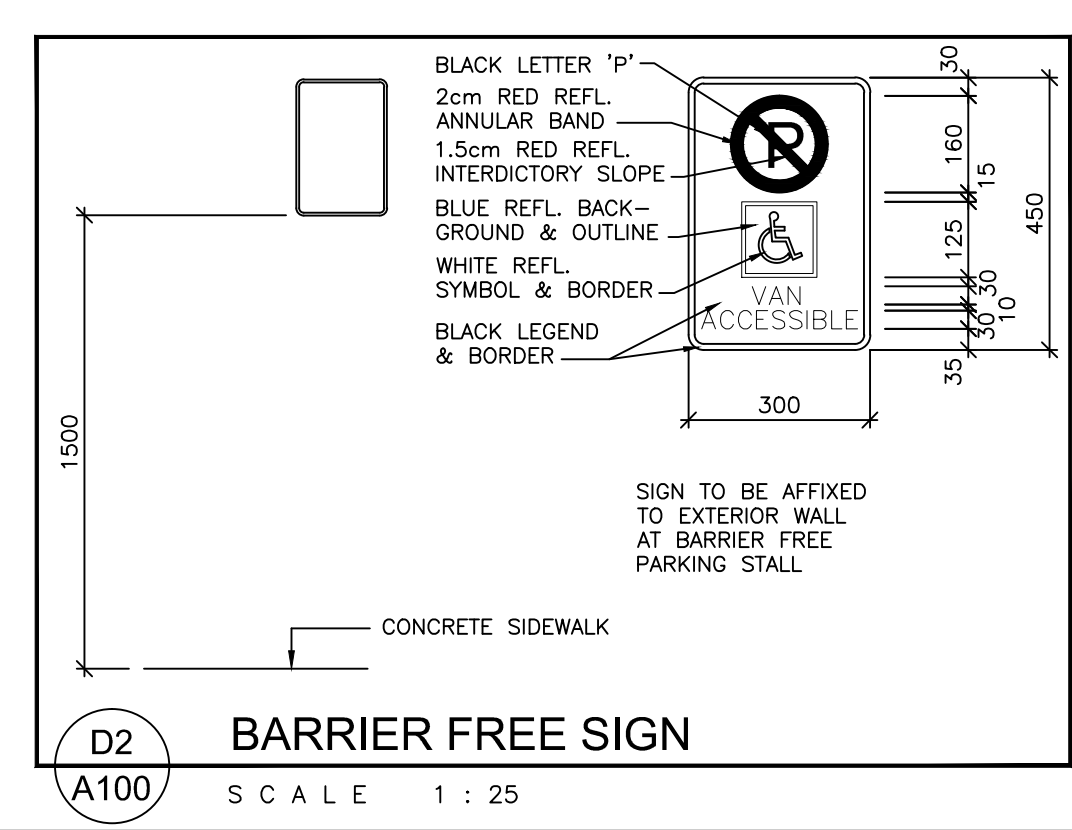


PROVISIONS	DEVELOPMENT STANDARDS		PROVIDED
	GENERAL COMMERCIAL (C4) REQUIRED	MIXED USE CORRIDOR (MU2) REQUIRED (BY-LAW 2015-097)	
LOT AREA (min.)	450m ²	-	1188.21m ²
LOT FRONTAGE (min.)	15m	-	55.6m
FRONT YARD SETBACK (min.) (NORTH)	6m	1m for 75% frontage (min.), 5m for 25% frontage (max.)	0.5m *
INTERIOR SIDE YARD SETBACK (min.) (WEST)	3m	3m (max.)	22.09m
INTERIOR SIDE YARD SETBACK (min.) (EAST), (SIDE YARD ABUTTING RESIDENTIAL ZONE)	6m	3m	3.10m
REAR YARD SETBACK (min.) (SOUTH), (REAR YARD ABUTTING RESIDENTIAL ZONE)	10m	7m	5.23m *
LOT COVERAGE (max.) (WITH ACCESSORY STRUC.)	50%	-	33.98% (403.76 m ²) After Widening
GROSS FLOOR AREA (GFA) (ONLY FIRST FLOOR)	-	-	183.61m ² Residential 184.71m ² Commercial 368.32m ² Total
GROSS FLOOR AREA (GFA)	-	-	925.78 m ² Residential 184.71 m ² Commercial 1110.49m ² Total
GROSS FLOOR AREA (max. % OF LOT AREA)	-	-	93.46 %
MIN. COVERAGE FOR COMMERCIAL USES (% OF FIRST FLOOR GFA)	20%	50%	50.15%
LANDSCAPED OPEN SPACE (min. % OF LOT AREA)	-	-	-
NUMBER OF UNITS	-	-	6
BUILDING HEIGHT (max.)	9m (abutting Residential) 14m (standard)	7.5m (min.)/16.5m (max.) 25.5m (max.) with ground floor commercial	10.06m
STREET LEVEL FLOOR HT. (min.) (FOR COMMERCIAL)	-	4.5m	2.9m Unit 1 * 3.25 Units 2 thru 6 *
AMENITY SPACE (min.)	12m ² /unit (72m ²)	12m ² /unit (72m ²)	0m ²
DWELLING UNIT FLOOR AREA (min.)	35m ² /Dwelling unit +10m ² /Bedroom	35m ² /Dwelling unit +10m ² /Bedroom	3 Bedroom units : >151.21m ²
PARKING SPACES (min.)	1/24m ² of GFA = 8 spaces (for Commercial) 1/Unit=8 spaces (for Resi.) Total= 14 spaces (incl. 1 Type A Barrier-Free space)	1/30m ² of GFA = 7 spaces (for Commercial) 1/Unit=8 spaces (for Resi.) Total= 13 spaces (incl. 1 Type A Barrier-Free space)	13 spaces (incl. 1 Type A Barrier-Free space)
