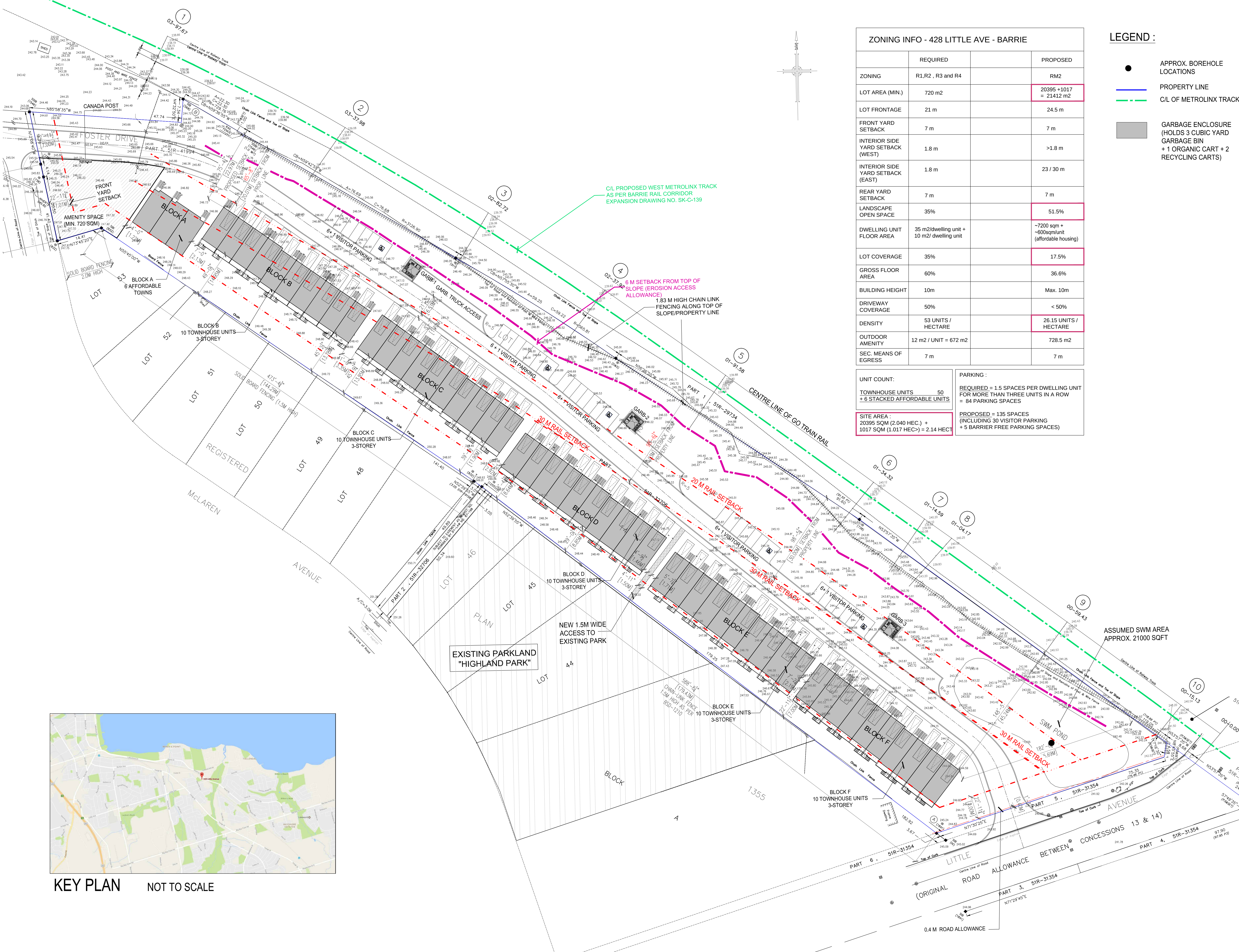




| ZONING INFO - 428 LITTLE AVE - BARRIE |                                           |                                               |
|---------------------------------------|-------------------------------------------|-----------------------------------------------|
|                                       | REQUIRED                                  | PROPOSED                                      |
| ZONING                                | R1,R2 , R3 and R4                         | RM2                                           |
| LOT AREA (MIN.)                       | 720 m2                                    | 20395 +1017 = 21412 m2                        |
| LOT FRONTAGE                          | 21 m                                      | 24.5 m                                        |
| FRONT YARD SETBACK                    | 7 m                                       | 7 m                                           |
| INTERIOR SIDE YARD SETBACK (WEST)     | 1.8 m                                     | >1.8 m                                        |
| INTERIOR SIDE YARD SETBACK (EAST)     | 1.8 m                                     | 23 / 30 m                                     |
| REAR YARD SETBACK                     | 7 m                                       | 7 m                                           |
| LANDSCAPE OPEN SPACE                  | 35%                                       | 51.5%                                         |
| DWELLING UNIT FLOOR AREA              | 35 m2/dwelling unit + 10 m2/dwelling unit | ~7200 sqm + ~600sqm/unit (affordable housing) |
| LOT COVERAGE                          | 35%                                       | 17.5%                                         |
| GROSS FLOOR AREA                      | 60%                                       | 36.6%                                         |
| BUILDING HEIGHT                       | 10m                                       | Max. 10m                                      |
| DRIVEWAY COVERAGE                     | 50%                                       | < 50%                                         |
| DENSITY                               | 53 UNITS / HECTARE                        | 26.15 UNITS / HECTARE                         |
| OUTDOOR AMENITY                       | 12 m2 / UNIT = 672 m2                     | 728.5 m2                                      |
| SEC. MEANS OF EGRESS                  | 7 m                                       | 7 m                                           |

