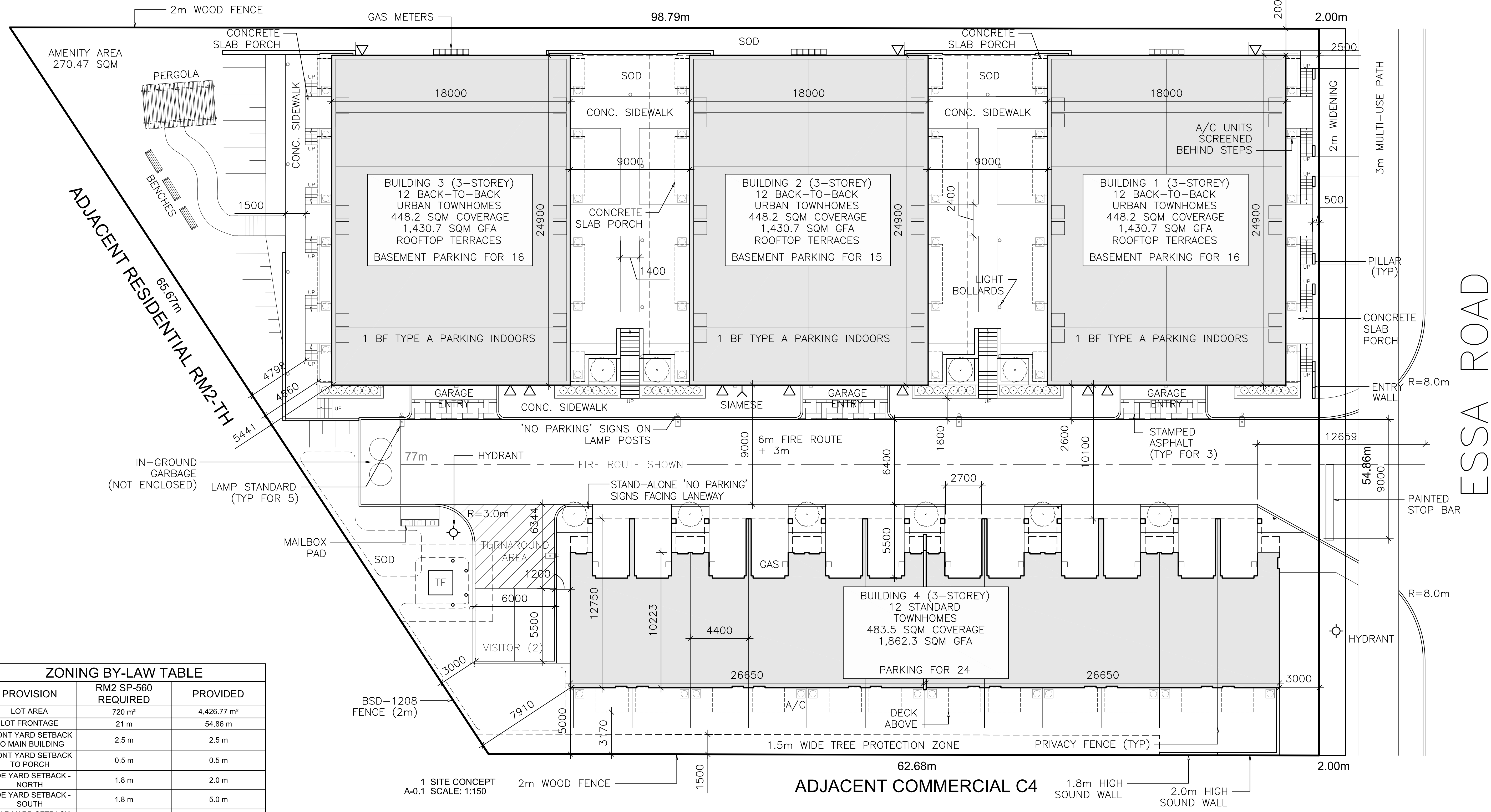
