

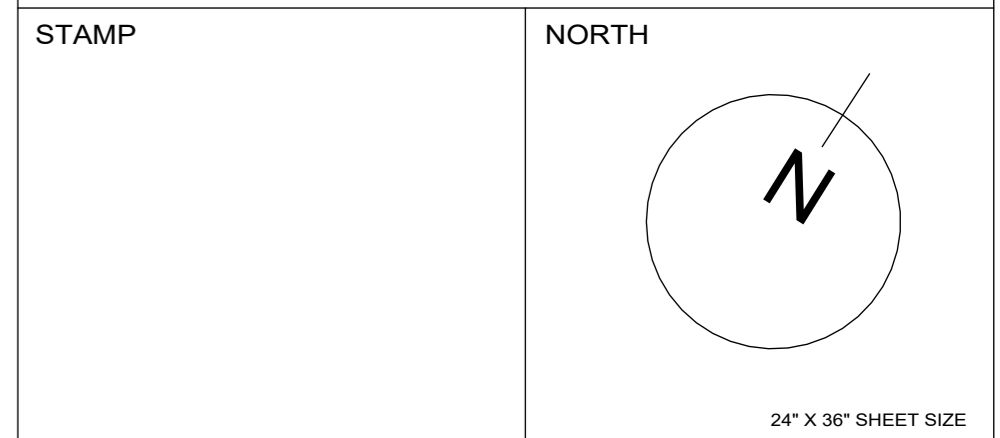
LEGAL DESCRIPTION
 SITE PLAN INFORMATION IS TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT FOR LOT 21 AND PART OF LOT 22 SOUTH SIDE OF HENRY STREET AND PART OF LOTS 29 AND 30 NORTH SIDE OF ELIZABETH STREET REGISTERED PALN 211 CITY OF BARRIE COUNTY OF SIMCOE, PREPARED BY RUDY MAK SURVEYING LTD ON OCTOBER 2018

PROJECT ADDRESS:
 284 - 286 Dunlop St. W. & 119-121 Henry St., Barrie, ON

PROVISION	PROPOSED
GROSS LOT AREA	3531.20 m ²
LOT AREA AFTER WIDENING (AS PER FUTURE MTO PROPERTY LINE)	3335.80 m ²
FUTURE LOT AREA (AS PER FUTURE MTO RESERVE SETBACK)	2821.53 m ²
LOT FRONTAGE	36.48 m
FRONT YARD SETBACK FROM DUNLOP ST.	14 m from Future MTO Property Line
SETBACK FROM HENRY ST.	28.55m
SIDE YARD SETBACK	(West) 1.26 m
	(East) 12.22 m
FRONT FACADE STEP-BACK	3.00 m (Starting from 5th Floor) 4.50 m (Starting from 15th Floor)
LOT COVERAGE	37.7 % OF FUTURE LOT AREA
GROSS FLOOR AREA	10,076.4 SQ.M 108,462 SQ.F
STREET LEVEL FLOOR HEIGHT	4.50 m
BUILDING HEIGHT	NORTH: 1.50 m
	EAST: 2.89 m
	WEST: 0.99 & 1.90 m
AMENITY AREA	INDOOR: 207 m ² (2nd FL.) : 207 sq.m
	OUTDOOR: GROUND FL.: 151 m ² SECOND FL.: 53 m ² ROOF TOP: 571 m ² PRIVATE BALCONIES: 313m ² TOTAL: 775m ² Total Indoor and Outdoor amenities area : 839 sq.m

