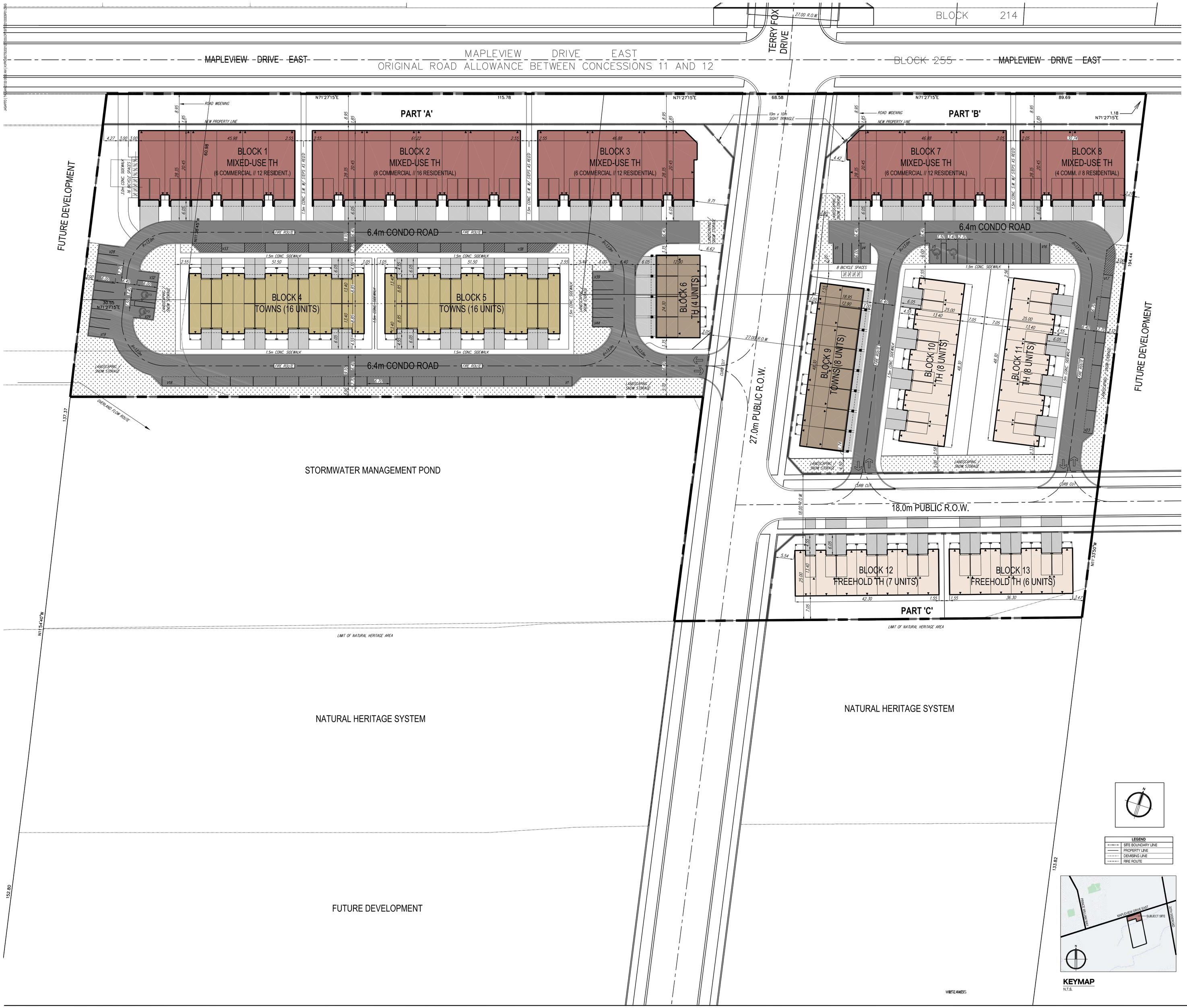


SITE STATISTICS - SITE TOTALS

1. SITE AREAS

	HECTARE	ACRE
PART 'A' - MIXED-USE CONDO TH	1.4896	3.6809
PART 'B' - MIXED-USE CONDO TH	0.9363	2.3136
PART 'C' - FREEHOLD TH	0.2303	0.5690
NET DEV. AREA	**2.6561**	**6.5634**

2. UNIT COUNT

UNIT TYPE	#
TYPE 'M' - 3 STOREY, 7.62M MIXED-USE STACKED TOWNHOUSE	
COMMERCIAL G.F.A. ; 48 SM PER MODULE MAX	30
RESIDENTIAL G.F.A. ; SUITE 1	30
RESIDENTIAL G.F.A. ; SUITE 2	30
TYPE 'B' - 3 STOREY, 6.4M BACK-TO-BACK TOWNHOUSE	32
TYPE 'C' - 3 STOREY, 6.0M REAR-LANE DECK TOWNHOUSE	12
TYPE 'D' - 3 STOREY, 6.0M CONVENTIONAL TOWNHOUSE	29
TOTAL	**163**

