

**Muskoka Community
Land Trus - Phase 1**

Florence Street West
Huntsville, ON
2403
Residential

NOT FOR CONSTRUCTION

1	250812	Issued for re-zoning & CPP application
NO.	DATE	DESCRIPTION

Proposed Site Plan

A100

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Muskoka Community Land Trust - Phase 1 30 Florence Street West, Huntsville		
SITE STATISTICS		
GENERAL STATISTICS	REQUIRED	PROPOSED
TOTAL SITE AREA = 27966.22m ² /2.8 ha		
ZONING	465m ²	UR3-Urban Residential High
LOT AREA	15m	20991.82m ² /2.1ha
LOT FRONTAGE	60 units/ha = 126	Maximum 150
MAXIMUM DENSITY	9m	9m
MAXIMUM BUILDING HEIGHT	11m for multiple dwellings	Phase 1: Front yard/Florence Street facing facade = 14m, Hunters Bay/Walpole Street facing facade = 11m
SETBACKS		
FRONT YARD (minimum)	7m to attached garage 4m to dwelling 2m to porch	7.5m
INTERIOR SIDE YARD (minimum)	1.5m typical 6m to multiple dwellings 3m typical	1.5m 6m N/A
EXTERIOR SIDE YARD (minimum)	9m for multiple dwellings	N/A
REAR YARD	1.5m for block townhouse dwellings 7.5m	N/A 7.5m
LOT COVERAGE		
PROPOSED BUILDING AREA	NA	4965m ²
EXISTING BUILDING AREA	NA	NA
TOTAL LOT COVERAGE	Maximum 40%	24%
PARKING		
PARKING STALL SIZE	7.6m wide x 6m long 20% required to be 3m wide	86 31
LOADING SPACE SIZE	4m x 15m	4m x 15m
ALSLE WIDTH	3m (single lane) 6.7m (double lane)	3m 6.7m
PARKING CALCULATION	0.95 space/unit (90 market) = 86 0.5 space/unit (60 affordable) = 30	116
BARRIER FREE PARKING STALL	5 + 1 space for each 50 spaces beyond 150 = 5 total	7
TOTAL PARKING (INCL. BF)	121 (116 + 5 BF)	124 (117 + 7 BF)

1 Site Plan-Proposed
1 : 500