COMMERCIAL		
TOTAL GFA (APPROX.)	1,058 m ²	11,388 Sq.Ft.
FIRST FLOOR :	477 m ²	5,134 Sq.Ft.
SECOND FLOOR :	581 m ²	6,253 Sq.Ft.
RESIDENTIAL		
RESIDENTIAL GFA	8,802.8 m ²	94,753 Sq.Ft.
SITE AREA	3,531.20 m ²	38,009.5 Sq.Ft.
FLOOR SPACE INDEX (F.S.I.)	3.55	
RESIDENTIAL :		
TOTAL NUMBER OF UNITS:	124	
COMBINATION OF APARTMENT UNITS:		
<input type="checkbox"/> 1-BEDROOM UNITS (28)		
<input type="checkbox"/> 2-BEDROOM UNITS (72)		
<input type="checkbox"/> 3-BEDROOM UNITS (24)		
UNIT PER HECTARE	351.15	
PROPOSED NUMBER OF PARKING SPACES:		
RESIDENTIAL UNITS:	124 SPACES	(INCLUDING 1 TYPE-A & 5 TYPE-B BARRIER-FREE SPACES)
RETAIL/OFFICE:	23 SPACES	(INCLUDING 1 TYPE-A BARRIER-FREE SPACES)
TOTAL PROPOSED:	147 SPACES	
+ 12 TEMPORARY PARKING IN MTO SETBACK AREA		
BICYCLE PARKING :		
LONG TERM (PARKING LEVELS):	56 BIKE	
SHORT TERM (MAIN FLOOR):	38 BIKE PARKING SPOTS	

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04	2020-01-20	ISSUED FOR CLIENT REVIEW	CLIENT
05	2020-02-07	ISSUED FOR CLIENT REVIEW	CLIENT
06	2020-02-14	ISSUED FOR CLIENT REVIEW	CLIENT
07	2020-06-30	ISSUED FOR COORDINATION	CONSULTANT
08	2020-14-05-	ISSUED FOR REZONING APPLICATION	CITY
09	2022-06-28	ISSUED FOR REZONING APPLICATION	CITY

