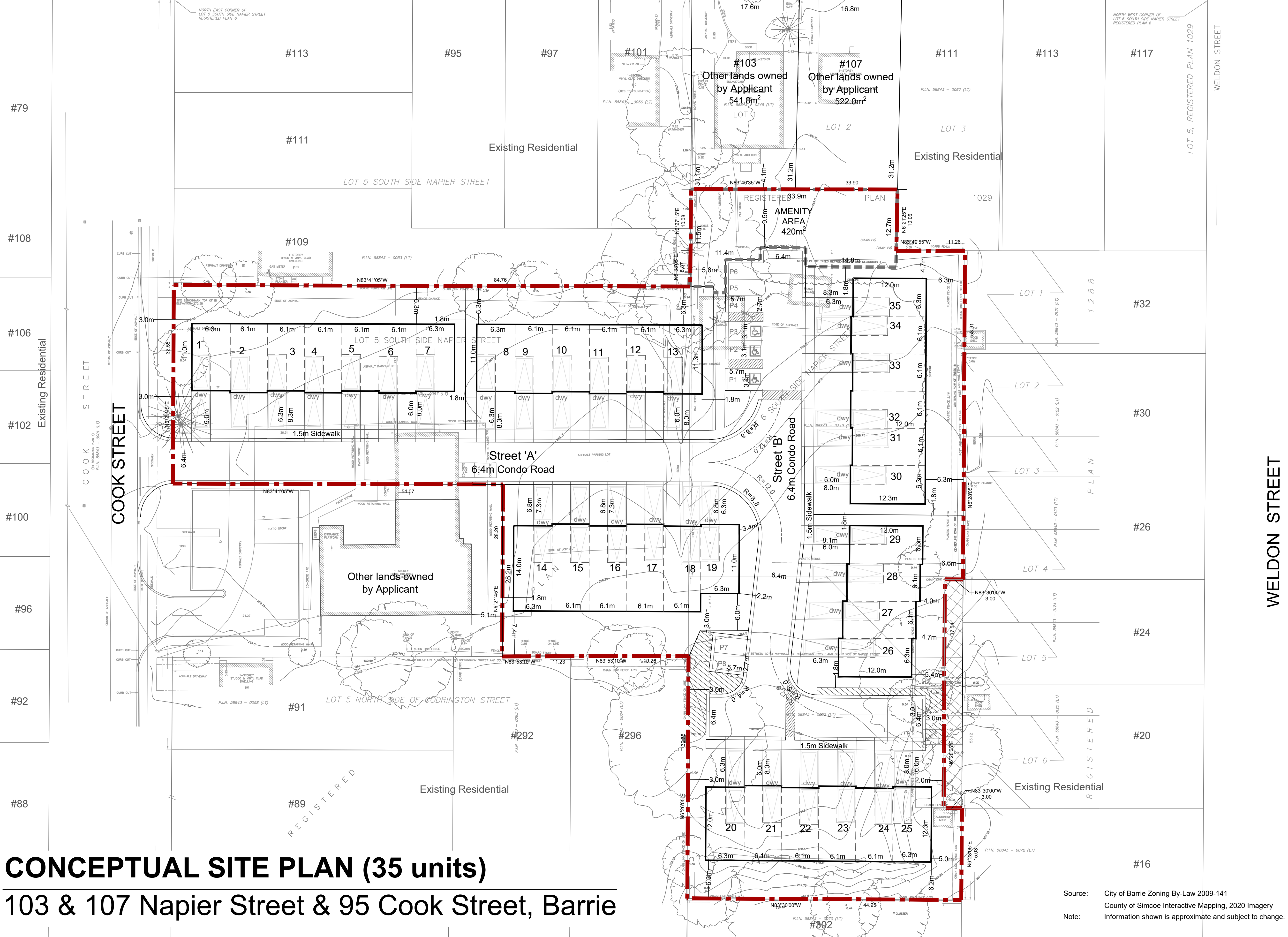
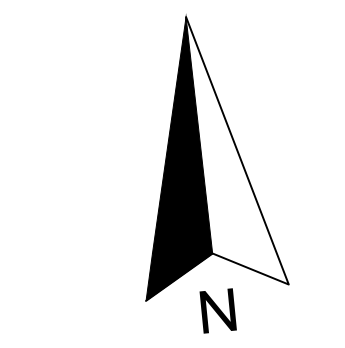
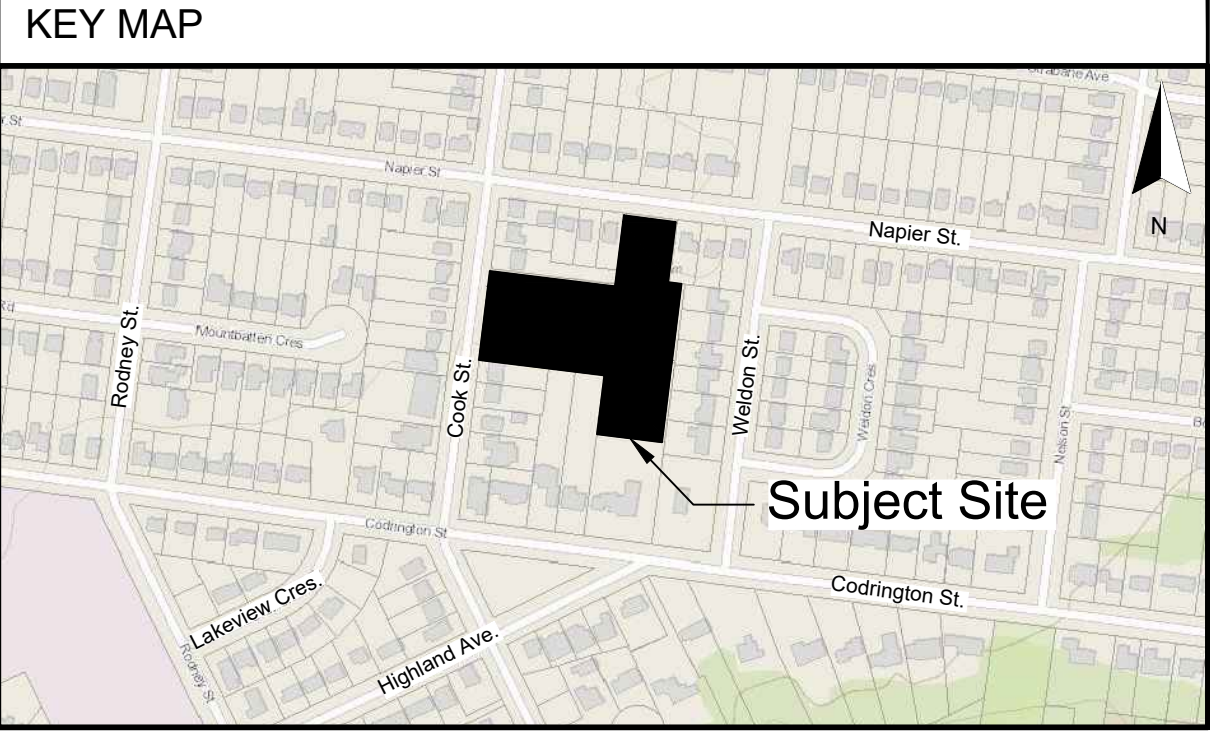




