

NO.	REVISIONS	DATE
1.	CLIENT	4FEB2020
2.	CLIENT	19JUL2022
3.	CLIENT	14SEP2022
4.	CLIENT	20OCT2022
5.	CLIENT	7NOV2023
6.	CLIENT	24JAN2024
7.	CLIENT	25JULY2024

CITY	CITY	4FEB2020
TO	ISSUED	DATE

GENERAL NOTES

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

DO NOT SCALE DRAWINGS.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.



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PROJECT

185 ROBINSON ST MIX-USE

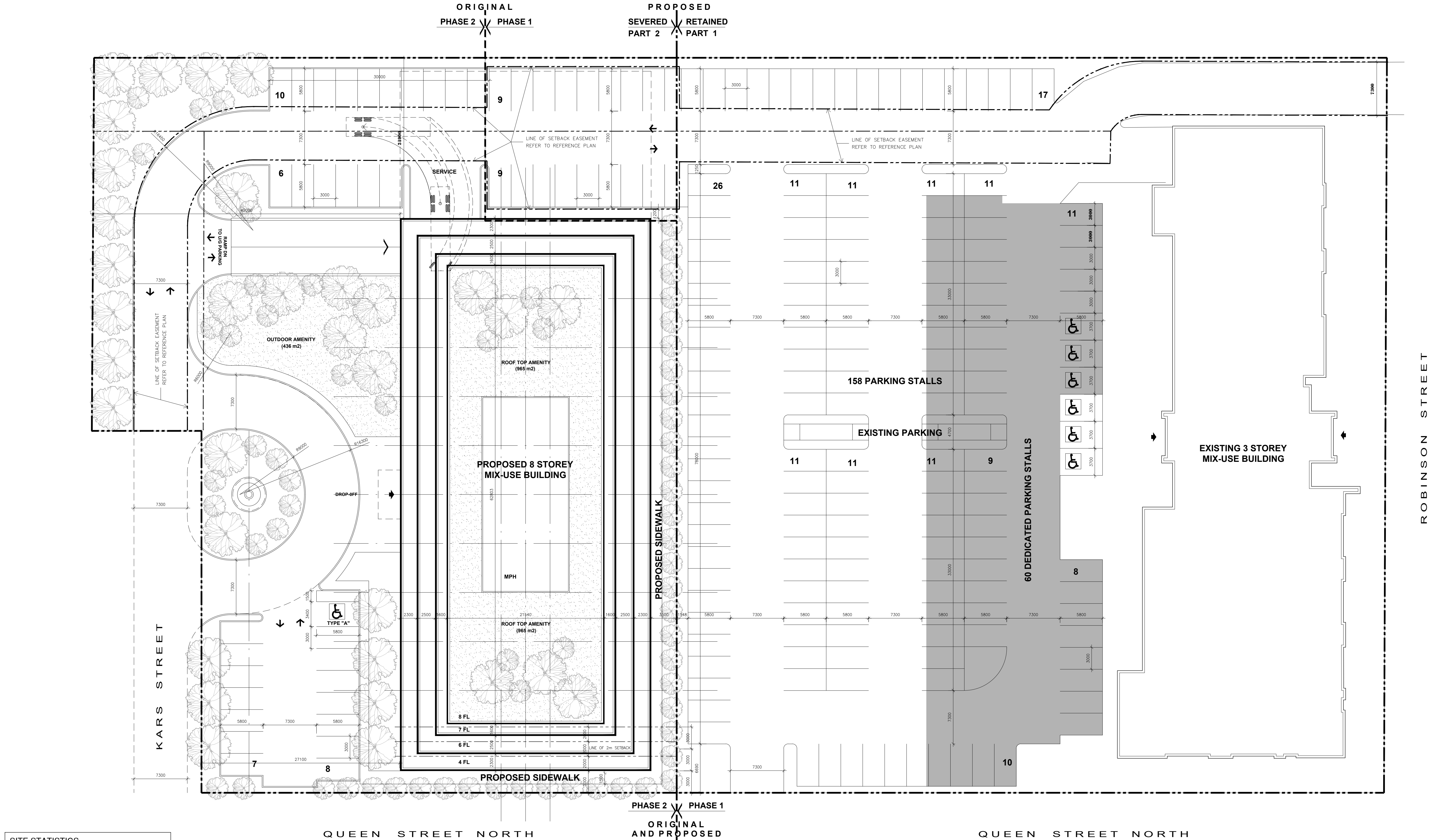
185 ROBINSON ST.,
SIMCOE, ONTARIO

DRAWING

GENERAL NOTES

SITEPLAN

PROJECT NO. 20103	DRAWING NO. A00
DRAWN R.S.	PLOTTED DATE FEB. 2020
CHECKED R.S.	SCALE AS NOTED



SITE STATISTICS		
TOTAL LOT AREA	17,049 m ² (1.70 ha)	
SEVERED LOT AREA	7,293 m ² (0.73 ha)	
RETAINED LOT AREA	9,756 m ² (0.97 ha)	
ZONING	R6	
BUILDING HEIGHT	28.20 M	
LOT COVERAGE	-	
FLOOR AREAS:		
		# UNITS:
GROUND FLOOR (COM.)	2,290 m ²	4
GROUND FLOOR (COM.)	300 m ²	2
2ND FLOOR (APARTMENTS)	2,590 m ²	22
3RD FLOOR (APARTMENTS)	2,590 m ²	22
4TH FLOOR (APARTMENTS)	2,590 m ²	22
5TH FLOOR (APARTMENTS)	2,165 m ²	22
6TH FLOOR (APARTMENTS)	2,165 m ²	22
7TH FLOOR (APARTMENTS)	1,775 m ²	20
8TH FLOOR (APARTMENTS)	1,355 m ²	13
TOTAL G.F.A.	17,820 m ²	149
PARKING AT GRADE		31 STALLS
PARKING GARAGE P-1		69 STALLS
PARKING GARAGE P-2		69 STALLS
PARKING GARAGE P-3		69 STALLS
PARKING GARAGE P-4		69 STALLS
TOTAL PARKING PROVIDED		307 STALLS
SETBACKS		
EXISTING TO REMAIN		
FRONT	3.0 M	
SIDE	3.5 M	
REAR	-	

2 SITE STATISTICS

A00

LAND USE	PERMITTED	PROPOSED
	Apartment, Dwelling, Home Occupation, Bed and Breakfast	Hotel, Store, Office

PROVISIONS	REQUIREMENT	PROPOSED
LOT FRONTAGE (min.)	30 m	30.40 m
FRONT YARD (min.)	3 m	27.3 m
EXTENSION YARD (min.)	3 m	12.8 m
EXTENSION SIDE YARD (min.)	3 m	3 m
REAR YARD (min.)	3 m	3.5 m
BUILDING HEIGHT (max.)	8 Storeys	8 Storeys
FAR FOR 8 STOREY BUILDING (max.)	1 FAR	2.5 FAR

STEP BACK OF UPPER FLOORS	
This exterior wall of each floor of a building facing a street and located above four (4) storeys shall be stepped back 2m from the exterior wall of the 4th storey and each floor above an (8) storey shall be stepped back an additional 2m from the exterior wall facing a street.	4th Floor: 2.2m from 4th floor 7th Floor: 2.2m from 4th and 6th floors 8th Floor: 3.6m from 7th floor