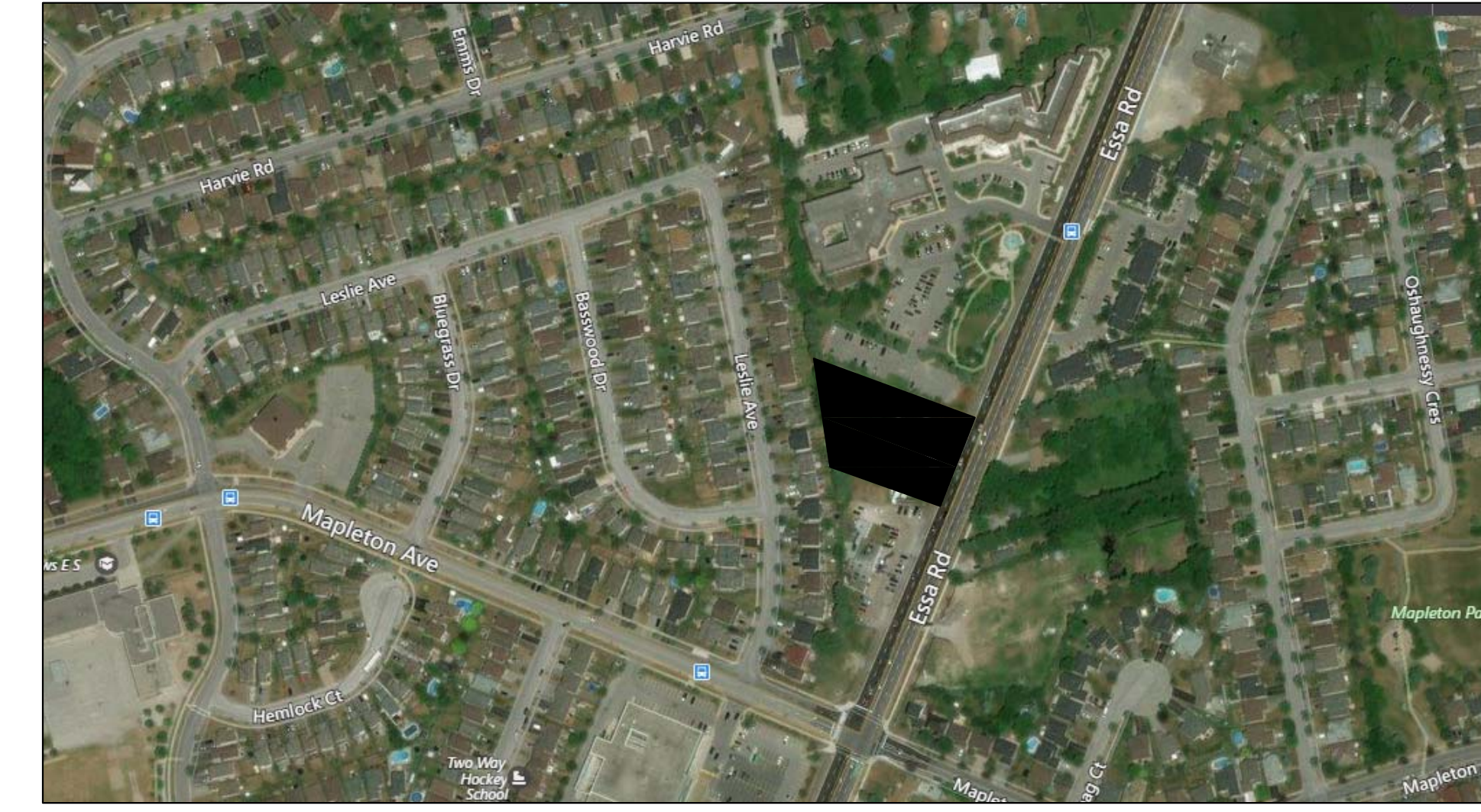


