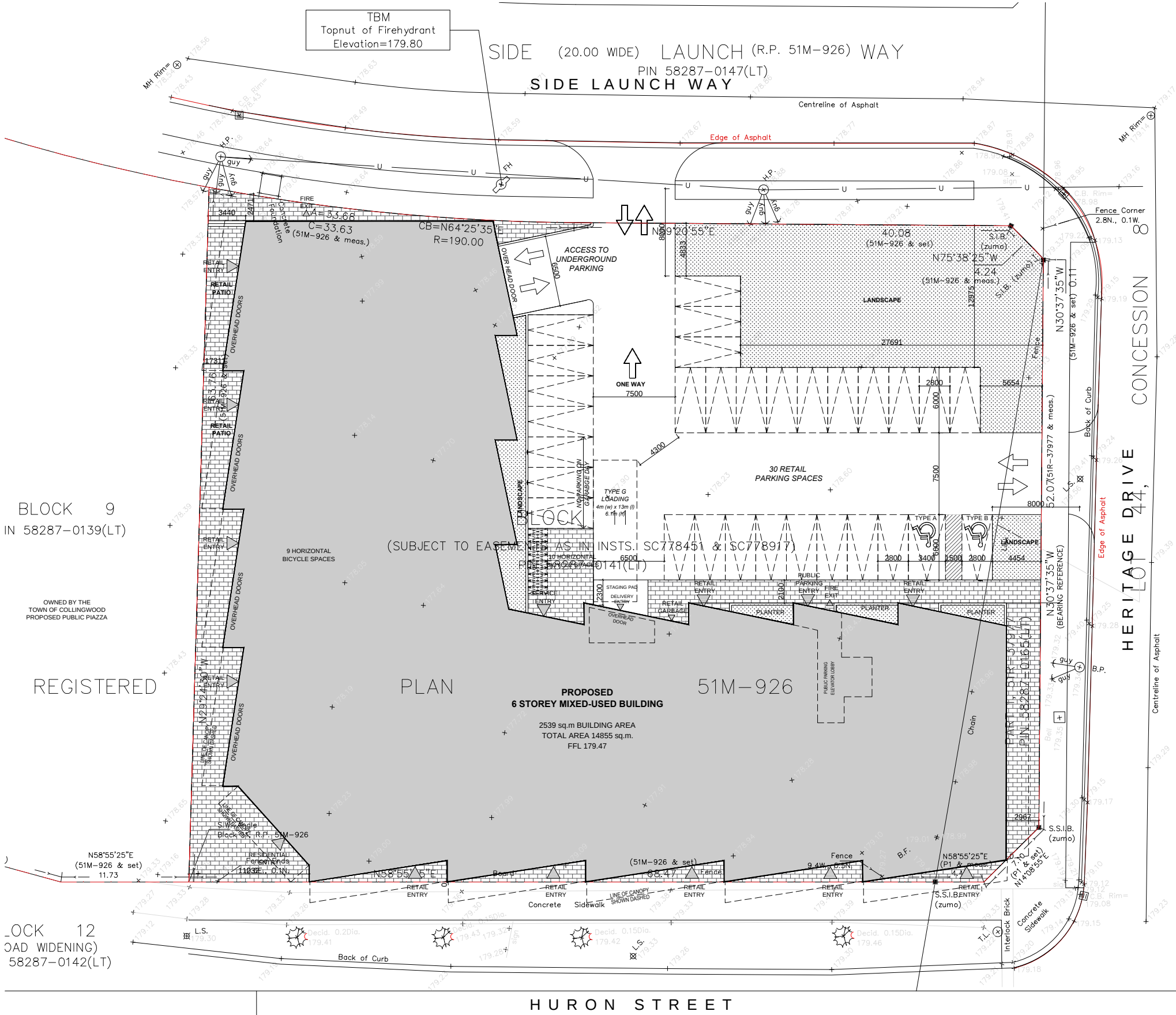




SITE STATISTICS AND ZONING REQUIREMENTS:			
<u>PROPERTY LEGAL</u>			
31 HURON STREET, TOWN OF COLLINGWOOD			
<u>ZONING</u>			
IN PROCESS OF BEING REZONED TO SITE SPECIFIC ZONING (C1-X) IN ACCORDANCE WITH THE TOWN OF COLLINGWOOD ZONING BYLAW 2010-40.			
<u>DESCRIPTION</u>			
<u>AREA</u>	TOTAL	%COVERAGE	
BUILDING AREA (GROUND FLOOR)	2539 sq.m.	54%	
ASPHALT PARKING & DRIVEWAY AREAS	1070 sq.m.	23%	
SEWERIALS & OTHER HARD SURFACES	599 sq.m.	13%	
LANDSCAPES OPEN SPACE	522 sq.m.	11%	
TOTAL LOT AREA	4690 sq.m.	1.158 ACRES	
<u>LAND USE</u>			
MIXED USE, RESIDENTIAL AND COMMERCIAL			
<u>ZONING</u>			
IN PROCESS OF BEING REZONED TO SITE SPECIFIC ZONING IN ACCORDANCE TO THE TOWN OF COLLINGWOOD ZONING BY-LAW			
