



**ZONING INFO - 428 LITTLE AVE - BARRIE**

	REQUIRED	PROPOSED
ZONING	R1,R2 , R3 and R4	RM2
LOT AREA (MIN.)	720 m2	20395 m2
LOT FRONTAGE	21 m	24.5 m
FRONT YARD SETBACK	7 m	7 m
INTERIOR SIDE YARD SETBACK (WEST)	1.8 m	7 m
INTERIOR SIDE YARD SETBACK (EAST)	1.8 m	30 m
REAR YARD SETBACK	7 m	7 m
LANDSCAPE OPEN SPACE	35%	50.8%
DWELLING UNIT FLOOR AREA	35 m2/dwelling unit + 10 m2/ dwelling unit	~7200 sqm + ~600sqm/unit (affordable housing)
LOT COVERAGE	35%	18.4%
GROSS FLOOR AREA	60%	36.6%
BUILDING HEIGHT	10m	Max. 10m
DRIVEWAY COVERAGE	50%	< 50%
DENSITY	53 UNITS / HECTARE	27.4 UNITS / HECTARE
OUTDOOR AMENITY	12 m2 / UNIT = 672 m2	728.5 m2
SEC. MEANS OF EGRESS	7 m	7 m

<b>UNIT COUNT:</b>	<b>PARKING :</b>
TOWNHOUSE UNITS 50	REQUIRED = 1.5 SPACES PER DWELLING UNIT FOR MORE THAN THREE UNITS IN A ROW = 84 PARKING SPACES
+ 6 STACKED AFFORDABLE UNITS	PROPOSED = 135 SPACES (INCLUDING 30 VISITOR PARKING + 5 BARRIER FREE PARKING SPACES)
<b>SITE AREA :</b> 20395 SQM (2.040 HEC.)	

**LEGEND :**

- APPROX. BOREHOLE LOCATIONS
- PROPERTY LINE
- C/L OF METROLINX TRACK
- GARBAGE ENCLOSURE (HOLDS 3 CUBIC YARD GARBAGE BIN + 1 ORGANIC CART + 2 RECYCLING CARTS)

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDER'S DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.

**PROJECT NORTH**

These architectural drawings are the property of Peter Higgins Architect Inc. 1560 Bayview Avenue, Suite 302, Toronto, Ontario.

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SEE DRAWING A-1 FOR GENERAL AND CONSTRUCTION NOTES

NO.	DATE	DESCRIPTION
15	DEC 10, 19	ISSUED FOR REZONING/SPA
14	NOV 18, 19	REVISE SITE PLAN - ZONING INFO AND SETBACKS
13	AUG 9, 19	REVISE SITE PLAN - NEW PARCEL
12	JUNE 27, 19	REVISE SITE PLAN
11	APR 22 2019	REVISE SITE PLAN
10	MAR 18 2019	REVISE BLOCK C
9	MAR 15 2019	REVISED FOR CLIENT REVIEW
8	FEB 27 2019	REVISED FOR CLIENT REVIEW
7	JAN 23 2019	REVISED FOSTER DR - FOR CLIENT REVIEW
6	JAN 11 2019	REVISED FOR CLIENT REVIEW
5	MAR 22 2018	REVISED FOR CLIENT REVIEW
4	MAR 5 2018	REVISED FOR CLIENT REVIEW
3	JAN 25 2018	REVISED FOR CLIENT REVIEW
2	JAN 3 2018	REVISED FOR CLIENT REVIEW
1	MAY 4 2017	ISSUED FOR PRE-CONSULTATION REVIEW