DRIVE AISLE WIDTH (min.)	6.4m	6.4m	6.4m
BARRIER FREE (min.)	1 Type A @ 3.4mx5.5m Each B.F. space shall contain a 1.5m access aisle	1 Type A @ 3.4mx5.5m Each B.F. space shall contain a 1.5m access aisle	1 Type A @ 3.4mx5.5m C/W a B.F. access aisle of 1.5m in width
LANDSCAPED BUFFER STRIP	3m Landscape buffer & 2m high Tight Board Fence abutting Res. zone	3m Landscape buffer & 2m high Tight Board Fence abutting Res. zone	3m to the Rear 3m to the West 3m to the East
FENCING (min.)	-	-	2m high Tight Board fence around Property as shown.
VARIANCE-	*		

SITE PLAN
SCALE - 1:125

NOTE: AC CONDENSERS (6) LOCATED ON ROOF AT REAR OF BUILDING
 - BARRIER-FREE ENTRANCE



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No.	ISSUE REVISION	DATE
1	ISSUE FOR REVIEW	JUL 12 2019
2	TOWNHOUSE CONVERSION	AUG 08 2019
3	PRE EPC SUBM	AUG 22 2019
4	CHANGE TO UNITS	NOV 06 2019
5	EPC SUBMISSION	FEB 19 2020
6	REVISED AS PER EPC COMMENTS	MAY 07 2020
7	AMENITY SPACE REMOVED	JUN 11 2020

ONTARIO ASSOCIATION OF ARCHITECTS
 IAN S. MALCOLM LICENCE 2853

Do not scale drawings. Check and verify all dimensions and report all errors and omissions to the architect before proceeding with the work.
 A Detail No. B Sheet No. Where detailed.

ORIENTATION

CLIENT
65423 LTD. DINO MELCHIOR JOHN VELINGA

PROJECT
6 LIVE WORK TOWNHOUSES 196 BURTON AVE. BARRIE, ON.

PROJECT INFORMATION
 PROJECT No.: 184007
 DRAWN BY: SP
 CHECKED BY: ISM
 DATE: 14.05.2019
 SCALE: AS NOTED

DRAWING
SITE PLAN

DRAWING No.
A100