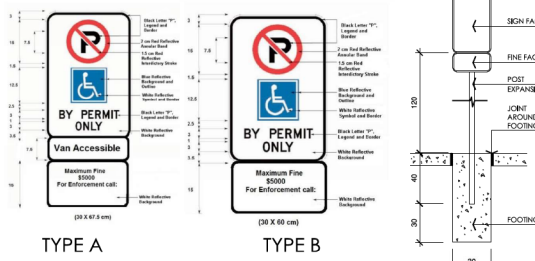


Report No. INS-2022-050 - Attachment 3

ZONING TABLE		
ZONE: INST - INSTITUTIONAL		
USE: RETIREMENT HOME, COMMUNITY CENTRE		
	REQUIREMENTS	EXISTING
1. MINIMUM LOT AREA	1600.0 m ²	701.4 m ²
2. MINIMUM LOT FRONTAGE	36.0 m	44.8 m
3. MINIMUM FRONT YARD	6.0 m	2.89 m
4. MINIMUM EXTERIOR SIDE YARD	6.0 m	0.22 m
5. MINIMUM SIDE YARD	2.0 m	0.2 m
6. MINIMUM REAR YARD	4.3 m	4.76 m
7. MAX. BUILDING HEIGHT	14.0 m	15.0 m

LOT COVERAGE	437.10 m ²
EXISTING BRICK ADDITION & OLD CHURCH	
TOTAL LOT COVERAGE	62.32%

PARKING/LOADING CALCULATIONS		
ZONE - INSTITUTIONAL		
LOADING SPACE	REQUIRED	PROVIDED
0 SPACE REQUIRED	0 SPACE REQUIRED	0 SPACE
RETIREMENT (SPACES) HOME	1 SPACE PER 3 BEDS	4 SPACES (11 BEDS)
FLEX SPACE	1 SPACE PER 100 m ²	14 SPACES (124 m ²)
CAFE	1 SPACE PER 100 m ²	8 SPACES (70 m ²)
TOTAL SPACES REQUIRED		24 SPACES
TOTAL SPACES PROVIDED		7 SPACES
NUMBER OF ADDITIONAL SPACES REQUIRED		1 SPACE



TYPE A

TYPE B

1-SIGN FACE

BARRIER FREE PARKING SIGNAGE REQUIREMENTS

- ALL HANDICAPPED PARKING STALLS SHALL BE DESIGNATED BY SIGNAGE AS PER BY-LAW.
- ONE SIGN PER BAY IS REQUIRED UNLESS A ROW OF SEVERAL BAYS IS PROVIDED IN WHICH CASE, A SIGN AT EACH END OF THE ROW WITH APPROPRIATE DIRECTIONAL ARROWS AS PER DRAWING 3- SIGN LOCATION FOR.
- MULTIPLE PARKING STALLS IS ACCEPTABLE. THE REQUIRED SIGN(S) MUST BE MOUNTED AT LEAST 0.6m AND NOT MORE THAN 2.0m FROM THE FACE OF THE CURB AT A HEIGHT OF 1.2m ABOVE THE TOP OF CURB ELEVATION. SIGNS MUST NOT OBSTRUCT THE SIDEWALK.
- WHERE AN UNOBTSTRUCTED BUILDING FACE IS LOCATION NO MORE THAN 2.0m FROM THE FACE OF THE CURB AT THE HANDICAPPED BAY, THE REQUIRED SIGN(S) MAY BE MOUNTED ON THE BUILDING FACE.

