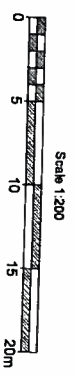


Scale 1:10,000

CONCEPTUAL SITE PLAN

PART 1, PLAN OF PART OF PARKLOT 19,
REGISTERED PLAN 67
UNOFFICIALLY KNOWN AS
390 ESSA ROAD
IN THE
CITY OF BARRIE



- LEGEND**
- SUBJECT LANDS
 - APARTMENT BUILDING
 - PARCELS
 - EXISTING BOARD FENCE
 - PROPOSED BOARD FENCE
 - WATER SERVICES
 - SANITARY SERVICES
 - STORM SERVICES

PROVISION	REQUIRED R1 (current zoning)	REQUIRED R2Z (proposed zoning)	PROVIDED
Lot Area	800m ² (min)	1,300m ² (min)	3,501,30m ² (allowing)
Developable Area			3,397,0m ² (allowing)
Lot Frontage	22m (min)	30m (min)	85.1m
Setbacks			
Front Yard	4.5m (min)	7.0m (min)	5.40m
Rear Yard	1.2m (min)	5.0m (min)	4.82m
Interior Side Yard	7.0m (min)	7.0m (min)	8.15m
Landscaped Open Space	n/a	35% (min)	24.2% (614.5m ²)
Landscaped Buffer	3m	3m	1.5m
Dwelling Unit Floor Area	110m ² (min)	45m ² / 1.80m	57m ² (min)
Lot Coverage	45% (max)	55m ² / 2.80m (min)	44.3%
Parking Lot Coverage	35% (min)	35% (min)	32.3%
Gross Floor Area	n/a	200% of lot area (min)	190.6%
Building Height	10m (max)	30m (max)	28.50m
Parking Spaces	111 (1.50m ² min w/ 5 BF) / 2 TYPE A AS TYPE B)	111 (1.50m ² min w/ 5 BF) / 2 TYPE A AS TYPE B)	64 (incl. 2 BP (Bikepark))
Number of Units	n/a	n/a	74
Density	12.25 U/ha	54 U/ha (min)	incl. 10 residential units

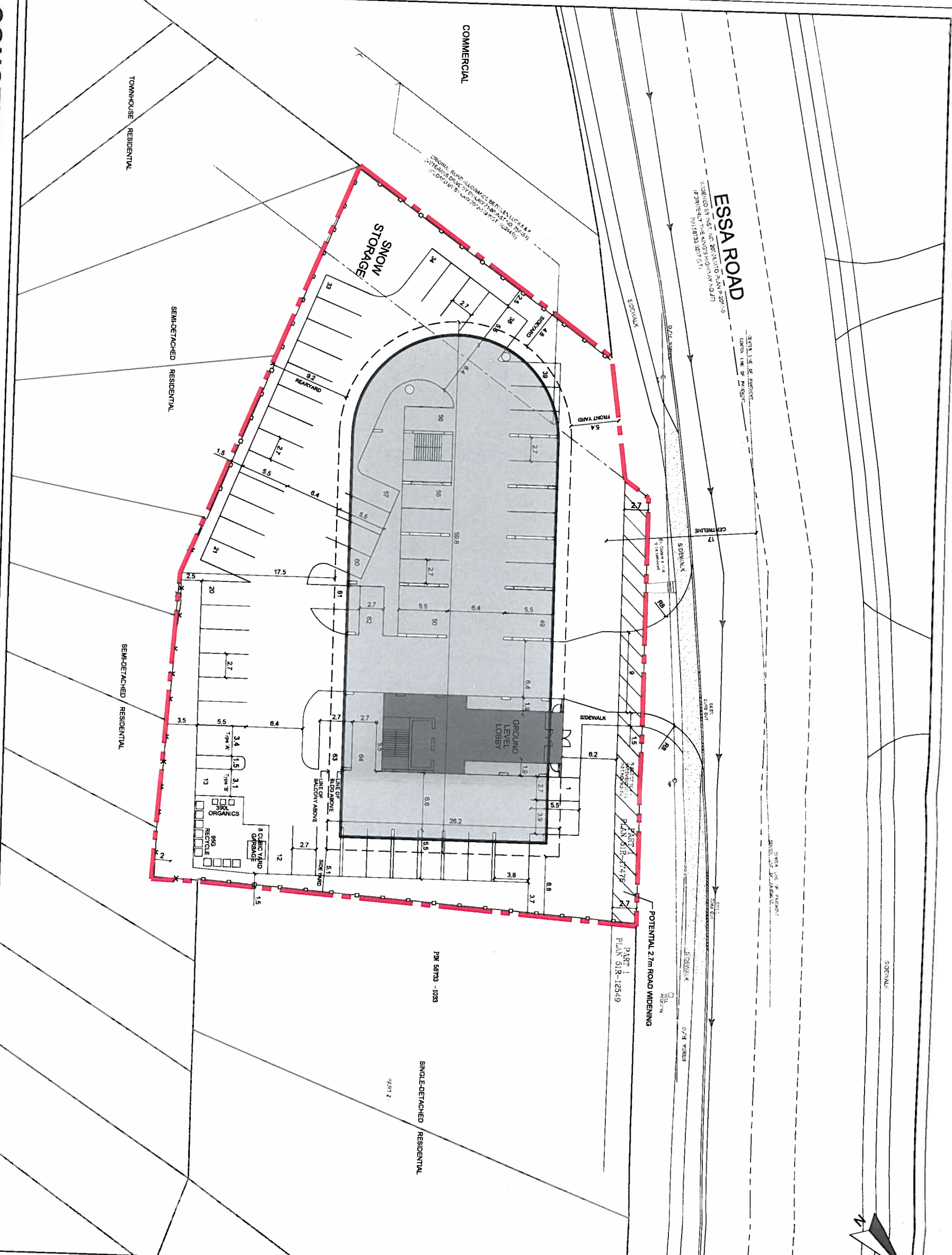
Source: Survey prepared by A. Aziz Surveys Inc. O.L.S., dated May 31, 2017.
Site Plan prepared by ACK Architects, dated July 23, 2018.
Note: Information shown is approximate and subject to change.

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

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Date: September 17, 2018
File: 17-703

Drawn By: AM
Checked By: AE



CONCEPTUAL SITE PLAN - 74 Apartment Units 390 ESSA ROAD - CITY OF BARRIE

RESIDENTIAL	CURRENT OP DESIGNATION
R1	CURRENT ZONING

No.	Date	Description	By