ADJACENT RESIDENTIAL RM2



ZONING BY-LAW TABLE		
PROVISION	RM2 SP-560 REQUIRED	PROVIDED
LOT AREA	720 m ²	4,426.77 m ²
LOT FRONTAGE	21 m	54.86 m
FRONT YARD SETBACK TO MAIN BUILDING	2.5 m	2.5 m
FRONT YARD SETBACK TO PORCH	0.5 m	0.5 m
SIDE YARD SETBACK - NORTH	1.8 m	2.0 m
SIDE YARD SETBACK - SOUTH	1.8 m	5.0 m
REAR YARD SETBACK TO MAIN BUILDING	5.4 m	5.4 m
REAR YARD SETBACK TO PORCH	4.7 m	4.8 m
LOT COVERAGE (max. % of lot area)	41%	41%
GROSS FLOOR AREA (max. % of lot area)	139%	139%
BUILDING HEIGHT	14.85m	14.85m
MIN. LANDSCAPED OPEN SPACE	35%	41%
DWELLING UNIT FLOOR AREA (MIN.)	45 m ² /1 BDRM 55 m ² /2 BDRM	119 m ² / BACK2BACK 155 m ² / STANDARD
PARKING	1.5 SPACES/UNIT (72 SPACES w 2BF)	1.52 SPACES/UNIT (73 SPACES w 3BF)
TANDEM PARKING	PERMITTED	PERMITTED
PARKING AREA BUFFER SETBACK	3m	3m
AMENITY AREA	12m ² PER UNIT (576m ²)	40m ² PER UNIT (1924m ²)
MAXIMUM BUILDING DENSITY	109 UNITS/HECTARE	108 UNITS/HECTARE
MINIMUM DRIVEWAY LENGTH	5.5 m	5.5 m
SECONDARY MEANS OF ACCESS MIN. DIST.	5.0 m	5.0 m
MINIMUM BUILDING SEPARATION DIST.	9.0 m	9.0 m

ZONING	RM2 SITE SPECIFIC	PARKING	
LOT AREA	4,426.77 SQM	36 BACK 2 BACK TOWNS	41 RESIDENT SPACES 6 VISITOR SPACES
SETBACKS		12 STANDARD TOWNS	24 SPACES
- FRONT	2.5m	SURFACE PARKING	2 VISITOR SPACES
- REAR	5.4m	TOTAL PROVIDED	73 SPACES (1.52 PER UNIT)
- NORTH SIDE	2.0m		
- SOUTH SIDE	5.0m	BACK 2 BACK TANDEM	22 ADDITIONAL SPACES
LOT COVERAGE	1,828.06 SQM (41%)	TOTAL PARKING	95 SPACES (1.98 PER UNIT)
ASPHALT DRIVE	785.51 SQM (18%)	GROSS FLOOR AREA	
LANDSCAPE/OTHER	1,813.20 SQM (41%)	- DWELLING UNITS	6,154.40 SQM (1.39x)
		- BASEMENT PARKING	1,792.80 SQM (0.40x)
HEIGHT	14.85m (3-STOREY)	# OF DWELLING UNITS	48 (108 PER HECTARE)
		BALCONY/ROOF TERRACE	1,495.44 SQM (31.16/UNIT AVE)
		BACKYARDS (12)	158.40 SQM (13.20/UNIT)
		GRADE AMENITY AREA	270.47 SQM (5.63/UNIT)
		TOTAL	1,924.31 SQM (40.09/UNIT)

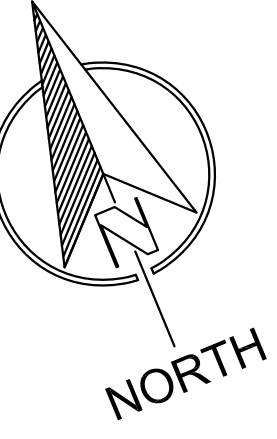


LOCATION N.T.S.

pml.A

patrick markus luckie, Architect
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Patrick Markus Luckie Architect



Revisions:	
Date:	Particular:
DEC-04-17	REVISED TO 3-BLOCKS PLUS 12-TOWNS
DEC-15-17	ADD SETBACK DIMS AND STAIR ARROWS
APR-10-18	ISSUED FOR CO-ORDINATION
AUG-20-18	REV. EXTERIOR STEPS, ISSUED FOR CO-ORD.
MAR-21-19	EXTEND BASEMENT PARKING, ADJUST GRADES
OCT-09-19	ADD 2 SURFACE PARKING
OCT-22-19	UPDATED ZONING AS PER APPROVED BY-LAW

Issue:	
Date:	Particular:
FEB-26-18	ISSUED FOR REVIEW
OCT-30-18	ISSUED FOR SITE PLAN APPLICATION
JUN-10-19	RE-ISSUED FOR SITE PLAN APPLICATION
SEP-03-20	ISSUED FOR FINAL APPROVAL



ESSA ROAD
URBAN TOWNHOME CONDOMINIUMS

521 ESSA ROAD, BARRIE

SITE PLAN

PROJECT No.: 17-02

A-0.1