POST

- 75mm DIAMETER GALVANIZED STANDARD STEEL PIPE, POST TO BE CAST IN PLACE IN 300mm DIAMETER CONCRETE FOOTING, OR
- RECONSTRUCT SIGN POST MOUNTED ON CURB, MANUFACTURE: IMPACT RECOVERY (<https://www.impactrecovery.com/>) STYLE: 80mm High Post, SIGN MOUNTING HEIGHT & SIGN AS PER TOWN ACCESSIBILITY STANDARDS

2-MOUNTING DETAIL

SIGN FACE

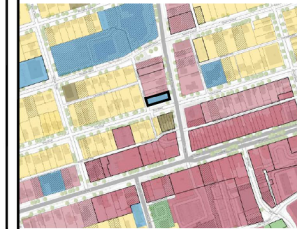
- 0.064 GAUGE ALUMINUM SIGN
- BLANK WHITE BACKGROUND
- NO LETTERING OR PICTURES

MOUNTING

- THE SIGN FACE MUST BE SECURED TO A POST WITH TWO GALVANIZED 12mm HEX HEAD BOLTS AND NUTS WITH FLAT WASHERS ON BOTH SIDES.
- TO A MASONRY BUILDING FACE WITH TWO GALVANIZED 50mm LONG 6mm DIAMETER HEAD-HEAD LAG BOLTS WITH FLAT WASHERS IN LEAD SHEET.
- TO A METAL BUILDING FACE WHERE THE MINIMUM METAL THICKNESS IS 2mm WITH TWO #10 PLATED, SELF-TAPPING SHEET-METAL SCREWS WITH FLAT WASHERS.

SITE PLAN APPLICATION NUMBER

3 ZINA STREET
ALL OF LOT 1
BLOCK 5
REGISTERED PLAN 212
TOWN OF ORANGEVILLE



KEY PLAN

N.T.S.

NOTE:

GENERAL NOTES:

- ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE RESTORED TO THE SATISFACTION OF THE TOWN.
- UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
- THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
- ALL BARRED TREE ENTRANCES AND BARRED TREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
- ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.
- ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
- ALL CONDENSING UNITS TO BE SCREENED ON THE ROOF.
- SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
- WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.
- EXCESS SNOW WILL BE REMOVED BY PRIVATE HAULER SUBJECT TO DEMAND FOR PARKING.
- BUILDER TO CONTACT ORANGEVILLE HYDRO TO DISCUSS SERVING OPTIONS, BUILDING TO MEET CLEARANCE REQUIREMENTS FROM EXISTING ABOVE GROUND ELECTRICAL INFRASTRUCTURE, DEVELOPMENT TO MEET SECTION OBC 3.1.19.1 CLEARANCES TO BUILDINGS.

REFER TO SITE SERVING & GRADING PLAN PREPARED BY VAN HARTEN FOR ADDITIONAL INFO

LED SIGNAGE

- NO LIGHT SPILL IS PERMITTED ON PROPERTY
- ALL LED SIGNAGE SUBJECT TO SITE PLAN/LIGHTING PLAN REVIEW



- RECOMMENDED LINE WIDTH FOR MARKINGS IS 10 CM
- ALL PAVEMENT MARKINGS TO BE SUP. RESISTANT PAINT

PROJECT NAME
3 ZINA T. MIXED-USE BUILDING

PROJECT ADDRESS
**3 ZINA ST.
ORANGEVILLE ON**

CLIENT
RANDALL REALTY INC.

ARCHITECT
KHALSA DESIGN INC.



BRAMPTON, ON
TELEPHONE: 647-688-2940

CONSULTANTS:

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REGISTRATION

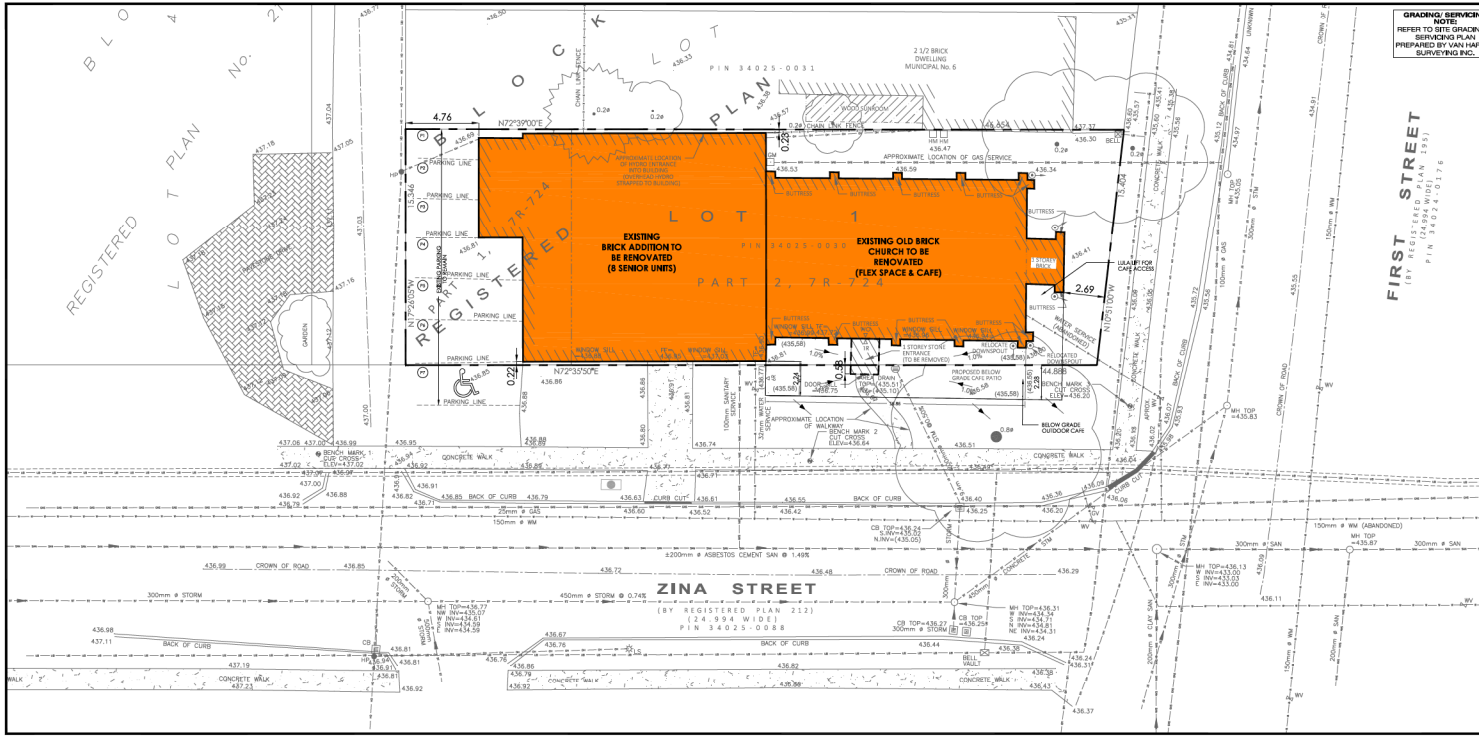
Project number	22002
Date	05/20/2022
Drawn by	AS
Checked by	KCI
Scale	As Indicated

REVISIONS

No.	Description	Date

PROPOSED
SITE PLAN

ASP-1
3 ZINA ST.



1:150



PROJECT NAME		
3 ZINA ST. MIXED-USE BUILDING		
PROJECT ADDRESS		
3 ZINA ST. ORANGEVILLE ON		
CLIENT		
RANDALL REALTY INC.		
ARCHITECT		
KHALSA DESIGN INC.		
		
BRAMPTON, ON		
TELEPHONE: 647-468-2940		
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REGISTRATION		
Project number 22002		
Date	05/20/2022	
Drawn by	ASB	
Checked by	KDI	
Scale		
REVISIONS		
No.	Description	Date
RENDERING I		
ASP-302		
3 ZINA ST. MIXED-USE BUILDINGS		



PROJECT NAME

3 ZINA ST. MIXED-USE BUILDING

PROJECT ADDRESS

3 ZINA ST.
ORANGEVILLE ON

CLIENT

RANDALL REALTY INC.

ARCHITECT

KHALSA DESIGN INC.



BRAMPTON, ON

TELEPHONE: 647-468-2940

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REGISTRATION

Project number 22002
Date 05/20/2022
Drawn by ASB
Checked by KDI
Scale

REVISIONS

No.	Description	Date

RENERING II

ASP-303

3 ZINA ST. MIXED-USE BUILDING