Where an R6 Zone abuts an Urban Residential Zone (R1A, R1B, R1C or R2), no portion of an apartment dwelling shall exceed the height of a 45 degree angular plane originating at the lot line of the adjacent R1A, R1B or R2 Zone.	Proposal does not penetrate the angular plane

ANGULAR PLANE	

ACCESSIBLE PARKING SPACE PROVISION TABLE	REQUIREMENT	PROPOSED
TYPE A - ACCESSIBLE SPACE	4	1 total spaces proposed - 3 spaces will be type A accessible space
TYPE B - ACCESSIBLE SPACE	1*	9 total spaces proposed - 4 spaces will be type B accessible space
*Where an uneven number of accessible parking spaces are required, the extra type B space may be changed to a type A space.		

PARKING SPACE PROVISION TABLE	REQUIREMENT	PROPOSED
RESIDENTIAL APARTMENT DWELLING	1.5 parking spaces for each dwelling unit + 215 spaces required based on 143 residential units	219 spaces to be allocated to residential use
VISITOR	1 visitor space for every 3 dwelling units + 48 visitor spaces required based on 143 residential units	48 spaces to be allocated for visitors
RETAIL	1 parking space for every 30 square metres of usable floor area + 10 parking spaces based on 299.6 sq.m of retail G.F.A.	10 spaces to be allocated for retail uses
OFFICE	1 parking space for every 30 square metres of usable floor area + 30 parking spaces based on 894.8 sq.m of office G.F.A.	30 spaces to be allocated for office uses
TOTAL	303 spaces required	307 spaces proposed, proposal compliant

1 SITE PLAN

A00

1/16"=1'-0"

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DRAWING
FLOOR PLANS

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PROPOSED TYP. FLOOR (5th-6th)
PRELIMINARY / 25 JULY 2024

PROPOSED 7th FLOOR
PRELIMINARY / 25 JULY 2024

PROPOSED 8th FLOOR

PROJECT NO 20103	DRAWING NO
DRAWN R.G.	A02
PLOTTED DATE AUG 2023	
SCALE AS NOTED	
CHECKED O.S.	
	OF — —

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