<u>BUILDING SETBACKS</u>			
	REQUIRED	PROVIDED	
FRONT YARD (HERITAGE DRIVE)	0m	0m	
REAR YARD	7.5m	1.7m MIN	
EXTERIOR SIDE YARD SET BACK	0m	0m	
<u>PARKING & BICYCLES</u>			
	REQUIRED	PROVIDED	
COMMERCIAL (4 spaces per 100sq.m.)	62	150*	
VISITOR (0.25 space per unit)	23	23	
RESIDENTIAL (1 space per unit)	130	130	
BARRIER FREE (2% of total required spaces)	4	12	
DELIVERY SPACE	1	1	
BICYCLES	15	119	
*30 COMMERCIAL PARKING SPACES PROVIDED AT GRADE. *126 PAID PUBLIC PARKING SPACES PROVIDED ON P1. (COMBINED 82 REQUIRED COMMERCIAL PARKING SPACES, 33 REQUIRED VISITOR PARKING SPACES AND POTENTIAL 41 SURPLUS PARKING SPACES FOR SHIPYARDS PARKING RELIEF)			
<u>BUILDING HEIGHT</u>			
BUILDING HEIGHT PROPOSED 6 STOREY BUILDING 26.0m FROM GROUND FLOOR TO TOP OF PEAKED ROOF			

