

LEGAL DESCRIPTION
 LOTS 9, 10, 11 & 12 AND PART OF LOTS 8, 13, 19, 20 & 21 BLOCK 1.
 REGISTERED PLAN 212 TOWN OF ORANGEVILLE.
 SITE INFORMATION WAS BASED ON SURVEY PREPARED BY
 TED VAN LANKVELD, ONTARIO LAND SURVEYOR.

SITE DESCRIPTION
 ZONING (CURRENT): CBD ZONE
 OFFICIAL PLAN: BY-LAW 43-99

BUILDING CLASSIFICATION
 OCCUPANCY: GROUP C, GROUP F3
 CLASSIFICATION: PART 3

BUILDING STATISTICS

GROSS FLOOR AREA (GFA)	m ²	sf	RESIDENTIAL UNIT COUNT
EXISTING	1,640	17,653	
PROPOSED			
GROUND FLOOR RETAIL	925.22	9,959	N/A
GROUND FLOOR RESIDENTIAL	766.91	8,255	N/A
2ND FLOOR	1720.56	18,520	14
3RD FLOOR	1178.38	12,684	8
4TH FLOOR	1090.77	11,741	10
5TH FLOOR	1074.05	11,561	10
6TH FLOOR	1025.46	11,038	10
7TH FLOOR	939.52	10,113	9
8TH FLOOR	669.92	7,211	4
GFA - TOTAL	9,390.79	101,082	65

NUMBER OF PARKING SPACES REQUIRED

TOTAL PARKING REQUIRED:
 REQ'D COMMERCIAL PARKING = 953m²/20 = 48/2 = 24 SPACES
 REQ'D RESIDENTIAL PARKING = 1 PER UNIT = 66 SPACES
 BARRIER FREE PARKING CALCULATION:
 (13-100 P.S. = 4% OF TOTAL NUMBER OF SPACES) = 4 SPACES

TOTAL PARKING SPACES PROVIDED:
 TYPICAL PARKING SPACE: 2.7m x 5.5m = 152 SPACES
 TOTAL BARRIER-FREE PROVIDED (INCLUDED ABOVE):
 TYPE A: 3.5m x 5.5m = 2 SPACES
 TYPE B: 2.7m x 5.5m = 2 SPACES
 AISLE WIDTH (min.): 5.5m (min.)
 LOADING SPACE REQUIREMENT: (2300m² TO 7,500m²) = 2 SPACES
 LOADING SPACE SIZE: 3.5m x 9.0m