REVISIONS / ISSUE DATES

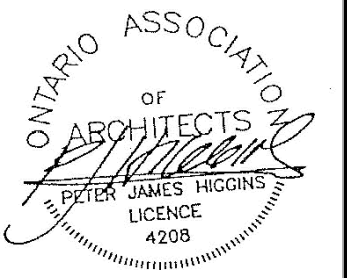
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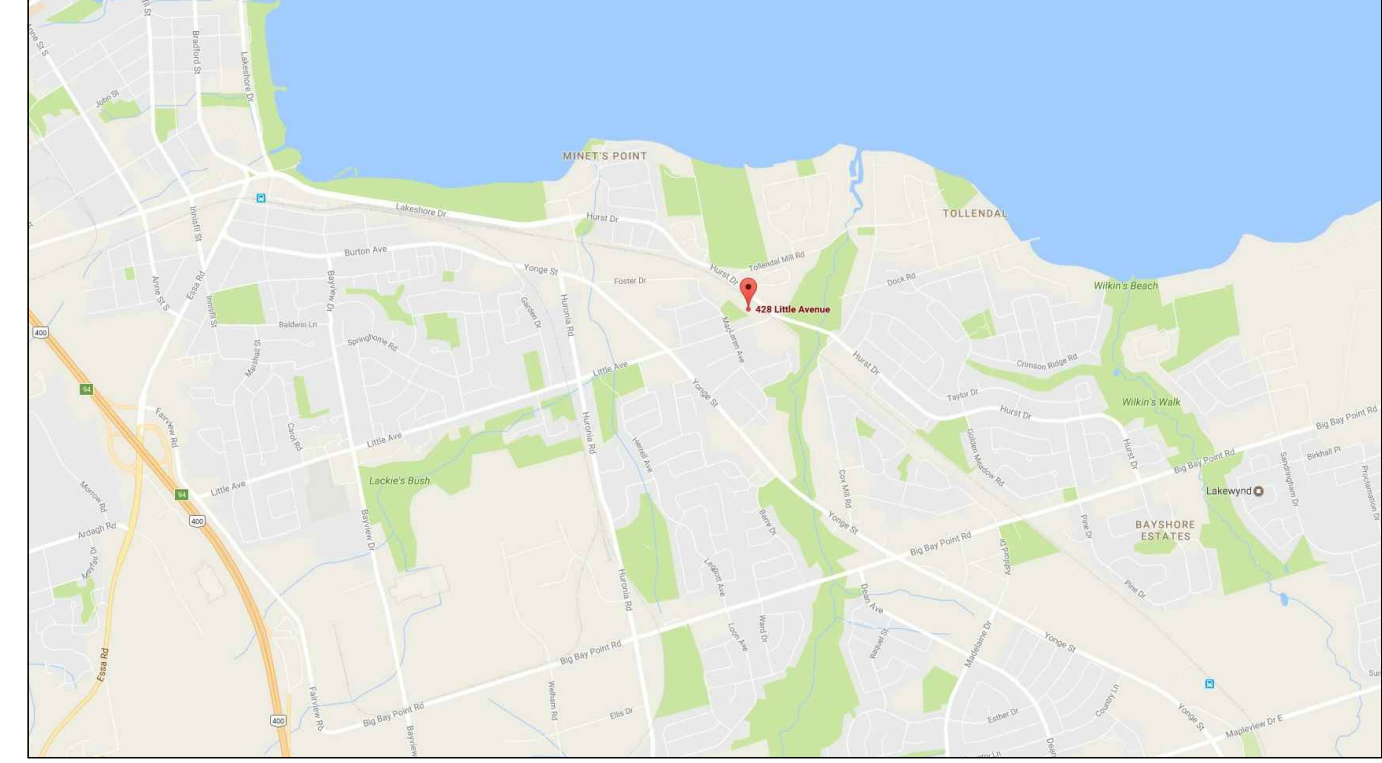
PROJECT: **237 FOSTER DR - 428 LITTLE AVE**  
 BARRIE, ONTARIO

PROJECT TYPE: CONCESSIONS 13 & 14

DRAWN BY: L.B.M.	DATE: MAY 2017
CHECKED BY: P.J.H.	
SCALE: 1 : 500	BCIN 4208 3486



PROJECT NO: 17-023	DRAWING TITLE: PRELIMINARY SITE PLAN	DRAWING NO: A.01
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**KEY PLAN** NOT TO SCALE