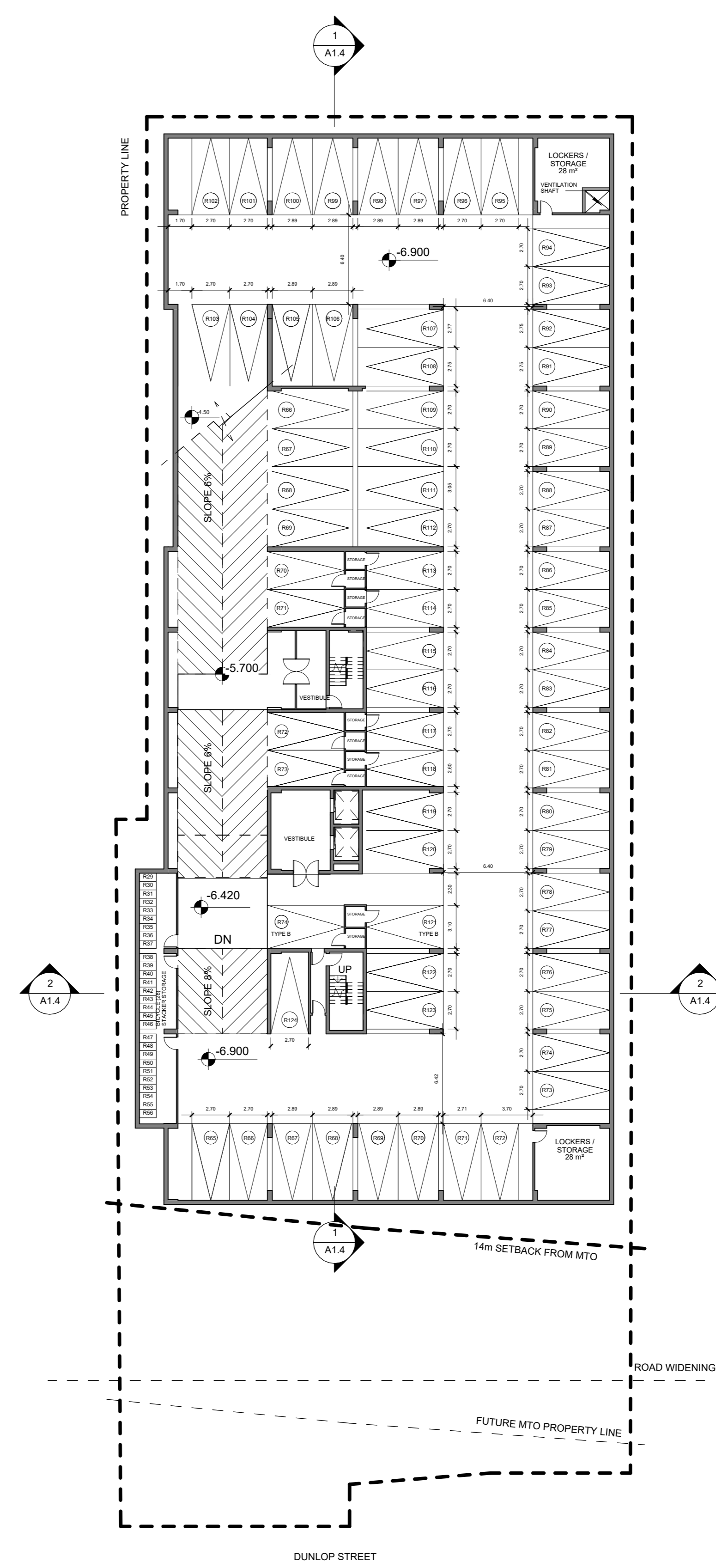
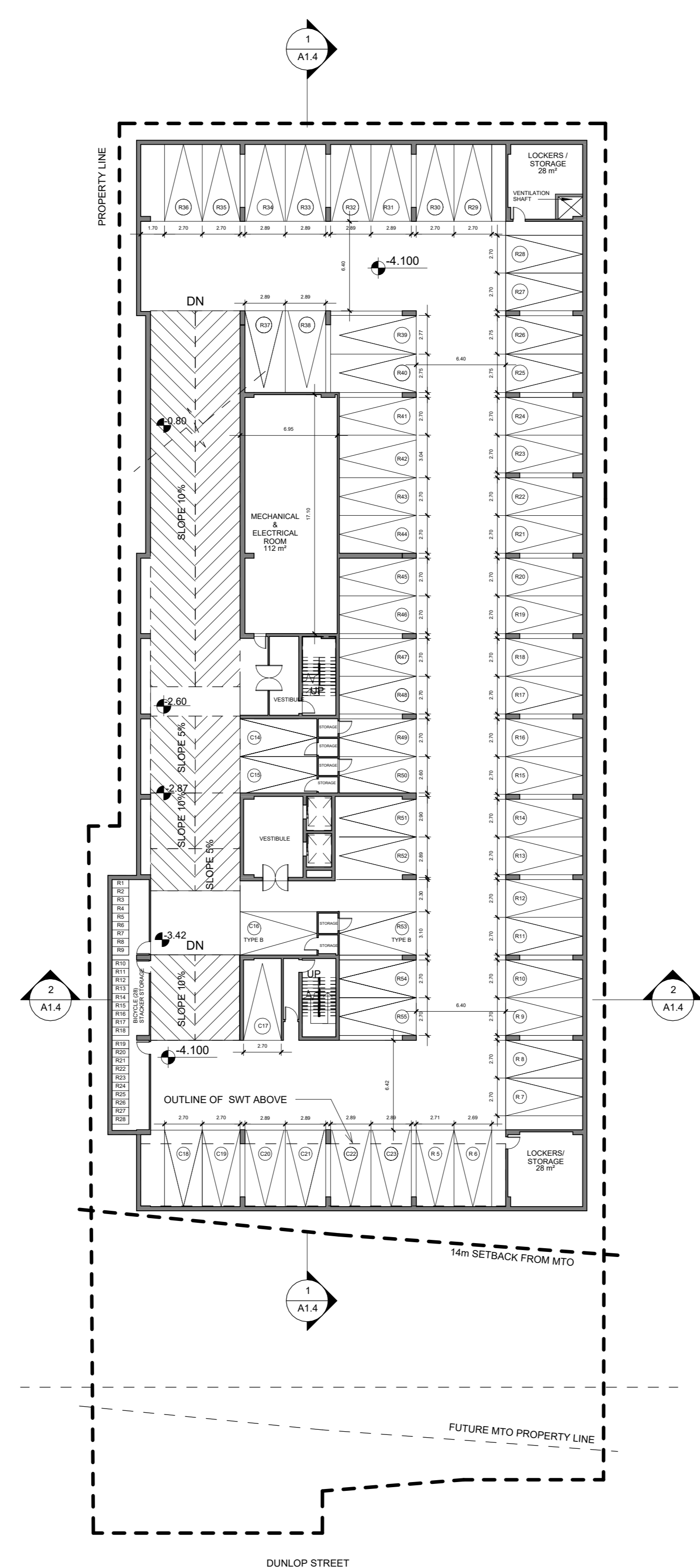