TOTAL BICYCLE PARKING REQUIRED:
 REQ'D COMMERCIAL BICYCLE PARKING = 2 SPACES, PLUS 1 SPACE FOR EVERY 1000SQ.M = 3 SPACES

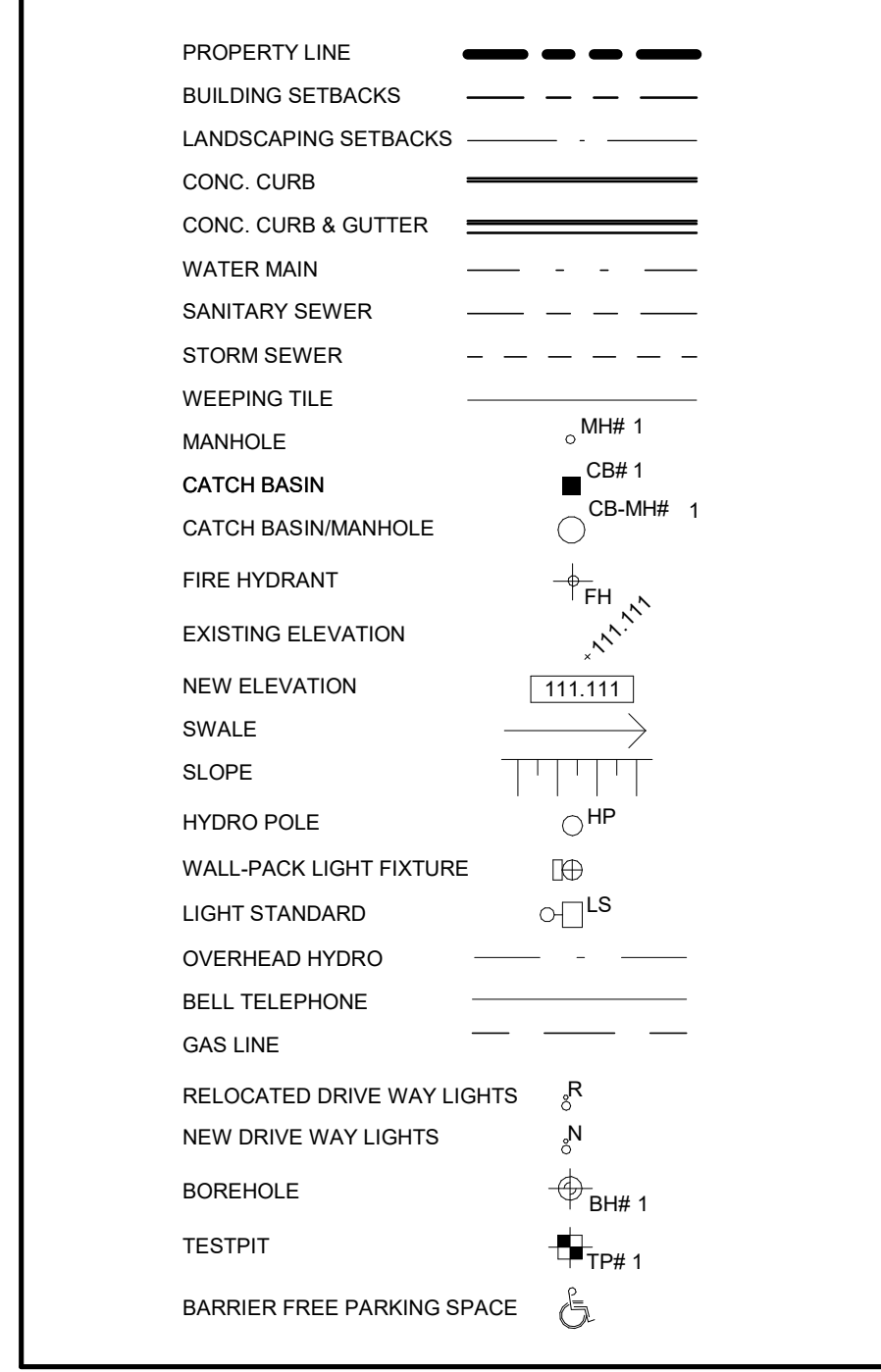
TOTAL BICYCLE PARKING PROVIDED:
 REQ'D PROVIDED BICYCLE PARKING = 6 SPACES

SITE STATISTICS

	REQUIRED	PROVIDED
LOT AREA (MIN.):	NIL	2,710.14 m ²
LOT FRONTAGE (MIN.):	NIL	0 m
LANDSCAPED OPEN SPACE (MIN.):	N/A	0 %
LOT COVERAGE (MAXIMUM):	75 %	73.4 %
FRONT YARD SETBACK (MIN.):	NIL	0 m
INTERIOR SIDEYARD SETBACK (MIN.):	NIL/7.0m	7.0 m
EXTERIOR SIDEYARD SETBACK (MIN.):	NIL	N/A
REAR YARD SETBACK (MIN.):	7.5m	7.5 m
SETBACK FROM RESIDENTIAL (MIN.):	N/A	N/A
LANDSCAPE BUFFER:	N/A	N/A
LOT DEPTH:	N/A	40.4 m
BUILDING HEIGHT (MAX.):	23.0m	23.0 m
DENSITY:	N/A	3.62

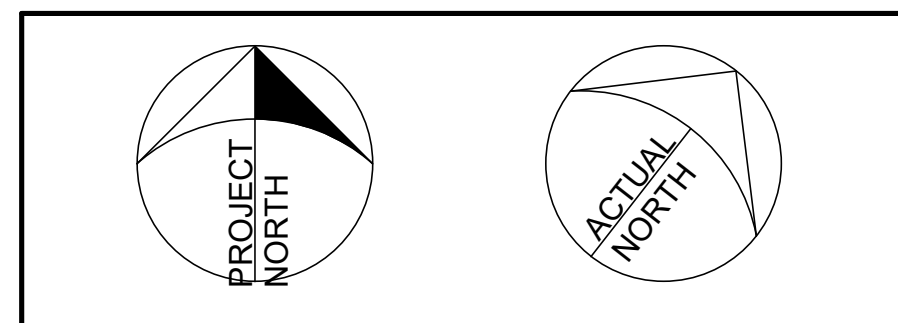
NORTH LOT PARKING COUNT
 EXISTING PARKING TO REMAIN UNTOUCHED
 50 GROUND PARKING (EXISTING)
 50 PARKING TOTAL

PROPOSED LOT PARKING COUNT
 REGULAR SURFACE PARKING = 11
 P1 PARKING UNDER CONDO = 46
 P2 PARKING UNDER CONDO = 46
 TOTAL PARKING APPROX. = 103



DIMENSIONS & SCALE NOTICE:
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No.	Description	Date
2	RE-ISSUED FOR SPA	2024.08.30
1	ISSUED FOR SPA	2024.05.01

45 MILL ST, ORANGEVILLE, ON, L9W 2M4 519-941-0912

CONSULTANT

PROJECT OVERALL NAME

229 BROADWAY
 ORANGEVILLE 229 BROADWAY AVE. ONTARIO

SHEET TITLE

SITE PLAN

PROJ. NO. 22-139

DATE AUGUST 2024

DRAWN BY JM

CHECKED MH

SCALE As indicated

DATE PLOTTED 2024-08-29 3:09:57 PM

DRAWING NO. A1.0