

KEY PLAN SCALE 1:20,000

**Site Plan**  
Part of Lot 2, Concession 11  
City of Barrie, County of Simcoe, 2018

**SITE PLAN STATISTICS**

Site Plan Area	1.24 ha.
Unit Count:	
1 @ 72 Unit Apartment (4 Storey S1)	72 Units
1 @ 48 Unit Apartment (4 Storey S2)	48 Units
<b>Total</b>	<b>120 Units</b>

	REQUIRED	PROPOSED
Total Holdings	RM3	RM3
Site Plan Area	-	1.24 ha.
Lot Frontage	18.0 m	39.0 m
Front Yard	3.0 m	3.0 m
Interior Side Yard	5.0 m	7.5 m
Exterior Side Yard	2.0 m	3.0 m
Rear Yard	5.0 m	5.3 m
Lot Coverage	max 50 % (0.61 ha.)	28 % (0.35 ha.)
Landscape Open Space	min 25 % (0.305 ha.)	44 % (0.54 ha.)
Parking Coverage	max 40 % (0.488 ha.)	26 % (0.32 ha.)
Gross Floor Area	max 250 % (3.05 ha.)	111 % (1.38 ha.)

Building	Height	GFA	Units
Building S1	4 Storey	8,236 m <sup>2</sup>	72
Building S2	4 Storey	5,540 m <sup>2</sup>	48

**Parking Calculations**

Required Parking (120 x 1.5)	180 spaces	185 spaces**
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**Parking Provision Breakdown**

**REQUIRED**  
Typical Spaces Calculation:  
120 x 1.5 = 180 Required Spaces

**Barrier Free Spaces Calculation:**  
- 180 - Accessibility Directorate of Ontario Requires  
3 Barrier Free Spaces @ 3.4 x 1.5 aisle and  
4 Barrier Free Spaces @ 3.1 x 1.5 aisle

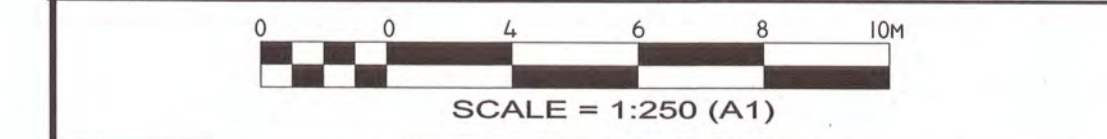
**\*\*PROVIDED**  
Parking Provided Details:  
Above Ground:  
- 81 Typical Spaces  
- 1 Barrier Free Spaces @ 3.4 x 1.5 aisle  
- 4 Barrier Free Spaces @ 3.1 x 1.5 aisle

Below Grade Spaces:  
- 96 Typical Spaces  
- 3 Barrier Free Spaces @ 3.4 x 1.5 aisle (2 Building S1 / 1 Building S2)

General Amenity Area (10m <sup>2</sup> /unit)	1,200 m <sup>2</sup> Required	2,851 m <sup>2</sup> Provided
Amenity Area 1		646 m <sup>2</sup>
Amenity Area 2		888 m <sup>2</sup>
Terraces and Balconies (both buildings)		1,317 m <sup>2</sup>
<b>Total</b>		<b>2,851 m<sup>2</sup></b>

