



4th Line & Main Street

Town of Shelburne, Dufferin County

COMMERCIAL AND SENIORS PLAN

PHASE 1 - LAND AREA

Commercial Block	= 0.655 ha
Senior's Residence	= 0.901 ha
Landscape Block	= 0.120 ha
Rublic Road	= 0.530 ha
TOTAL	= 2.206 ha

COMMERCIAL BLOCK

Lot Area	= 0.655 ha
30% max coverage	= 0.197 ha
Footprint	= 0.187 ha (29%)
Landscape (15%)	= 0.098 ha (0.131 = 20%)
Parking = 1 space / 20m ²	
Parking Required	= 94 spaces
Parking Shown	= 96 spaces

SENIORS RESIDENTIAL BLOCK

Lot Area	= 0.901 ha
45% max coverage	= 0.405 ha
Footprint	= 0.235 ha (21%)
Landscape (25%)	= 0.225 ha (0.361 = 40%)
Units	
Tower Base	= 1,960 m ²
4 Storey Tower GCA	= 7,840 m ²
4 Storey Tower GFA	= 7,448 m ²
Avg Unit Size	= 80m ²
Total Units	= 93 units

Parking = 0.5 spaces per unit
 Parking Required = 47 spaces
 Parking Shown = 53 spaces

NOTE: Limits of Environmental Features, including Buffers, provided by SLR Consultants, and may be subject to change.

BOUSFIELDS inc.

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