- GENERAL NOTES:
- THE "LIMITS OF CONSTRUCTION" SHALL BE ASSUMED TO BE THE PROPERTY LINE UNLESS OTHERWISE NOTED
 - FIRE ACCESS ROUTE TO BE POSTED AND DESIGNATED UNDER MUNICIPAL BY-LAW (FIRE ACCESS ROUTE TO BE MIN. 6m WIDE WITH A MIN. 12m CENTRELINE TURNING RADIUS AND MAX. 5% SLOPE)
 - COORD. W/ MECH. & SITE PLANS FOR ALL EXISTING & NEW LOCATIONS OF SERVICES & ENTRY OF SERVICES INTO THE BUILDING ENVELOPE. (ALL MECH. ELECT. INFO INDICATED ON ARCHITECTURAL SITE DWG. AL 1.15 FOR GENERAL REFERENCE & COORD. ONLY)
 - COORD. W/ SITE GRADING PLAN FOR PROPOSED FINAL FINISH GRADE ELEV'S & DRAINAGE SLOPES
 - TYP. DRIVEWAY & PARKING LOT CONC. CURBS AS INDICATED ON DRAWING. W/ OFSD DETAILS & SPEC'S. FOR TYPICAL CURB TYPES SITE DIMENSIONS ARE TYPICALLY DIMENSIONED TO FACE OF CURB
 - THE SUB-GRADE SOILS EXPOSED AFTER EXCAVATION SHALL BE INSPECTED AND CERTIFIED BY A QUALIFIED REGISTERED PROFESSIONAL SOILS ENGINEER AND A COPY OF THE REPORT SHALL BE FORWARDED TO THE MUNICIPALITY
 - ALL FILL PLACED ON THE SITE SHALL BE COMPACTED TO A MINIMUM OF 98-100% STANDARD PROCTOR DENSITY. A SUFFICIENT NUMBER OF TESTS SHALL BE TAKEN AT VARIOUS LEVELS SATISFACTORY TO THE DIRECTOR OF ENGINEERING. TEST RESULTS SHALL BE SENT TO THE MUNICIPALITY WITH A LETTER, SIGNED AND STAMPED BY THE SOILS ENGINEER, STATING THAT A SUFFICIENT NUMBER OF TESTS HAVE BEEN TAKEN AND THE MINIMUM DEGREE OF COMPACTION HAS BEEN REACHED
 - APPROVAL OF THIS DRAWING IS FOR MATERIAL ACCEPTABILITY AND COMPLIANCE WITH MUNICIPAL AND PROVINCIAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION BY THE MUNICIPALITY OF THE WORKS DOES NOT CERTIFY THE LINE AND GRADE OF THE WORKS AND IT IS THE OWNER'S RESPONSIBILITY TO HAVE THEIR ENGINEER CERTIFY THIS ACCORDINGLY
 - SILTATION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO WORKS COMMENCING ON THE SITE AND SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION, TO THE SATISFACTION OF THE MUNICIPALITY
 - PROJECT SIGN TO BE ERECTED @ BEGINNING OF PROJECT. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT ON SITE
 - EARTH BERMS SHOWN ARE DIAGRAMMATIC ONLY. REFER TO GRADING PLAN FOR ACCURATE AND COMPLETE INFORMATION
 - PROVIDE HEAVY DUTY (ASPHALT @ ENTIRE TRUCK ACCESS ROUTE PROVIDE MEDIUM DUTY (MD) ASPHALT @ ALL OTHER DRIVEWAYS AND PARKING SPACES
- GENERAL NOTES - MUNICIPAL
- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROPOSED DEVELOPMENT SHALL BE TO THE SATISFACTION OF THE MUNICIPALITY
 - STREET EXCAVATION PERMITS ARE REQUIRED FOR ANY WORK IN MUNICIPAL RIGHT OF WAY BY ANY CONTRACTOR
 - CONTRACTOR IS RESPONSIBLE FOR ALL SERVICING, UTILITIES, AND COSTS
 - STORM WATER DRAINAGE MUST NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES
 - FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE FIRE DEPARTMENT AND AT THE EXPENSE OF THE CONTRACTOR
 - ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5 M SHALL BE WITHIN 5% MAXIMUM GRADE. THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES
 - THE MUNICIPAL APPROVAL OF THIS SITE PLAN DOES NOT EXEMPT THE CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMIT
 - SEWER AND WATER PERMITS
 - ROAD CUT PERMITS
 - RELOCATION OF SERVICES
 - APPROACH APPROVAL PERMITS
 - ENCROACHMENT AGREEMENTS
 - COMMITTEE OF ADJUSTMENT
 - ANY ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE MUNICIPALITY

- BEFORE STARTING WORK
- THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY, ARCHITECT & CONSULTANTS AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION
 - THE POSITION OF THE POLE LINES, CONDUITS, WATER MAINS, SEWERS, AND OTHER UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. CONTRACTOR TO VERIFY EXISTING CONDITIONS
 - ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LOCATED, MARKED AND PROTECTED. ANY UTILITIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, AT THE CONTRACTOR'S EXPENSE
 - PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL BENCHMARKS, ELEVATIONS, DIMENSIONS, AND GRADES MUST BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER
 - AT LEAST TWO DIFFERENT BENCHMARKS MUST BE REFERRED TO AT ALL TIMES

