

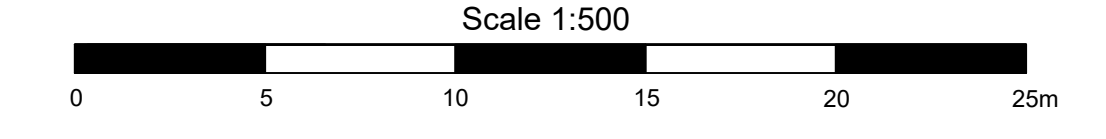


Mapleview Dr. W MAPLEVIEW DRIVE



# CONCEPTUAL SITE PLAN

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



- LEGEND**
- SUBJECT LANDS (6437.7m<sup>2</sup> / 0.64ha)
  - B2B STACKED TOWNHOUSES 24 units
  - TRADITIONAL TOWNHOUSES 22 units

ZONING TABLE: RM2		
Provisions	Required	Provided
Lot Area (min.) / Developable Area	720.0m <sup>2</sup>	6,369m <sup>2</sup> (0.636ha)
Lot Frontage (min.)	21.0m	108.67m
Front Yard (min.)	7.0m	4.0m to bldg & 2.3m to stairs
Interior side yard (min.)	1.8m	E - 2.6 m W - 2.6 m
Exterior side yard (min.) (5.3.3.2 a)	3.0m	N.A.
Rear Yard (min.)	7.0m	7.0m - building
Landscaped open space (min. % of lot area)	35%	30%
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%	50%
Gross floor area (max. % of lot area)	60.0%	120%
Height of Main Bldg. (max.) (B2B)	10.0m	12.5m
Height of Main Bldg. (max.) (TOWNS)	10.0m	10.0m
Densities (max.) (5.2.5.1 a.)	40 units/ha	72 units/ha
Amenity Area (min.) (5.2.5.2)	552m <sup>2</sup> (12m <sup>2</sup> / unit)	2,730m <sup>2</sup>
Amenity Area (min.) (5.2.5.2)	Consolidated	Unconsolidated to be permitted
Parking: Residential building containing more than 3 units (4.6.1)	69 spaces (1.5 spaces/unit) with 1 Type A & 2 Type B Barrier Free Parking	124 spaces (with 1 Type 'A' and 2 Type 'B')
Landscape Buffer (5.3.7.1)	3.00m	3.00m
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 - 46 Units

### 407 - 419 MAPLEVIEW DR. W - BARRIE

SCHEDULE OF REVISIONS			
No.	Date	Description	By
1	Sept 15, 2021	Create final conceptual plan	J.V.
2	Sept 30, 2021	Issued for review	J.V.
3	Oct 7, 2021	Revisions based on comments	J.V.

**IPS INNOVATIVE PLANNING SOLUTIONS**  
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Date: June 2, 2021 Drawn By: M.P.  
 File: 18-813 Checked: D.V.