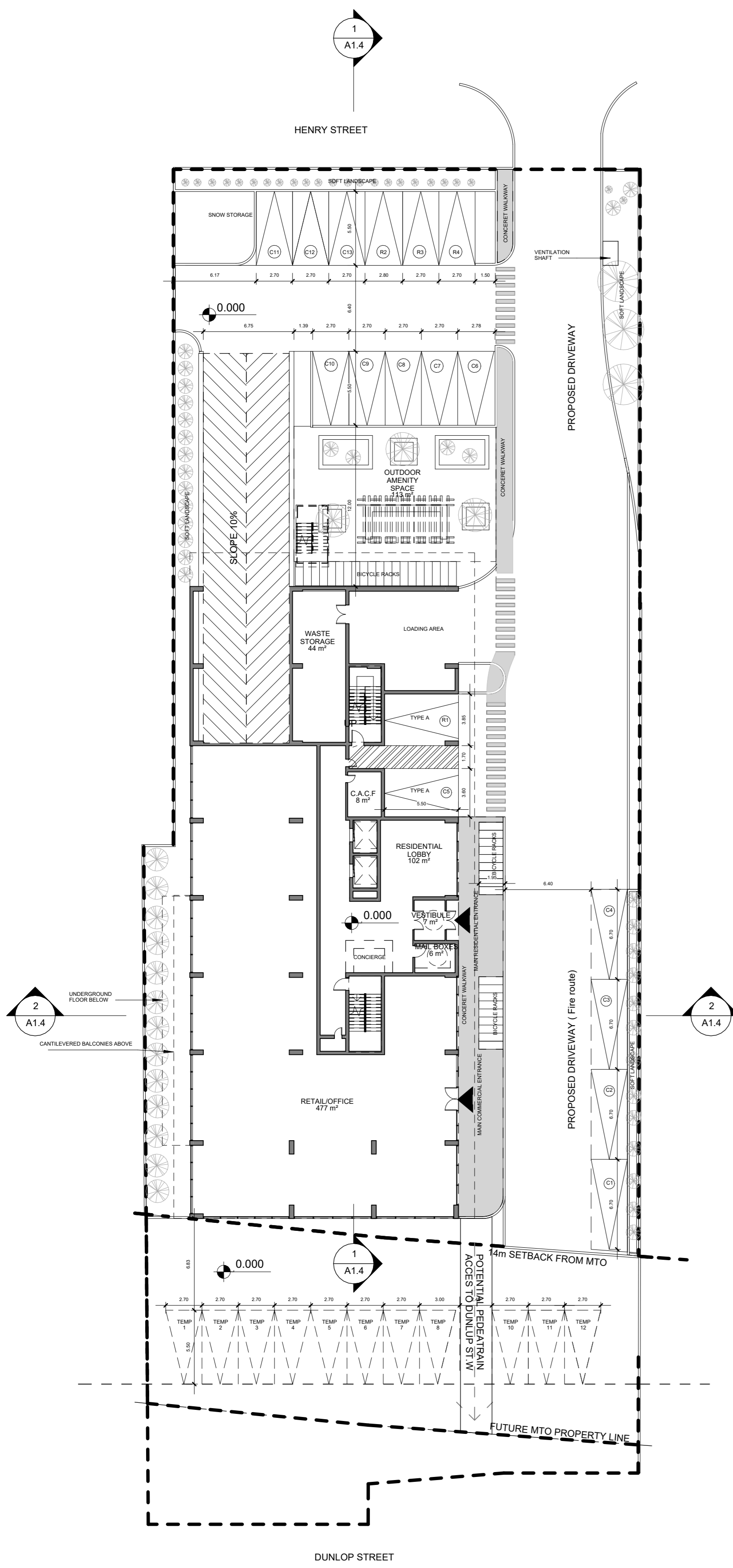