3. DENSITY

	UNITS / HECTARE	UNITS / ACRE
# OF UNITS / NET DEV. AREA	61.37	24.83

4. COMMERCIAL G.F.A.

PART	COMMERCIAL UNIT COUNT	G.F.A. (48 SM PER COMM. UNIT)
PART 'A'	20	960 SM
PARTS 'B' + 'C'	10	480 SM
TOTAL	**30**	**1,440 SM**

5. COMMERCIAL FSI

	REQUIRED	PROVIDED (COMM. G.F.A. / LOT AREA)
PART 'A'	0.27	960 SM / 14,896 SM = **0.06**
PARTS 'B' + 'C'	0.27	480 SM / 11,665 SM = **0.04**

OTHER REQUIREMENTS

1. BICYCLE PARKING

PART A
REQUIRED:
A) MIN. 0.2 SPACES PER APARTMENT UNIT (MIXED+USE RESIDENTIAL UNITS):
0.2 * 40 UNITS = 8 SPACES REQUIRED

B) ADDITIONAL 1 SPACE FOR EVERY 7% OF REQUIRED COMMERCIAL PARKING
7% * 40 COMMERCIAL PARKING REQD = 3 SPACES REQUIRED

TOTAL = 11 SPACES REQUIRED

PROVIDED = 16 SPACES PROPOSED

PART B
REQUIRED:
A) MIN. 0.2 SPACES PER APARTMENT UNIT (MIXED+USE RESIDENTIAL UNITS):
0.2 * 20 UNITS = 4 SPACES REQUIRED

B) ADDITIONAL 1 SPACE FOR EVERY 7% OF REQUIRED COMMERCIAL PARKING
7% * 20 COMMERCIAL PARKING REQD = 2 SPACES REQUIRED

TOTAL = 6 SPACES REQUIRED

PROVIDED = 8 SPACES PROPOSED

2. SNOW STORAGE

PART A
PAVED ROADWAY AND STREET PARKING AREA: 3601 SM
PROPOSED SNOW STORAGE AREA: 1564 SM (43.4%)

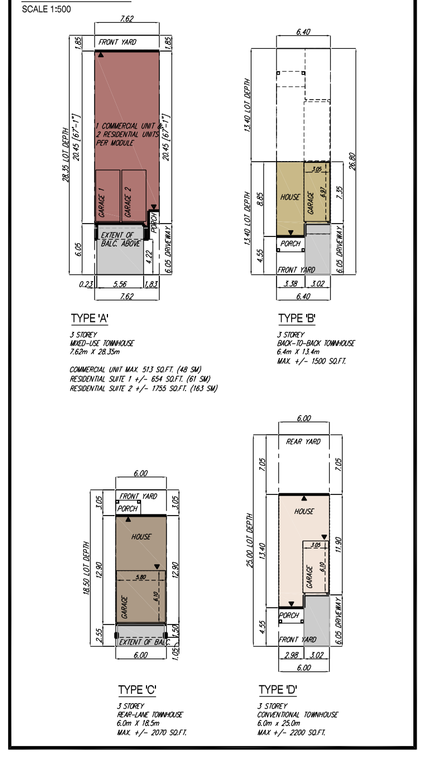
PART B
PAVED ROADWAY AND STREET PARKING AREA: 1871 SM
PROPOSED SNOW STORAGE AREA: 742 SM (39.7%)

PAVED ROADWAY AND STREET PARKING AREA

PROPOSED SNOW STORAGE AREA

UNIT TYPES

SCALE 1:500



SITE STATISTICS - PART A

1. SITE AREAS

	HECTARE	ACRE
PART 'A' - MIXED-USE CONDO TH	1.4896	3.6809
NET DEV. AREA	**1.4896**	**3.6809**

2. UNIT COUNT

UNIT TYPE	#
TYPE 'M' - 3 STOREY, 7.62M MIXED+USE STACKED TOWNHOUSE	
COMMERCIAL G.F.A. ; 48 SM PER MODULE MAX	20
RESIDENTIAL G.F.A. ; SUITE 1	20
RESIDENTIAL G.F.A. ; SUITE 2	20
TYPE 'B' - 3 STOREY, 6.4M BACK-TO-BACK TOWNHOUSE	32
TYPE 'C' - 3 STOREY, 6.0M REAR-LANE DECK TOWNHOUSE	4
TYPE 'D' - 3 STOREY, 6.0M CONVENTIONAL TOWNHOUSE	0
TOTAL	**96**