- ACCESSIBLE PARKING
- ACCESSIBLE PARKING SIGNAGE AS PER THE HIGHWAY TRAFFIC ACT TO BE INSTALLED AS PER - AODA ARTICLE 80.37 (E) FURTHER TO THE ABOVE, ADDITIONAL VAN ACCESSIBLE SIGNAGE IS REQUIRED FOR TYPE A STALLS AS PER AODA ARTICLE 80.34 (1). AN EXAMPLE OF THE VAN ACCESSIBLE SIGN CAN BE FOUND AT THE FOLLOWING LINK:
<https://store.beaconsult.ca/products/rb-3st-van-accessible>

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NO.	DATE	REVISION
01.	07 / 31 / 2020	ISSUED FOR SPA
02.	01 / 25 / 2021	ISSUED FOR SPA INFO.
03.	04 / 15 / 2021	ISSUED FOR SPA INFO.
04.	08 / 20 / 2021	ISSUED FOR SPA RESUBMISSION 2

STREETCAR™
RETHINK URBAN LIVING

1230 DUNDAS ST E TORONTO ONTARIO M4M 1S3 416-466-2361

DRAWING:
PROPOSED SITE PLAN

PROJECT:
31 HURON STREET
COLLINGWOOD

SCALE:
1:200

ISSUE DATE:
30 / 07 / 2020

D-001

		TOTAL GCA		GFA EXCLUSIONS*		TOTAL GFA (not including exclusions)		COMMERICAL GFA		RESIDENTIAL GFA		1BD	2BD	3BD	TOTAL UNITS
		sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.				
M	Mezzanine	8,310	772	-	-	8,310	772	-	-	8,310	772	-	-	-	-
6	Residential / Amenity	22,927	2,130	2,519	234	20,408	1,896	-	-	20,408	1,896	7	13	3	23
5	Residential	24,628	2,288	2,519	234	22,109	2,054	-	-	22,109	2,054	14	12	-	26
4	Residential	24,660	2,291	2,551	237	22,109	2,054	-	-	22,109	2,054	16	11	-	27
3	Residential	24,660	2,291	2,551	237	22,109	2,054	-	-	22,109	2,054	16	11	-	27
2	Residential	24,660	2,291	2,551	237	22,109	2,054	-	-	22,109	2,054	16	11	-	27
GF	Lobby, Retail, Residential	27,330	2,539	4,951	460	22,378	2,079	16,469	1,530	5,909	549	-	-	-	0
TOTALS		157,174	14,602	17,642	1,639	139,532	12,963	16,469	1,530	123,064	11,433	69	58	3	130
*Storage, mechanical rooms, common halls, stairwells, washrooms and garages															
SUMMARY															
Total GFA (not including exclusions)		139,532	sq.ft.	12,963	sq.m.	SITE AREA		4,690	sq.m.						
Total Retail GFA		16,469	sq.ft.	1,530	sq.m.	FSI		2.8							
Total Residential GFA (not including exclusions)		123,064	sq.ft.	11,433	sq.m.										
Total Residenital Units				130	units	Bicycle Spaces		119							
Storage Lockers				100	units										
Total Indoor Amenity		3,897	sq.ft.	362	sq.m.	Commerical Parking Spaces (G)		30							
Total Outdoor Residential Amenity		463	sq.ft.	43	sq.m.	Paid Commerical Parking (P1)		126	*						
Total Private Terrace/Balcony		11,960	sq.ft.	1,111	sq.m.	Residential Parking Spaces (P2)		130							
Total Above Grade Mechanical/Electrical		2,809	sq.ft.	261	sq.m.	TOTAL PARKING SPACES		286							
*Combined 62 required commerical parking spaces, 33 required visitor parking spaces and potential 61 surplus parking spaces for Shipyards parking relief															

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STREETCAR™
RETHINK URBAN LIVING

1230 DUNDAS ST E TORONTO ONTARIO M4M 1S3 416-466-2361

DRAWING:
SITE STATISTICS

PROJECT:
31 HURON STREET
COLLINGWOOD

SCALE:
NTS

ISSUE DATE:
30 / 07 / 2020

D-002