SITE PLAN
 1 : 250

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SHEET TITLE	PROJ./REV. NO.
SITE PLAN & STATISTICS	USG 18-254
PROJECT	DWG. NO.
DUNLOP BARRIE RENTAL	A1.1
284-286 Dunlop St. W. & 119-121 Henry, Barrie	

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STAMP

NORTH

24" X 36" SHEET SIZE

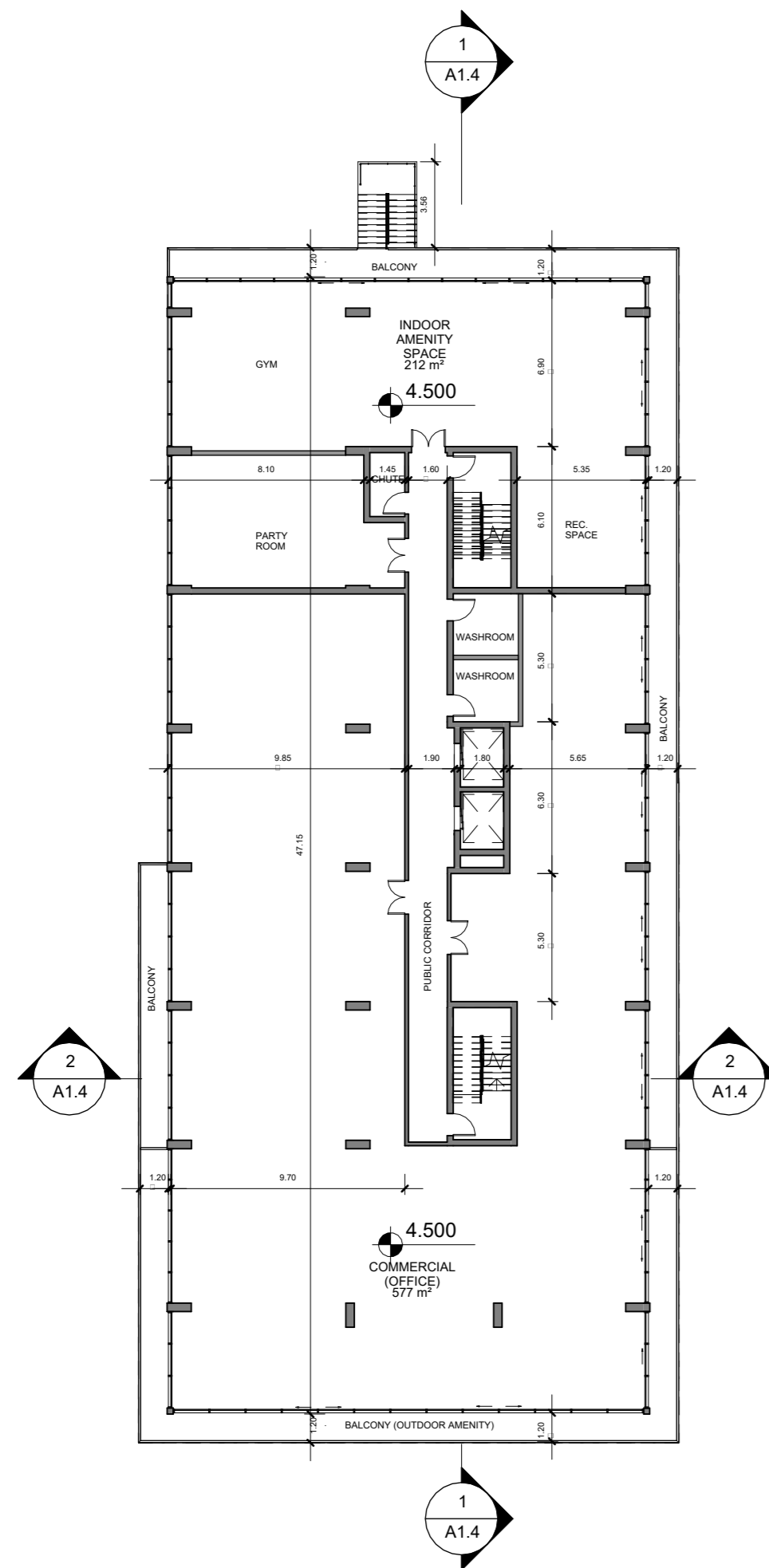
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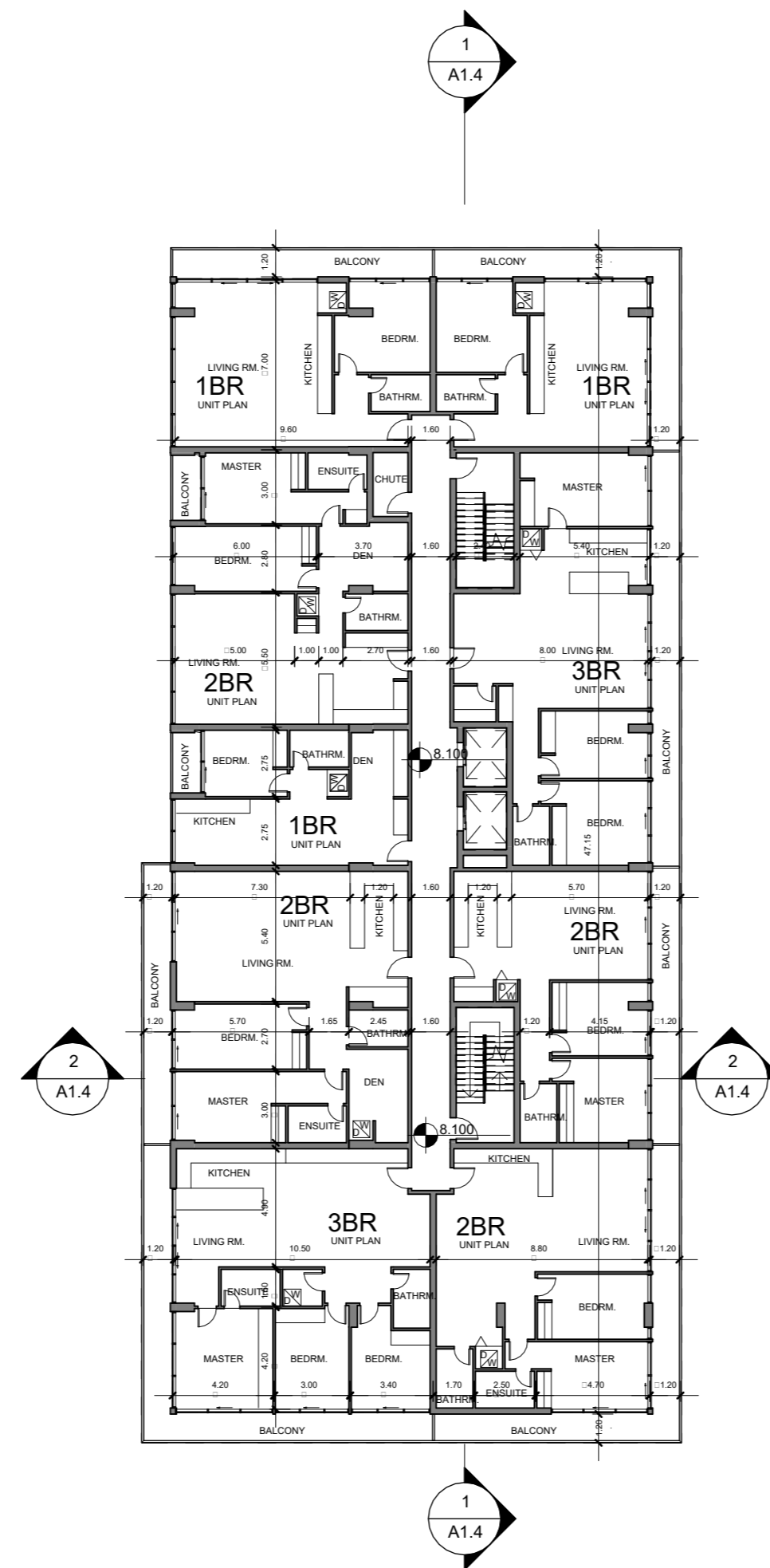
SHEET TITLE: CONCEPTUAL FLOOR PLANS
 SCALE: 1 : 250