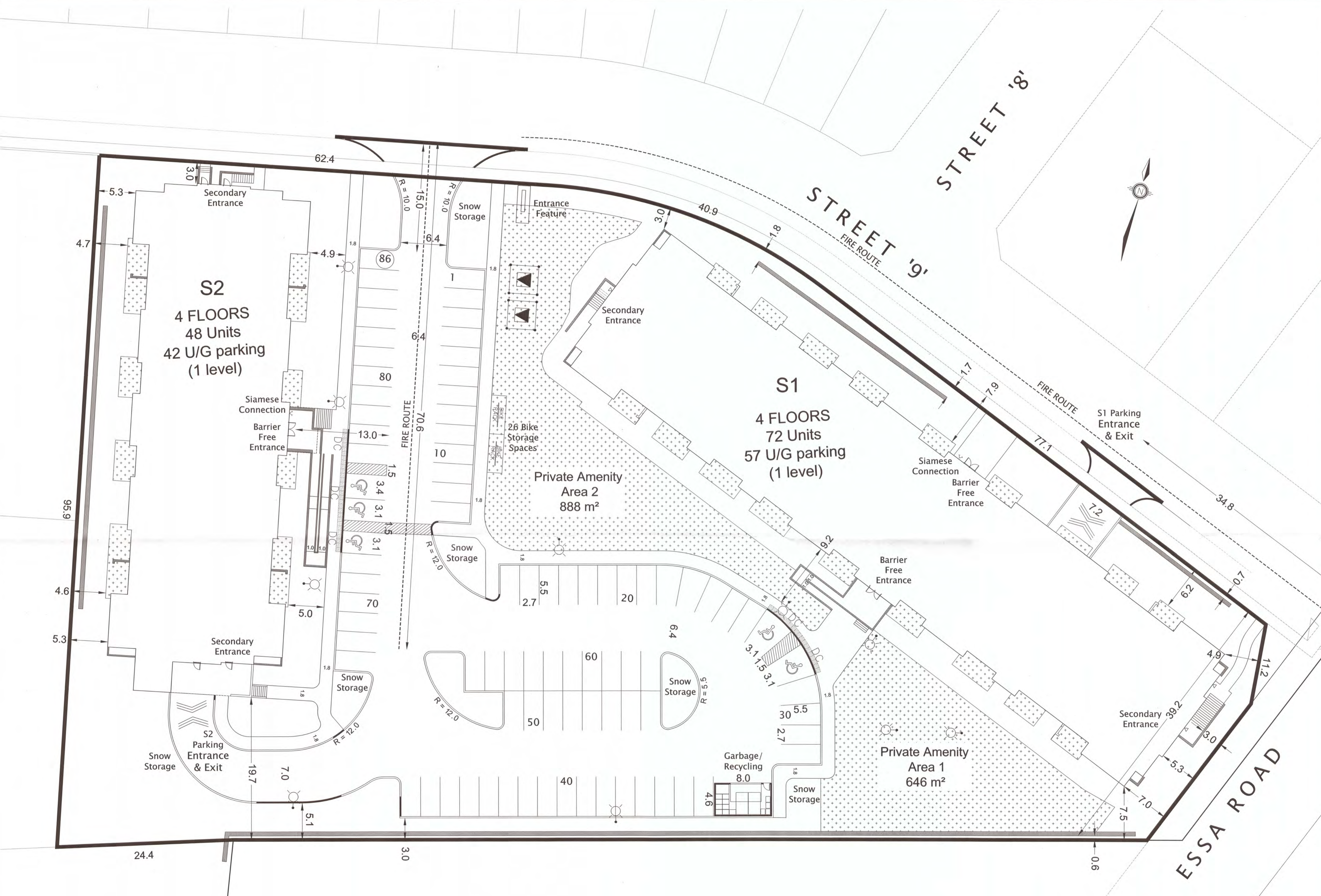
Siamese Connection ●  
Fire Route - - - - -  
Curb Depressions DC ———  
Retaining Wall ———  
Bicycle Parking (.2 per unit) [Symbol] 2 x 120 = 24 Spaces Required / 26 Provided  
Light Standard [Symbol]  
Proposed Transformer [Symbol]

symbols not to scale in legend



PRATT HANSEN GROUP INC.  
BEAR CREEK RIDGE CONDOMINIUMS  
SITE PLAN

Date Issued:	APRIL 17, 2018
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Drawn By:	m.c.r.
Drawing Name:	PRA-11114-N-SP4.dwg



PRATT HANSEN GROUP INC. - BEAR CREEK RIDGE CONDOMINIUMS  
CITY OF BARRIE

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