

## AREAS

GROUND FLOOR	2914.97 ft <sup>2</sup>	270.81 m <sup>2</sup>
SECOND FLOOR	3586.21 ft <sup>2</sup>	333.17 m <sup>2</sup>
THIRD FLOOR	1798.65 ft <sup>2</sup>	167.10 m <sup>2</sup>
<b>BUILDING AREA</b>	<b>3586.21 ft<sup>2</sup></b>	<b>333.17 m<sup>2</sup></b>
<b>GROSS FLOOR AREA</b>	<b>7257.23 ft<sup>2</sup></b>	<b>674.22 m<sup>2</sup></b>
COMM. UNIT 1	1067.64 ft <sup>2</sup>	99.19 m <sup>2</sup>
COMM. UNIT 2	1064.02 ft <sup>2</sup>	98.85 m <sup>2</sup>
RESID. UNIT 1	909.88 ft <sup>2</sup>	84.53 m <sup>2</sup>
RESID. UNIT 2	652.88 ft <sup>2</sup>	60.64 m <sup>2</sup>
RESID. UNIT 3	909.88 ft <sup>2</sup>	84.53 m <sup>2</sup>
RESID. UNIT 4	912.05 ft <sup>2</sup>	84.73 m <sup>2</sup>
RESID. UNIT 5	912.05 ft <sup>2</sup>	84.73 m <sup>2</sup>
COMMON AREAS	787.58 ft <sup>2</sup>	73.17 m <sup>2</sup>

## SITE STATISTICS

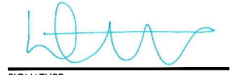
ZONING	C4	
	<u>ALLOWANCE</u>	<u>PROVIDED</u>
MIN. LOT AREA	1000.00 m <sup>2</sup>	1021.90 m <sup>2</sup>
MIN. LOT FRONTAGE	30.00 m	20.27 m EXISTING
MIN. FRONT YARD	6.00 m	7.50 m
MIN. REAR YARD	7.50 m	13.12 m
MIN. SIDE NORTH	0.00 m	1.57 m
MIN. SIDE SOUTH	9.00 m	7.50 m
MAX. LOT COVERAGE	40.00 %	32.60 %
MIN. LANDSCAPE AREA	10.00 %	13.71 %
MAX. BLDG HEIGHT	15.00 m	10.95 m
PARKING SPACES	11 spaces	10 spaces
- 5 RESIDENTIAL		
- 6 COMMERCIAL		
ACCESSIBLE PARKING SPACES	1 space	1 space

APPROVAL STAMP

No.	Issue/Revision	Date
1	SITE PLAN APPROVAL	JUL 15 20
2	SITE PLAN APPROVAL	NOV 02 20
3	SITE PLAN APPROVAL	DEC 23 20



www.westsmithdesign.com  
 Douglas E. Smith, C.E.T. (BCIN 105709)  
 104 Katherine Street Collingwood ON L9Y 3R5  
 705-351-1360 doug@westsmithdesign.com  
 REGISTERED BCIN 106658