UNIT COUNT:  
TOWNHOUSE UNITS 50  
+ 6 STACKED AFFORDABLE UNITS

PARKING :  
REQUIRED = 1.5 SPACES PER DWELLING UNIT FOR MORE THAN THREE UNITS IN A ROW = 84 PARKING SPACES  
PROPOSED = 135 SPACES (INCLUDING 30 VISITOR PARKING + 5 BARRIER FREE PARKING SPACES)

SITE AREA:  
20395 SQM (2.040 HEC.) + 1017 SQM (1.017 HEC)= 2.14 HECT

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

|                         |             |                                              |
|-------------------------|-------------|----------------------------------------------|
| 17                      | OCT 19,20   | REV. SITE SIT PLAN -ISSUED FOR REZONING      |
| 16                      | SEP 11,19   | REV. SITE SIT PLAN -ISSUED FOR CLIENT REVIEW |
| 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                    |
| NO.                     | DATE        | DESCRIPTION                                  |
| REVISIONS / ISSUE DATES |             |                                              |

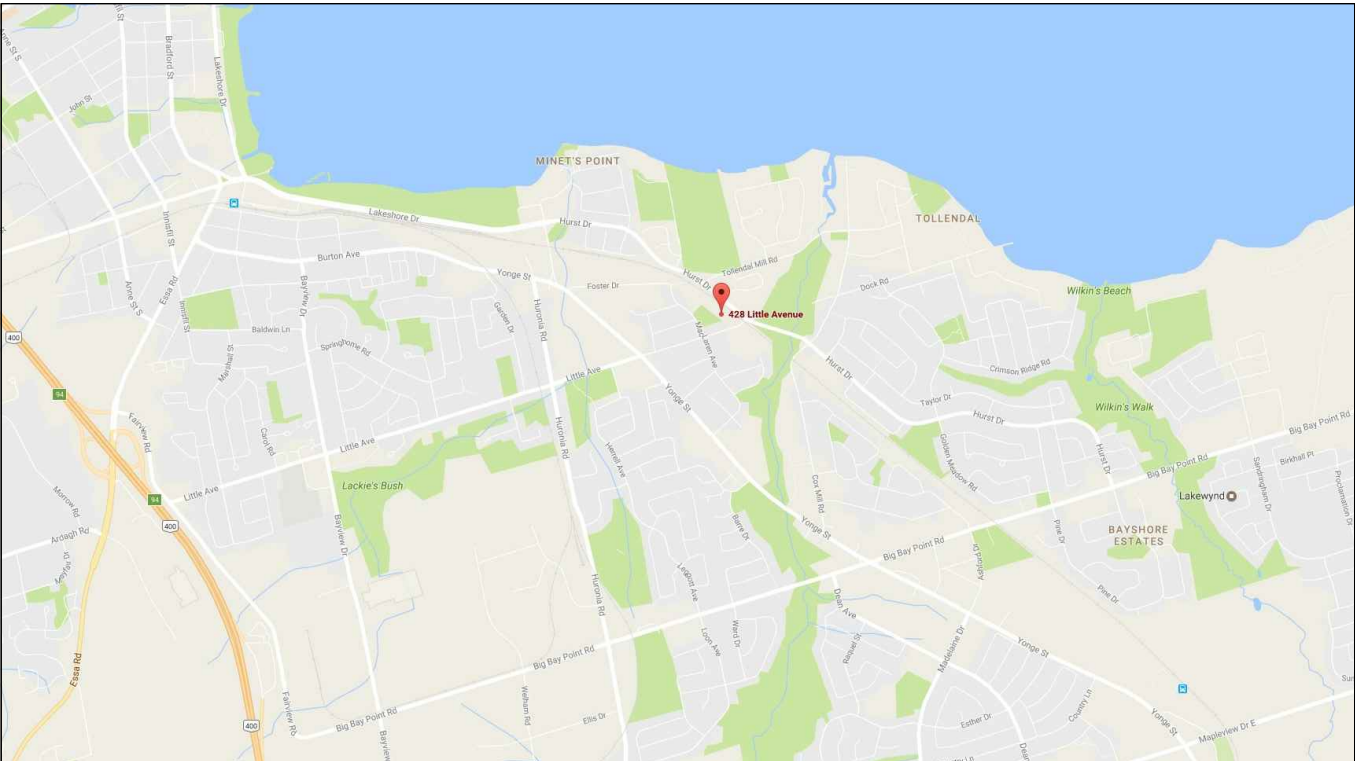
HIGGINS

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

PROJECT TYPE

|                       |                                         |
|-----------------------|-----------------------------------------|
| DRAWN BY:<br>L.B.M.   | DATE:<br>MAY 2017                       |
| CHECKED BY:<br>P.J.H. |                                         |
| SCALE:<br>1 : 500     | BCIN<br>4208<br>3486                    |
| PROJECT NO:<br>17-023 | DRAWING TITLE:<br>PRELIMINARY SITE PLAN |
|                       | DRAWING NO:<br>A.01                     |



KEY PLAN NOT TO SCALE