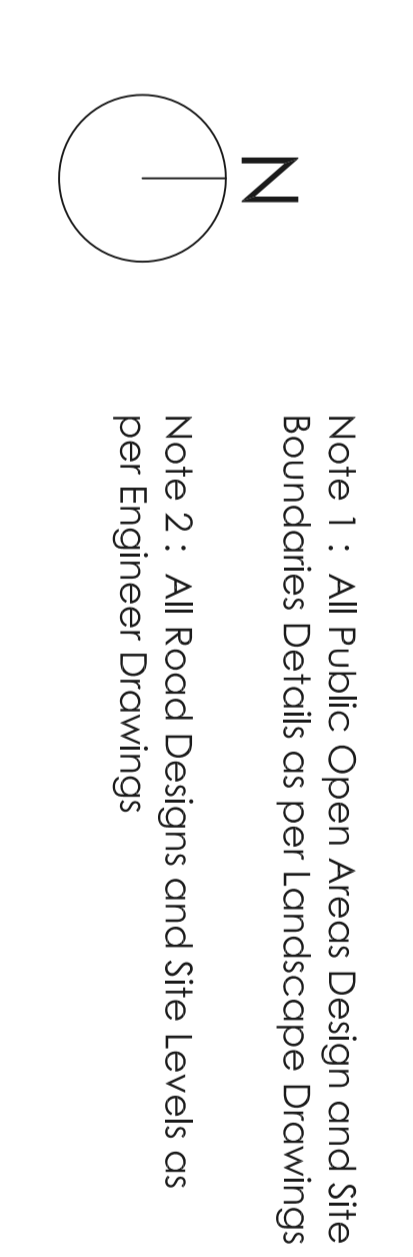


ON PORTALS OF THE DRAWING, ONLY STATED DIMENSIONS ARE TO BE USED.
 ALL DIMENSIONS TO BE VERIFIED ON SITE BY MAIN CONTRACTOR BEFORE THE COMMENCEMENT OF WORKS.
 REPORT ALL DISCREPANCIES TO ARCHITECT IMMEDIATELY.
 THIS DRAWING IS THE PROPERTY OF bba architecture AND IS NOT TO BE REPRODUCED, COPIED, LOANED, RENTED, REPRODUCED, OR USED FOR ANY OTHER PROJECTS AND INDUSTRIES. DRAWINGS AND OTHER INFORMATION ARE NOT TO BE USED FOR ANY OTHER PROJECTS AND INDUSTRIES WITHOUT THE WRITTEN PERMISSION OF bba architecture.
 THE CLIENT AND ARCHITECT AGREE TO HOLD EACH OTHER HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING.
 bba architecture
 150 BAYVIEW AVE, SUITE 100, SCARBOROUGH, ONTARIO M1S 5R6, CANADA
 TEL: (416) 291-1111 FAX: (416) 291-1112
 WWW.BBAARCHITECTURE.COM

PROPOSED SITE LAYOUT
 - 232 UNITS
 - 38.1 UNITS PER HA

NOTE 1 : All Public Open Areas Design and Site Boundaries Details as per Landscape Drawings
 NOTE 2 : All Road Designs and Site Levels as per Engineer Drawings



REV	DESCRIPTION	BY	DATE

CLIENT:	DEVELOPERS/OWNERS
PROJECT:	NEW HOUSING DEVELOPMENT AT COMMUNITY CENTRE DELGANY
DESIGNING FIRM:	bba architecture
PROPOSED SITE LAYOUT	SCALE: 1:500 (8 X A1)
DRAWN BY:	MA6
CHECKED BY:	1508 BAYVIEW
DATE:	OCT 2020

bba architecture
 Suite 100, 150 Bayview Ave, Scarborough, Ontario M1S 5R6
 Tel: (416) 291-1111 Fax: (416) 291-1112
 www.bbaarchitecture.com

PL-C-168-SL-03

PLANNING ISSUE



SITE ANALYSIS :
 TOTAL GROSS SITE AREA OUTLINED IN RED : 62,270 m²/16,270 ha/15.3 acres
 TOTAL NET SITE AREA : 60,853 m²/14,883 ha/15.5 acres
 ZONING : GRESTONES-DELGANY AND RILCOODE AREA PLAN 2015(2019)
 F22 DENSITY = 22 UNITS/HA AS PER DEVELOPMENT PLAN
 NO. OF UNITS PERMITTED @ 22 UNITS PER HA: 608 X 22 = 1337 UNITS
 NO. OF UNITS PROPOSED ON SITE - 232 UNITS
 38.1 UNITS PER HA
 PROPOSED APPROXIMATE DENSITY PROVIDED = 38 UNITS/HA
 PUBLIC OPEN SPACE REQUIRED : 15% OF 60,853 = 9,127 m²
 PUBLIC OPEN SPACE PROVIDED : APPROX. 9,950 m²

LEGEND:

- EXTENSION OF BASEMENT PARKING
- OPEN STREAM
- HOUSE TYPE A PROPOSED 4 BED @ 1437 m²
- HOUSE TYPE B PROPOSED 2 BED BUNGALOW @ 97 m²
- HOUSE TYPE C PROPOSED 3 BED SEMI @ 125 m²
- HOUSE TYPE D PROPOSED 3 BED TERRACED @ 134 m²
- HOUSE TYPE E PROPOSED 2.3 BED TERRACED @ 125 m² + 2 X 4 BED TERRACED @ 138 m²
- HOUSE TYPE F PROPOSED 2 BED TERRACED @ 83 m²
- HOUSE TYPE G1 PROPOSED 12 UNITS DUPLEX UNIT EACH (2.3 BED)
- HOUSE TYPE G2 PROPOSED 8 UNITS DUPLEX UNIT EACH (2.3 BED)
- HOUSE TYPE H1 PROPOSED 48 UNITS EACH (1-2 BED)
- HOUSE TYPE H2 PROPOSED 36 UNITS EACH (1-2 BED)
- HOUSE TYPE I PROPOSED 2 BED SEMI-DETACHED @ 154 m²

MANAGEMENT OFFICE

CRECHE COMMUNITY CENTRE