

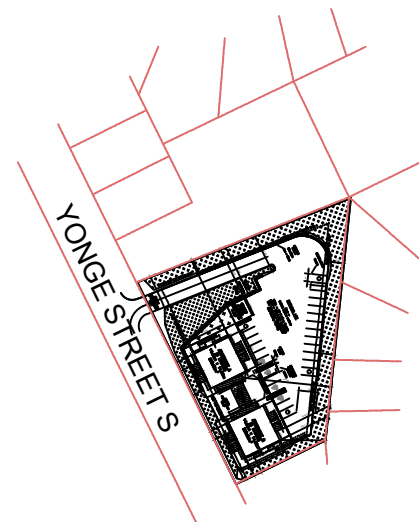
PROPOSAL FOR 60 YONGE STREET SOUTH: Affordable Rental Senior Housing

MP PLANNING INC. - SITE SKETCH FOR PLANNING PURPOSES

ARCHITECTURAL RENDERING:



SKETCH WITH NEIGHBOURING LOTS:



MP PLANNING INC.

44-A King William Street, Huntsville,
ON, P1G 1G3
Ph: 705-798-9860
E: admin@mpplanning.com

SITE SERVICES/
CIVIL ENGINEER/
TRAFFIC STUDY:

Tatham Engineering
8 Barron Drive,
Bracebridge | Ontario | P1L 0H3
T/ 705 645 7756

ARCHITECT:

ARD A All Reign Designs
Muskoka, Ontario
T/ 705 645 0713

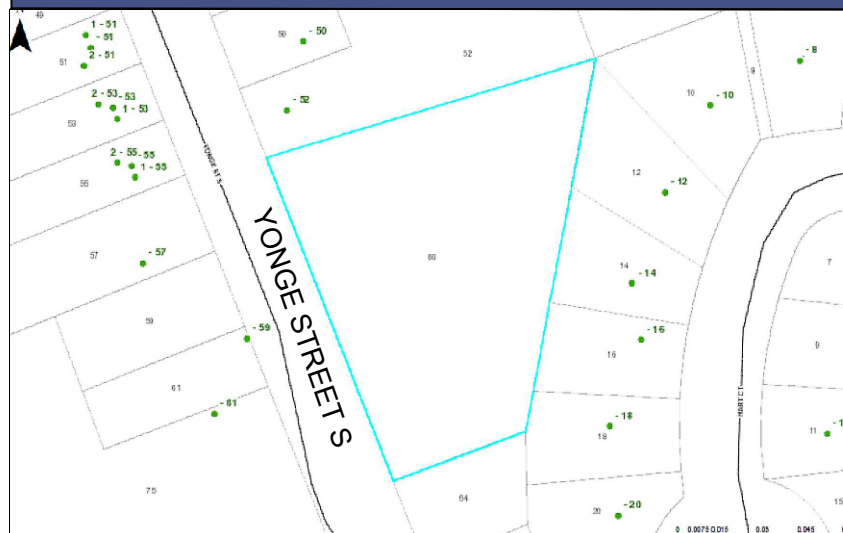
PROPERTY OWNER:

2296056 Ontario Limited

TITLE:

**60 YONGE STREET SOUTH
SITE SKETCH FOR PLANNING
PURPOSES**

KEY MAP:

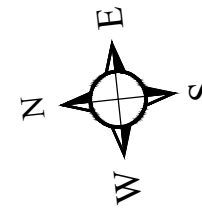


LOT STATISTICS:






	REQUIRED	PROPOSED
<i>GENERAL</i>		
REQ. MIN. LOT AREA:	465 square metres (0.114 Acres)	5346.2 square metres (1.32 Acres)
REQ. MIN. LOT FRONTAGE:	15 metres (284.2 square feet)	86.62 metres (284.2 square feet)
REQ. MAX. LOT COVERAGE:	35%	9.3 %
REQ. MIN. VEGETATION BUFFER:	3 metres (9.9 feet)	6 metres
<i>MAIN STRUCTURE</i>		
REQ. MAX BUILDING HEIGHT:	11 metres (36.9 feet)	7.9 metres (26 feet, 2 7/8 inches)
REQ. MIN. FRONT YARD SETBACK:	7 metres	7.5 metres
REQ. MIN. SIDE YARD SETBACK:	6 metres	7.83 metres
REQ. MIN. REAR YARD SETBACK:	7.5 metres	17.7 metres
<i>ACCESSORY STRUCTURE</i>		
REQ. ACCESSORY BUILDINGS:	1 accessory building permitted	1 garage (One-storey) (Area = 53.6 square metres)
REQ. MAX LOT COVERAGE:	10% of total lot area	1%
REQ. MAX BUILDING HEIGHT:	7 metres (23 feet)	3.07 metres (10.1 feet)
REQ. SIDE AND REAR SETBACK:	6 metres (19.7 feet)	26.83 metres (88.02 feet)
REQ. MAX. FOOTPRINT:	60 square metres (196.85 feet)	53.60 square metres (175.9 feet)
<i>PARKING AND LOADING / DENSITY</i>		
REQ. PARKING SETBACK:	Min. 3m setback to allow for vegetative buffer	6 metres
REQ. # OF PARKING SPACES:	1.25 parking spaces/unit (+1 space/5 units)	25 parking spaces (23 required)
REQ. # OF ACCESSIBLE SPACES:	1 accessible space for every 1-25 parking spaces	Accessible = 4/25 Vehicular = 21/25
REQ. MAXIMUM DENSITY:	40 units/ha = 21.4 units (4 units per MD)	30 units/ha = 16 units total (8 units, 2 MDs)
TOTAL FLOOR AREA:	FA = 495.2 square metres (5330.3 square feet)	GFA = 936.8 square metres (10083.631 square feet)

COMMUNITY PLANNING PERMIT PRECINCT:

RESIDENTIAL PRECINCT	
<u>EXISTING</u>	Urban Residential - Low
<u>PROPOSED</u>	Urban Residential - Medium



LEGEND:

-  = Retained Vegetation
-  = Proposed Structures
-  = Proposed Balcony/Patio
-  = Proposed Amenity Area
-  = Proposed Covered Amenity Area
-  = Proposed Sidewalk
-  = Proposed Retaining Wall
-  = Lot Boundaries
-  = Required Yard Setbacks
-  = Parking Space Count
-  = Accessible Parking Spaces

SKETCH FOR PLANNING PURPOSES

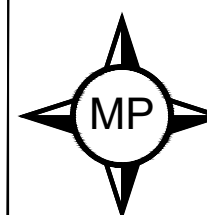
Civic Address: 60 Yonge Street South, Huntsville

Owner: 2296056 Ontario Limited

Date: 2025-03-20

Rev.: 1

Drawing By: Maeve Crowne



MP PLANNING INC.
 PLANNING & ASSOCIATES INC.

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