PROJECT: DUNLOP BARRIE RENTAL
 284-286 Dunlop St. W. & 119-121 Henry, Barrie

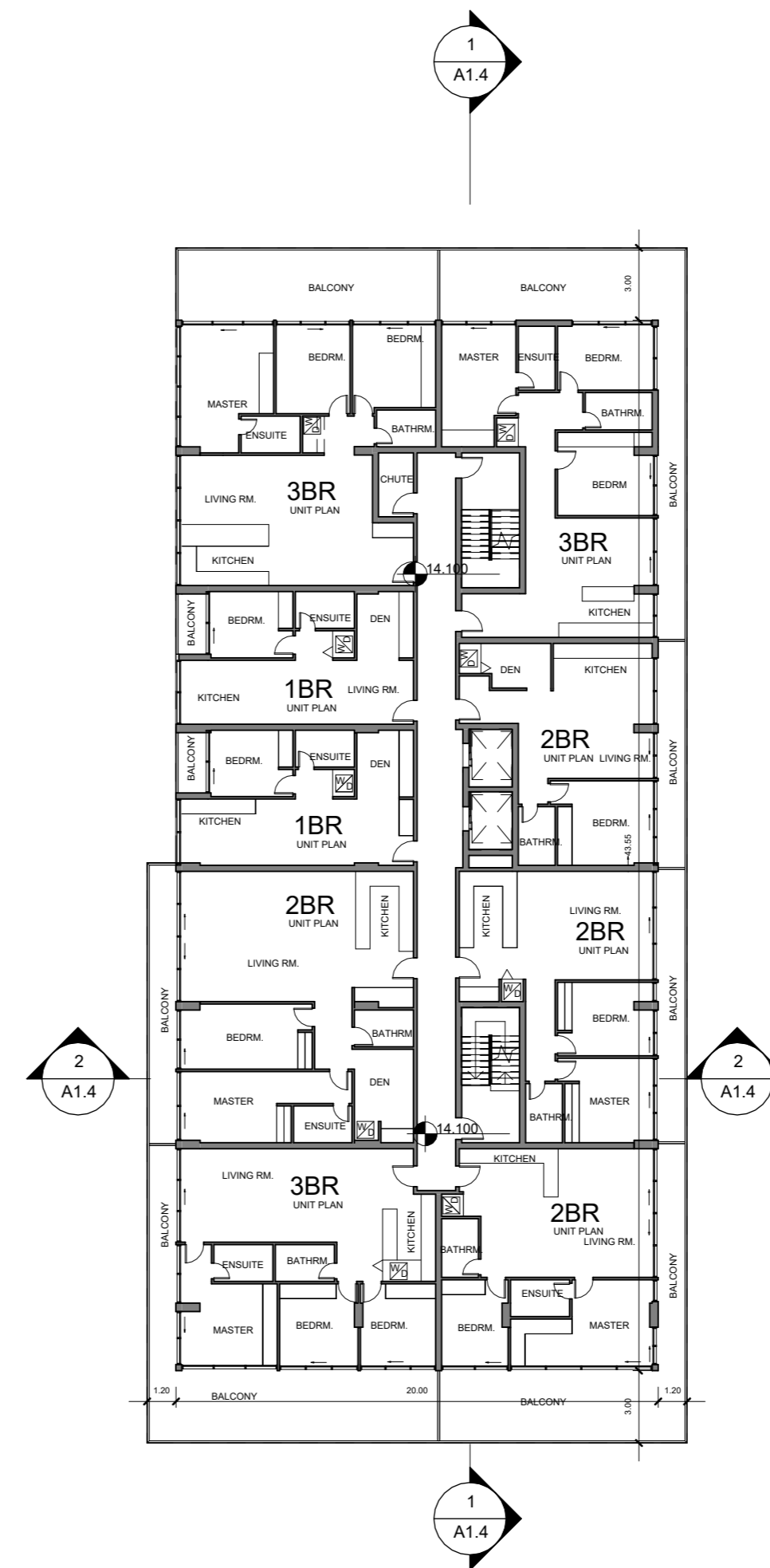
PROJ./REV. NO.: USG 18-254
 DWG. NO.: A1.2



