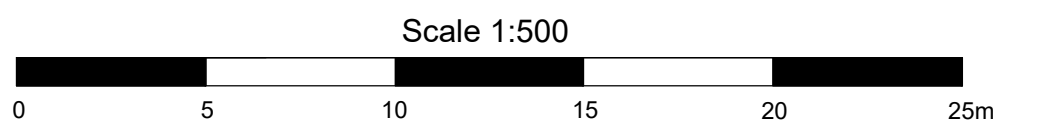


# CONCEPTUAL SITE PLAN

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



**LEGEND**

- SUBJECT LANDS (6437.8m<sup>2</sup> / 0.64ha)
- BACK TO BACK TOWNHOUSES (72 Units (4.3m x 9.0m))
- EXISTING TREES TO BE RETAINED
- WATER SERVICES
- SANITARY SERVICES
- STORM SERVICES
- FENCE

### ZONING TABLE: RM2

Provisions	Required	Provided
Lot Area (min.)	720.0m <sup>2</sup>	6,369.1m <sup>2</sup> (0.636ha)
Lot Frontage (min.)	21.0m	108.6m
Front Yard (min.)	7.0m	2.5m - building 0.5m - stairs/open porch
Interior side yard(min.)	1.8m	E - 2.0 m W - 3.0 m
Exterior side yard (min.) (5.3.3.2 a)	3.0m	N.A.
Rear Yard (min.)	7.0m	9.4m - building 7.5m - stairs/walkway
Landscaped open space (min. % of lot area)	35%	45%
Dwelling unit floor area (min.)	35.0m <sup>2</sup> / dwelling unit + 10.0m <sup>2</sup> / bedroom	> 35.0m <sup>2</sup> / dwelling unit + 10.0m <sup>2</sup> / bedroom
Lot Coverage <sup>(10)</sup> (max. % of lot area)	35%	55% (incl. balconies)
Gross floor area (max. % of lot area)	60.0%	140%
Height of Main Bldg. (max.)	10.0m	12.0m (roof of townhouse) 15.0m (covered parking, 3 storeys, rooftop patio & stair vestibule)
Densities (max.) (5.2.5.1 a.)	40 units/ha	112.5 units/ha
Amenity Area (min.) (5.2.5.2)	864m <sup>2</sup> (12m <sup>2</sup> / unit)	460m <sup>2</sup> consolidated & balcony & rooftop
Amenity Area (min.) (5.2.5.2)	Consolidated	Unconsolidated to be permitted
Parking: Residential building containing more than 3 units (4.6.1)	108 spaces (1.5 spaces/unit) with 2 Type A & 3 Type B Barrier Free Parking	150 spaces (2.08 spaces/unit, incl. 48 tandem spaces) with 2 Type 'A' and 3 Type 'B'
Tandem Parking (4.6.1)	Not Permitted	Permitted
Landscape Buffer (5.3.7.1)	3m	>3.0 m
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. Site Plan is designed by pmlArchitects and is used with permissions.

## CONCEPTUAL SITE PLAN - 72 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.
3	January 29, 2021	Issued for Public Meeting	V.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.