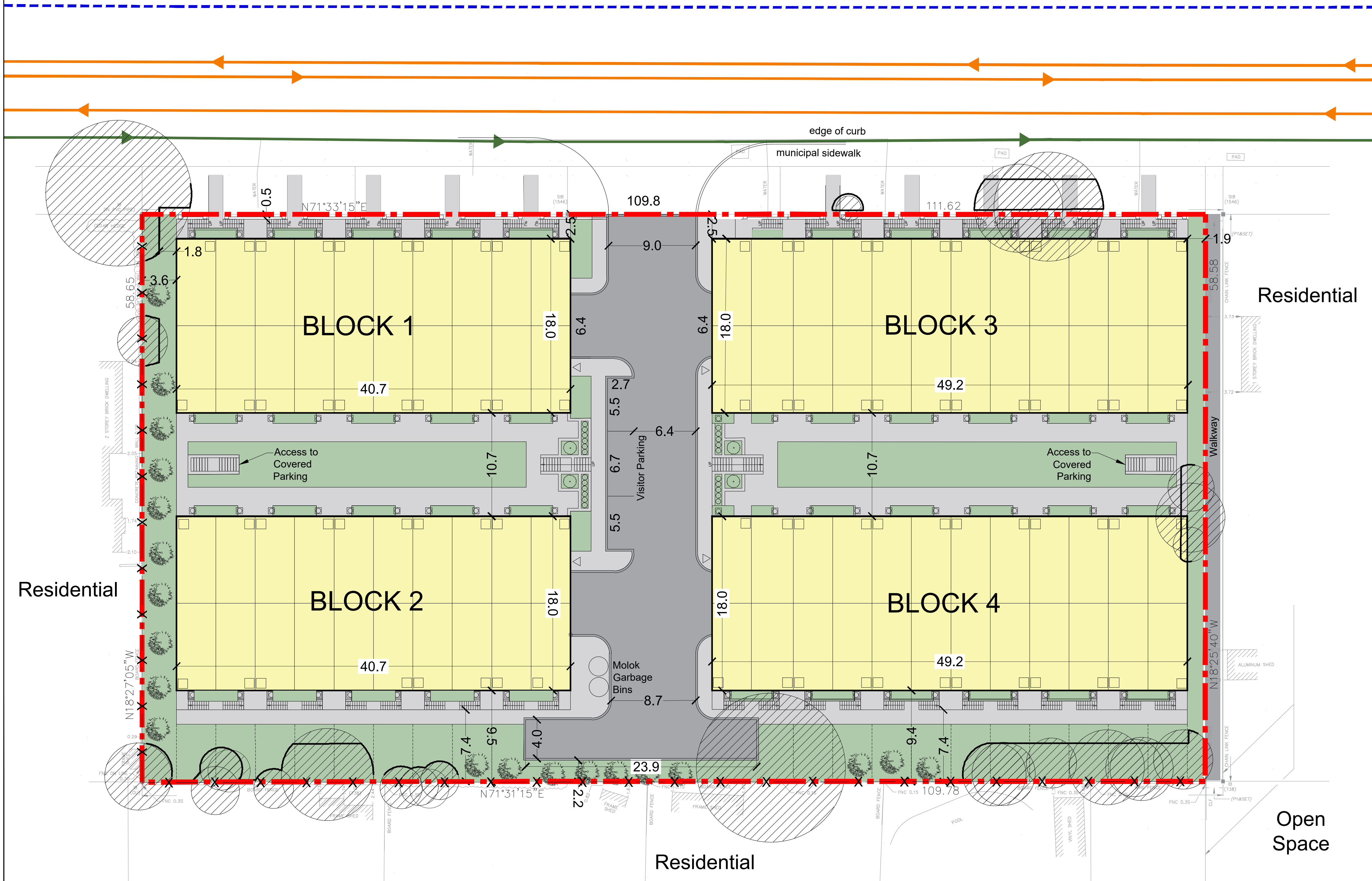




Residential

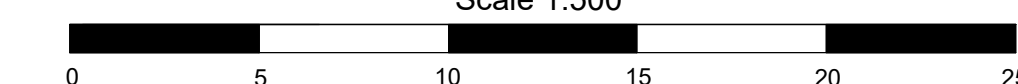
MAPLEVIEW DR. WEST



CONCEPTUAL SITE PLAN

Concession 11 Plan 1274,
Part Lot 12, 13, 14, 15 & 16,
City of Barrie,
City of Simcoe

Scale 1:500



LEGEND

- SUBJECT LANDS (6437.8m² / 0.64ha)
- WATER SERVICES
- BACK TO BACK TOWNHOUSES 88 Units (4.3m x 9.0m)
- SANITARY SERVICES
- STORM SERVICES
- EXISTING TREES TO BE RETAINED
- FENCE

ZONING TABLE: RM2

| Provisions | Required | Provided |
|--|--|--|
| Lot Area (min.) | 720.0m ² | 6,437.8m ² (0.64ha) |
| Lot Frontage (min.) | 21.0m | 109.8m |
| Front Yard (min.) | 7.0m | 2.5m - building 0.5m - stairs/open porch |
| Interior side yard (min.) | 1.8m | 1.9m |
| Exterior side yard (min.) (5.3.3.2 a) | 3.0m | N.A. |
| Rear Yard (min.) | 7.0m | 9.4m - building 7.4m - stairs/walkway |
| Landscaped open space (min. % of lot area) | 35% | 40% |
| Dwelling unit floor area (min.) | 35.0m ² / dwelling unit + 10.0m ² / bedroom | > 35.0m ² / dwelling unit + 10.0m ² / bedroom |
| Lot Coverage ⁽¹⁰⁾ (max. % of lot area) | 35% | 58% (incl. balconies) |
| Gross floor area (max. % of lot area) | 60.0% | 152% |
| Height of Main Bldg. (max.) | 10.0m | 12.0m (roof of townhouse) 15.0m (covered parking, 3 storeys, rooftop parking & stair vestibule) |
| Densities (max.) (5.2.5.1 a.) | 40 units/ha | 138 units/ha |
| Amenity Area (min.) (5.2.5.2) | 1,056m ² (12m ² / unit) | > = 1,056.0m ² (balcony & rooftop) |
| Amenity Area (min.) (5.2.5.2) | Consolidated | Unconsolidated |
| Parking: Residential building containing more than 3 units (4.6.1) | 132 PS (1.5 parking space/unit) with 2 Type A & 3 Type B Barrier Free Parking | 165 parking spaces (incl. 44 tandem spaces) with 2 Type 'A' and 4 Type 'B' Barrier Free Parking |
| Tandem Parking (4.6.1) | Not Permitted | Permitted |
| Landscape Buffer (5.3.7.1) | 3m | 2.2m |
| Air Conditioner (5.3.3.1 g.) | prohibited in a Front Yard, except in the case of back-to-back townhouses where an air conditioner in a Front Yard shall be effectively screened from any street | Located in the front yard, and screened from the street |

Source: Boundary and Topographic Survey, Rudy Mak Surveying, June 2020
Note: Information shown is approximate and subject to change.

CONCEPTUAL SITE PLAN - 88 UNITS
407 - 419 MAPLEVIEW DR. W - BARRIE

SCHEDULE OF REVISIONS

| No. | Date | Description | By |
|-----|------------------|-----------------------|------|
| 1 | October 1, 2020 | Revised site plan | A.S. |
| 2 | November 3, 2020 | Issued for Submission | A.S. |

IPS INNOVATIVE PLANNING SOLUTIONS
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Date: June 15, 2020 Drawn By: V.S. / A.S.
File: 18-813 Checked: D.V.