3. DENSITY

	UNITS / HECTARE	UNITS / ACRE
# OF UNITS / NET DEV. AREA	64.45	26.08

4. RESIDENT PARKING

UNIT TYPE	REQUIRED (1.5)	PROVIDED
TYPE 'M' - SUITE 1 (2 SP. PER UNIT PROV.)	30.00	40.00
TYPE 'M' - SUITE 2 (2 SP. PER UNIT PROV.)	30.00	40.00
TYPE 'B' (2 SP. PER UNIT PROV.)	48.00	64.00
TYPE 'C' (2 SP. PER UNIT PROV.)	6.00	8.00
TYPE 'D' (2 SP. PER UNIT PROV.)	0.00	0.00
TOTAL	**114.00**	**152.00**

5. VISITOR PARKING

UNIT TYPE	REQUIRED	PROVIDED
TYPE 'M' - COMMERCIAL (1 SP / 24 sm REQ'D)	40	40.00
RESIDENTIAL UNITS	-	4.00
TOTAL	**40**	**44.00**

SITE STATISTICS - PART B

1. SITE AREAS

	HECTARE	ACRE
PART 'B' - MIXED-USE CONDO TH	0.9363	2.3136
NET DEV. AREA	**0.9363**	**2.3136**

2. UNIT COUNT

UNIT TYPE	#
TYPE 'M' - 3 STOREY, 7.62M MIXED+USE STACKED TOWNHOUSE	
COMMERCIAL G.F.A. ; 48 SM PER MODULE MAX	10
RESIDENTIAL G.F.A. ; SUITE 1	10
RESIDENTIAL G.F.A. ; SUITE 2	10
TYPE 'B' - 3 STOREY, 6.4M BACK-TO-BACK TOWNHOUSE	0
TYPE 'C' - 3 STOREY, 6.0M REAR-LANE DECK TOWNHOUSE	8
TYPE 'D' - 3 STOREY, 6.0M CONVENTIONAL TOWNHOUSE	16
TOTAL	**54**

3. DENSITY

	UNITS / HECTARE	UNITS / ACRE
# OF UNITS / NET DEV. AREA	57.68	23.34

4. RESIDENT PARKING

UNIT TYPE	REQUIRED (1.5)	PROVIDED
TYPE 'M' - SUITE 1 (2 SP. PER UNIT PROV.)	15.00	20.00
TYPE 'M' - SUITE 2 (2 SP. PER UNIT PROV.)	15.00	20.00
TYPE 'B' (2 SP. PER UNIT PROV.)	0.00	0.00
TYPE 'C' (2 SP. PER UNIT PROV.)	12.00	16.00
TYPE 'D' (2 SP. PER UNIT PROV.)	24.00	32.00
TOTAL	**66.00**	**88.00**

5. VISITOR PARKING

UNIT TYPE	REQUIRED	PROVIDED
TYPE 'M' - COMMERCIAL (1 SP / 24 sm REQ'D)	20.00	20.00
RESIDENTIAL UNITS	-	3.00
TOTAL	**20**	**23.00**

SITE STATISTICS - PART C

1. SITE AREAS

	HECTARE	ACRE
PART 'C' - FREEHOLD TH	0.2303	0.5690
NET DEV. AREA	**0.2303**	**0.5690**

2. UNIT COUNT

UNIT TYPE	#
TYPE 'M' - 3 STOREY, 7.62M MIXED+USE STACKED TOWNHOUSE	
COMMERCIAL G.F.A. ; 48 SM PER MODULE MAX	0
RESIDENTIAL G.F.A. ; SUITE 1	0
RESIDENTIAL G.F.A. ; SUITE 2	0
TYPE 'B' - 3 STOREY, 6.4M BACK-TO-BACK TOWNHOUSE	0
TYPE 'C' - 3 STOREY, 6.0M REAR-LANE DECK TOWNHOUSE	0
TYPE 'D' - 3 STOREY, 6.0M CONVENTIONAL TOWNHOUSE	13
TOTAL	**13**

3. DENSITY

	UNITS / HECTARE	UNITS / ACRE
# OF UNITS / NET DEV. AREA	56.46	22.85

4. RESIDENT PARKING

UNIT TYPE	REQUIRED (1.5)	PROVIDED
TYPE 'M' - SUITE 1 (2 SP. PER UNIT PROV.)*	0.00	0.00
TYPE 'M' - SUITE 2 (2 SP. PER UNIT PROV.)	0.00	0.00
TYPE 'B' (2 SP. PER UNIT PROV.)	0.00	0.00
TYPE 'C' (2 SP. PER UNIT PROV.)	0.00	0.00
TYPE 'D' (2 SP. PER UNIT PROV.)	19.50	26.00
TOTAL	**19.50**	**26.00**

5. VISITOR PARKING

NOT REQUIRED FOR FREEHOLD LOTS

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

SANDY CREEK ESTATES INC. - 221033
MAPLEVIEW, BARRIE, ON
8966 Woodbine Ave, Markham, ON L3R 0J7 ■ T 905.737.5133 ■ F 905.737.7326 ■ JAN. 2022 ■ JA ■

CONCEPTUAL SITE PLAN
1:500
2210305P01

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