 DATE DEC 23 20

DRAWINGS MUST BE SIGNED AND DATED IN ORDER TO BE ISSUED FOR BUILDING PERMIT, ROOF TRUSS DESIGN OR CONSTRUCTION

Project Name  
**OAKWOOD BUILDING**  
 32 OAK STREET  
 COLLINGWOOD ON  
 L9Y 2X6

Project Number  
 1927

Drawing Title  
**DATA SHEET**

Drawn By DES	Designed By DES
Scale NTS	Date DEC 13 2019

Drawing Number  
**A001**

**Variances:**

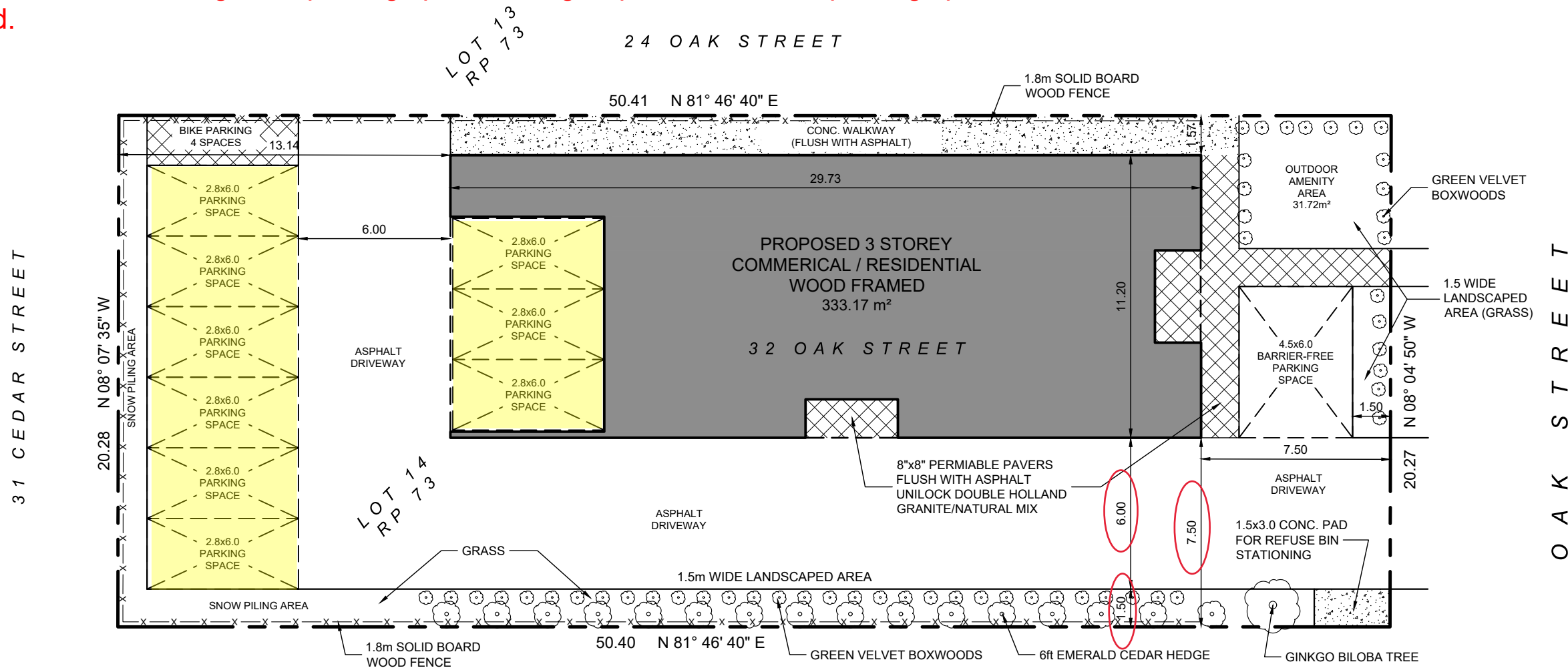
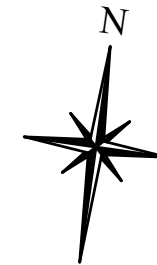
- To vary the requirement of Section 7.3 Interior Side Yard (d) and Section 7.4(d) where “An interior side yard abutting a Residential zone shall be minimum of 9.0 m, and a strip of land not less than 3.0 m wide shall be reserved for landscaping” to a proposed “Interior side yard abutting a Residential Shall be a minimum of 7.5 m, and a strip of land not less than 1.5 m wide shall be reserved for landscaping”.
- Section 5.15 and Table 5.15.1.1 Required Parking Spaces requires 11 parking spaces. Breakdown: the two proposed commercial units are 99.19 sqm2 each, which would require a minimum of 6 parking spaces. A minimum of 5 parking spaces are required for a proposed 5 apartment units. Resulting in 11 parking spaces being required, where 10 parking spaces are provided.

32 OAK STREET  
COLLINGWOOD ON L9Y 1B2

LOT 14  
WEST OF OAK STREET  
REGISTERED PLAN 73  
TOWN OF COLLINGWOOD  
COUNTY OF SIMCOE

LOT AREA = 1021.90 m<sup>2</sup> = 0.102 ha

SITE PLAN DRAWN WITH  
INFORMATION FROM SURVEY BY  
ZUBEK, EMO, PATTEN & THOMSEN LTD. OLS  
2020



APPROVAL STAMP



No.	Issue/Revision	Date
1	ZONING REVIEW	JAN 10 20
2	DESIGN REVIEW	MAR 01 20
3	DESIGN REVIEW	MAR 20 20
4	SITE PLAN CONTROL	APR 27 20
5	SITE PLAN APPROVAL	JUL 15 20
6	SITE PLAN APPROVAL	NOV 02 20
7	SITE PLAN APPROVAL	DEC 23 20

**WESTSMITH  
DESIGN**

www.westsmithdesign.com  
Douglas E. Smith, C.E.T. (BCIN 105709)  
104 Katherine Street Collingwood ON L9Y 3R5  
705-351-1360 doug@westsmithdesign.com  
REGISTERED BCIN 106658

*[Signature]*  
DATE DEC 23 20

DRAWINGS MUST BE SIGNED AND DATED IN ORDER TO BE ISSUED FOR BUILDING PERMIT, ROOF TRUSS DESIGN OR CONSTRUCTION

Project Name  
**OAKWOOD BUILDING**  
32 OAK STREET  
COLLINGWOOD ON  
L9Y 2X6

Project Number  
1927

Drawing Title  
**SITE PLAN**

Drawn By DES Designed By DES

Scale 1:200 metric Date DEC 13 2019

Drawing Number

**A100**