CONCEPTUAL SITE PLAN (35 units)

103 & 107 Napier Street & 95 Cook Street, Barrie

Source: City of Barrie Zoning By-Law 2009-141
County of Simcoe Interactive Mapping, 2020 Imagery
Note: Information shown is approximate and subject to change.



CONCEPTUAL SITE PLAN

103 & 107 Napier Street & 95 Cook Street, Barrie

Scale 1:300

- LEGEND**
- SUBJECT LANDS (8,627m²)
 - SNOW STORAGE (116m²)
 - AREA BEING USED BY #20 & 24 WELDON ST. (112.5m²)

ZONING TABLE - Block Townhouses (35 units)		
	Required RM2	Provided RM2
Permitted Use	Block Townhouse	Block Townhouse
Lot Area (min.) ¹	720m ²	8,627.0m ²
Lot Frontage (min.)	21.0m	32.5m (Cook Street)
Front Yard Setback to Dwelling Unit (min.)	7.0m	3.0m (unit 1)
Front Yard Setback to Garage (min.)	7.0m	n/a
Interior Side Yard Setback (min.)	1.8m (5.3, 3.2 (d))	1.8m (Unit 14) 4.0m (Unit 28)
Exterior Side Yard Setback (min.)	3.0m	n/a
Rear Yard Setback (min.)	7.0m	2.0m (unit 25)
Landscaped Open Space (min.) ²	35% 3,027m ²	38.1% 3,290.7m ²
Dwelling Unit Floor Area (min.)	65.0m ² (3 bdrm)	67.1m ² - 71.2m ² (units 1-13) 71.2m ² - 88.3m ² (units 14-19) 73.1m ² - 77.8m ² (units 20-32)
Lot Coverage (max.) ²	35% 3,032.7m ²	30.1% 2,593m ²
Gross Floor Area (max.) ^{2,3}	60% 5,199.0m ²	90.2% 7,779m ²
Amenity Area (min.)	420.0m ² (12.0m / unit)	420.0m ² (12.0m / unit)
Height	10.0m	10.0m
Landscape Buffers - Parking Areas	3.0m (5.3, 7.1)	5.8m
Density (max.) ²	40 upha. 34 units	40.57 upha. 35 units
Parking (1.5 spaces per unit) Barrier Free Spaces - Type 'A' (3.4m x 5.5m) Type 'B' (3.1m x 5.5m)	53 3	78 (inc. 8 visitor) 3 (1 Type 'A' & 2 Type 'B')
Parking - Tandem	Not Permitted	Permitted

1. Total Lot Area is based on Townhouse portion (8,627m²) only. This includes portions of the current 103 & 107 Napier Street & excludes a portion of 95 Cook Street which will be transferred to 20 & 24 Weldon Street.

2. Landscaped Open Space, Lot Coverage, Gross Floor Area and Density calculations are based on Townhouse portion only (8,647m²).

3. Gross Floor Area based on unit with 3 floors.



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Date:	January 27, 2022	Drawn By:	B.H.
File:	20-1006	Checked:	C.S.