



Site Context
1 : 5000

SITE INFORMATION - ZONING

ZONE: RM2		
DESCRIPTION: PART 1 - PLAN OF SURVEY OF PART OF PARK LOT 25 SOUTH SIDE OF BACK STREET REGISTERED PLAN 112		
MUNICIPAL ADDRESS: 234 COOK STREET, BARRIE, ON, L4M 4H5		
	PROVIDED	REQUIRED
LOT AREA	18,167 m ²	720 m ²
LOT FRONTAGE (Grove Street)	66.97 m	21 m
<u>BUILDING LOT COVERAGE:</u>		
EXISTING GROVE PARK HOME (NOT INCL. BELOW)	6,278.8 m ²	
DEMOLITION (PHASE 1 & 2)	83 m ²	
MAPLE EAST ADDITION (PHASE 1)	77 m ²	
MAPLE WEST ADDITION (PHASE 1)	18 m ²	
LINK ADDITION (PHASE 1)	95 m ²	
ASPEN ADDITION (PHASE 2)	453 m ²	
TOTAL BUILDING LOT COVERAGE	6,830.8 m ² (38%)	35% MAX.
<u>ACCESSORY BUILDINGS:</u>		
EXISTING DETACHED GARAGE (COVERAGE IS IN ADDITION TO ABOVE: SEE 5.3.5)	+/- 58 m ² (0.3%)	10% MAX.
<u>GROSS FLOOR AREA:</u>		
EXISTING NEW (77+18+88+453) LESS REMOVED AREA	9,129.6m ² (50.3%) 636 m ² -84 m ²	
TOTAL GFA LOT COVERAGE	9,681.6 m ² (53.3%)	60%
<u>SETBACKS:</u>		
FRONT YARD (Grove Street)	8.0 m	7 m
SIDE YARD (Cook Street)	1.5 m*	3 m
SIDE YARD (West)	4.51 m	1.8 m
REAR YARD (South)	30.6 m	7 m
<u>BUILDING HEIGHT:</u>		
EXISTING GROVE PARK HOME (N.I.C. IN SCOPE)	< 10m	10 m MAX
EXISTING MAPLE	< 10m	
PROPOSED MAPLE	< 10m	
EXISTING ASPEN	< 10m	
PROPOSED ASPEN	< 10m	
LINK	< 10m	
<u>PARKING:</u>		
EXISTING (INCL. 2 SPACES ON CHURCH PROPERTY) 143 EXISTING LTC BEDS (72) 14 EXISTING RETIREMENTS SUITES (7) (INCLUDES 4 EXISTING BARRIER FREE SPACES)	84	
PROPOSED (2 BEDS ADDED = 1 SPACE REQ'D)	90	85
<u>LANDSCAPE:</u>		
LANDSCAPE OPEN SPACE INCL. WALKWAYS	39.5%	35% MIN
NOTES:		
1. BACKGROUND SITE PLAN INFORMATION DERIVED FROM A101 SITE PLAN BY SALTER PILON FARRAW ARCHITECTS, DATED MARCH 7, 2002 AND SURVEY BY RAKES SURVEYING LTD DATED SEPTEMBER 27, 2002.		
2. FOR GRADING PLAN & STORM WATER REFER TO CIVIL DRAWINGS BY JIVE DEVELOPMENTS LTD.		
3. REFER TO DRAWINGS BY E-LUMEN FOR ELECTRICAL INFORMATION, INCLUDING SITE LIGHTING AND PHOTOMETRICS		
4. REFER TO LANDSCAPE DRAWINGS BY LANDMARK ENVIRONMENTAL GROUP LTD FOR PLANTING * = MINOR VARIANCE REQUIRED		

No.	Description	Date
1	Planning Preconsultation	18 Jan 2023
2	Preliminary MLTC Submission	24 Jan 2023
3	Schematic Design Approval	10 Feb 2023
4	Minor Variance Submission	24 Feb 2023
5	Site Plan Amendment Submission	21 Mar 2023

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LEGEND

EXISTING BUILDING (NIC)

PHASE 1 RENOVATION

PHASE 1 ADDITION

PHASE 2 RENOVATION

PHASE 2 ADDITION

DEMOLITION

LEGEND

EXISTING CONCRETE

CONCRETE

EXISTING ASPHALT

ASPHALT

HEAVY DUTY ASPHALT

EXISTING FIRE ROUTE

NEW FIRE ROUTE

LANDSCAPED AREA

LANDSCAPE BUFFER AREA

FIRE HYDRANT

FIRE DEPARTMENT CONNECTION

"FIRE ROUTE - NO PARKING" STEEL POST MOUNTED TRAFFIC CONTROL SIGN 300x450mm MIN. SIGN COLOURS TO BE WHITE BACKGROUND WITH BLACK LETTERING. FINAL LOCATION TO BE COORDINATED WITH FIRE DEPARTMENT

TED HANDY ASSOCIATES Inc. ARCHITECT

76 Mary Street
Barrie, Ont. L4N 1T1

Tel. 705.734.3580
Fax 705.721.0265

Grove Park Home Redevelopment

234 Cook Street, Barrie

Site Plan

Project number

1758

Scale

As indicated

ONTARIO ASSOCIATION OF ARCHITECTS

TED HANDY

ARCHITECT

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1 Site Plan
1 : 300