

DEVELOPMENT CONCEPT

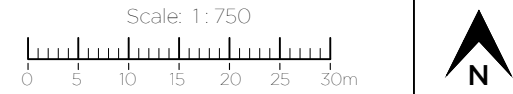
24 Wellington Street &
48 Queen Street,
Innisfil, ON

LEGEND

- Subject Lands
Area: 11,495.1m² (2.84ac)
- 3 Street Townhouse Units
Area: ±787.0m² (0.19ac)
- Single Detached (to be retained)
Area: ±699.7m² (0.17ac)
- 7 Street Townhouse Units
Area: ±1,710.2m² (0.42ac)
- 18 Block Townhouse Units
Area: ±3,536.6m² (0.87ac)
- Lane and Common Open Space
Area: ±2,797.8m² (0.69ac)
- Stormwater Management
Area: ±533.4m² (0.13ac)
- Future Development
Area: ±1,430.5m² (0.35ac)
- Gathering Place
- Connection to Multi-Use Trail

TOWNHOUSE SITE STATS

	Required	Proposed
No of Townhouse Units	n/a	28
Min. Internal Lot Area	180m ²	175.9m ²
Min. End Lot Area	210m ²	211.8m ²
Min. Internal Lot Width	6m	6m
Min. End Lot Width	7.2m	7.2m
Min. Front Yard	4.5m	6.0m
Min. Rear Yard	7.5m	7.5m
Max. Coverage	50%	53.9%
Common Open Space	n/a	1,080.7m ²
Landscaped Open Space	35%	35.9%
Parking Spaces	56	60
Site Density	n/a	28.9 u/ha



Note: All dimensions shown are in metres.

Drawn By: AM. Date: May 20, 2019

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