GFA:	FIRST F	FLOOR	SECONE) FLOOR	TOTAL	AREA
BLOCK A	7461.61 sq.ft.	693.21 sq.m	7378.47 sq.ft.	685.48 sq.m	14840.08 sq.ft.	1378.69 sq.m
BLOCK B	7659.24 sq.ft.	711.57 sq.m	7578.03 sq.ft.	704.02sq.m	15237.27 sq.ft.	1415.59 sq.m
BLOCK C	7660.43 sq.ft.	711.67 sq.m	7578.48 sq.ft.	704.06 sq.m	15238.91 sq.ft.	1415.73 sq.m
BLOCK D	7660.43 sq.ft.	711.67 sq.m	7578.48 sq.ft.	704.06 sq.m	15238.91 sq.ft.	1415.73 sq.m
BLOCK E	7660.43 sq.ft.	711.67 sq.m	7578.48 sq.ft.	704.06 sq.m	15238.91 sq.ft.	1415.73 sq.m
BLOCK F	2614.11 sq.ft.	242.86 sq.m	2614.11 sq.ft.	242.86 sq.m	5228.22 sq.ft.	485.72 sq.m

ALLOWABLE GFA = 60%

PROPOSED TOTAL GFA (36.6%) = 81022.30 sq.ft. 7527.19 sq.m

DWELLING UNIT FLOOR AREA	REQUIRED	PROPOSED	
BLOCK A	55 m2/dwelling unit (2 bedroom)	2010.78 sq.ft.	186.81 sq.m
BLOCK B	55 m2/dwelling unit (2 bedroom)	2019.12 sq.ft.	187.58 sq.m
BLOCK C	55 m2/dwelling unit (2 bedroom)	2019.48 sq.ft.	188.09 sq.m
BLOCK D	55 m2/dwelling unit (2 bedroom)	2019.48 sq.ft.	188.09 sq.m
BLOCK E	55 m2/dwelling unit (2 bedroom)	2019.48 sq.ft.	188.09 sq.m
BLOCK F ~144 sqm + ~100sqm/unit (affordable housing)		877.19 sq.ft.	81.49 sq.m

*DOES NOT INCLUDE GARAGE IN CALCULATION

UNIT COUNT:

TOWNHOUSE UNITS 50 + 6 STACKED AFFORDABLE UNITS

SITE AREA : 20395 SQM (2.04 HEC.)

BUILDING HEIGHT	REQUIRED	PROPOSED
BLOCK A	10M	9.99M
BLOCK B	10M	7.62M
BLOCK C	10M	7.74M
BLOCK D	10M	7.71M
BLOCK E	10M	7.78M
BLOCK F	10M	7.31M

PARKING:

REQUIRED = 1.5 SPACES PER DWELLING UNIT FOR MORE THAN THREE UNITS IN A ROW = 90 PARKING SPACES

PROPOSED = 115 SPACES
[80 PRIVATE + 30 VISITOR PARKING + 5 ACCESSIBLE PARKING SPACES]

REQUIRED PARKING STALL SIZE (MIN.) = 2.7m x 5.5m (STANDARD)
PROPOSED STALL SIZE = > 2.7m x 5.5m

REQUIRED PARKING AISLE WIDTH (MIN.) = 6.4m
PROPOSED AISLE WIDTH = 6.4m

ZONING INFO - 428 LITTLE AVE - BARRIE

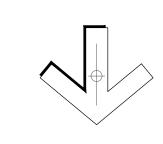
	REQUIRED	PROPOSED
ZONING	R1,R2 , R3 and R4	RM2
LOT AREA (MIN.) 720 m2		20395 m2
LOT FRONTAGE	21 m	24.5 m
FRONT YARD SETBACK	7 m	7 m
INTERIOR SIDE YARD SETBACK (WEST)	1.8 m	7 m
INTERIOR SIDE YARD SETBACK (EAST)	1.8 m	30 m
REAR YARD SETBACK	7 m	7 m
LANDSCAPE OPEN SPACE	35%	50.8%
DWELLING UNIT FLOOR AREA	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

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

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



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PROJECT:

PROJECT TYPE

237 FOSTER DR - 428 LITTLE AVE

BARRIE, ONTARIO

BLOCK A

	DL.
DRAWN BY	DATE:
L.B.M.S.A	MAY 2017
CHECKED BY:	
PJH.	
SCALE:	BCIN
N.T.S.	4208 3486



PROJECT NO: DRAWING TITLE:

17-023 SITE STATISTICS

DRAWING NO: A.02