

Report No. INS-2021-047 - Attachment No. 4

BROADWAY
 PIN 34024-0175(LI)
 (ALLOWANCE FOR ROAD BETWEEN THE COUNTIES
 OF WELLINGTON AND SIMCOE, BY REGISTERED PLAN 138)

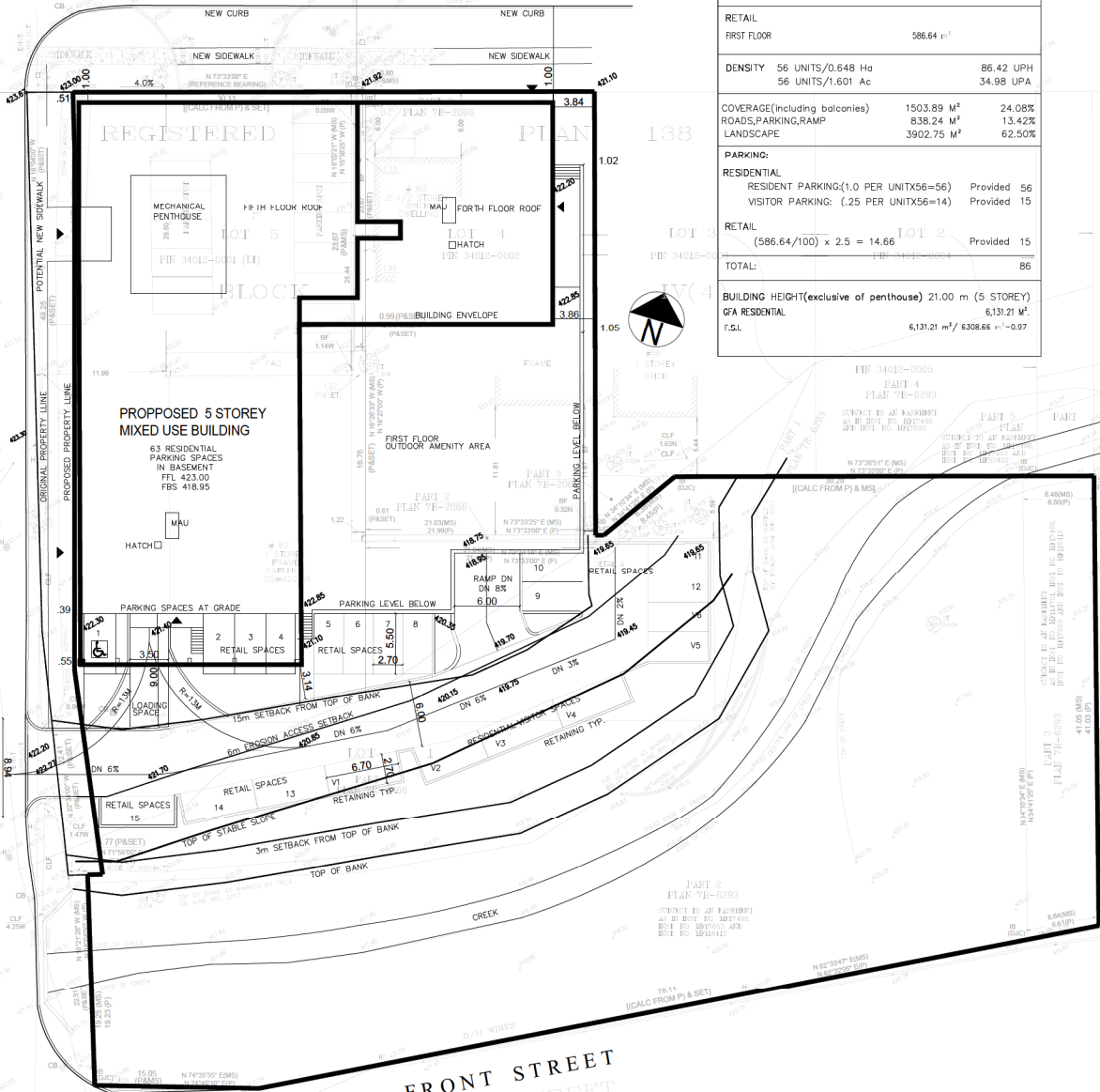
PIN 34021-0066(LI)

BROADWAY

WELLINGTON STREET
 (BY REGISTERED PLAN 138)

AMANDA STREET

SITE STATISTICS	
SITE AREA	6483.94 m ²
ROAD WIDENING	239.06 m ²
NET SITE AREA	6244.88 m ²
RESIDENTIAL	
NUMBER OF UNITS:	56 UNITS (TWO BEDROOM)
RETAIL	
FIRST FLOOR	586.64 m ²
DENSITY	56 UNITS/0.648 Ha 86.42 UPH 56 UNITS/1.601 Ac 34.98 UPA
COVERAGE(including balconies)	1503.89 M ² 24.08%
ROADS,PARKING,RAMP	838.24 M ² 13.42%
LANDSCAPE	3902.75 M ² 62.50%
PARKING:	
RESIDENTIAL	RESIDENT PARKING(1.0 PER UNITX56=56) Provided 56
	VISITOR PARKING: (.25 PER UNITX56=14) Provided 15
RETAIL	(586.64/100) x 2.5 = 14.66 Provided 15
TOTAL:	86
BUILDING HEIGHT(exclusive of penthouse) 21.00 m (5 STOREY)	
GFA RESIDENTIAL	6,131.21 m ² / 6308.66 m ² = 0.97
F.S.I.	



70 Skton Road Unit 1, Woodbridge, Ontario L4L 8B9
 Tel. (905) 265-2688 Fax. (905) 265-2685

CONCEPT PLAN 2

1 SITEPLAN

CLIENT 2575845 Ontario Inc.
 4-355 Harry Walker Parkway North Newmarket Ontario L3Y 7B3

PROJECT Mixed Use Building
 62 Broadway Street Orangeville Ontario

18-1411 1:400 Jan. 10 2019
 Rev. Jan. 25 2019
 Rev. July 3 2019