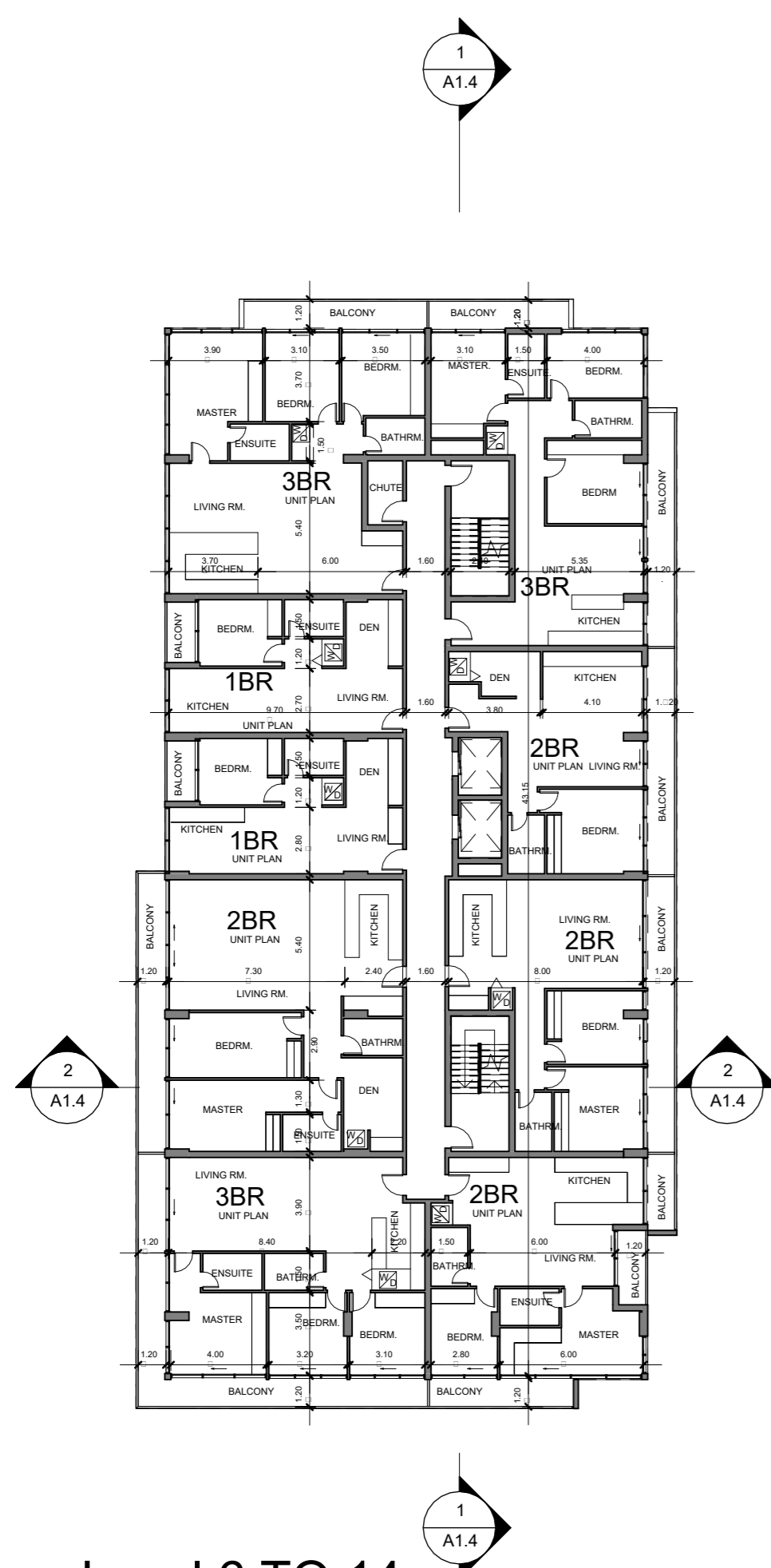
Level 2
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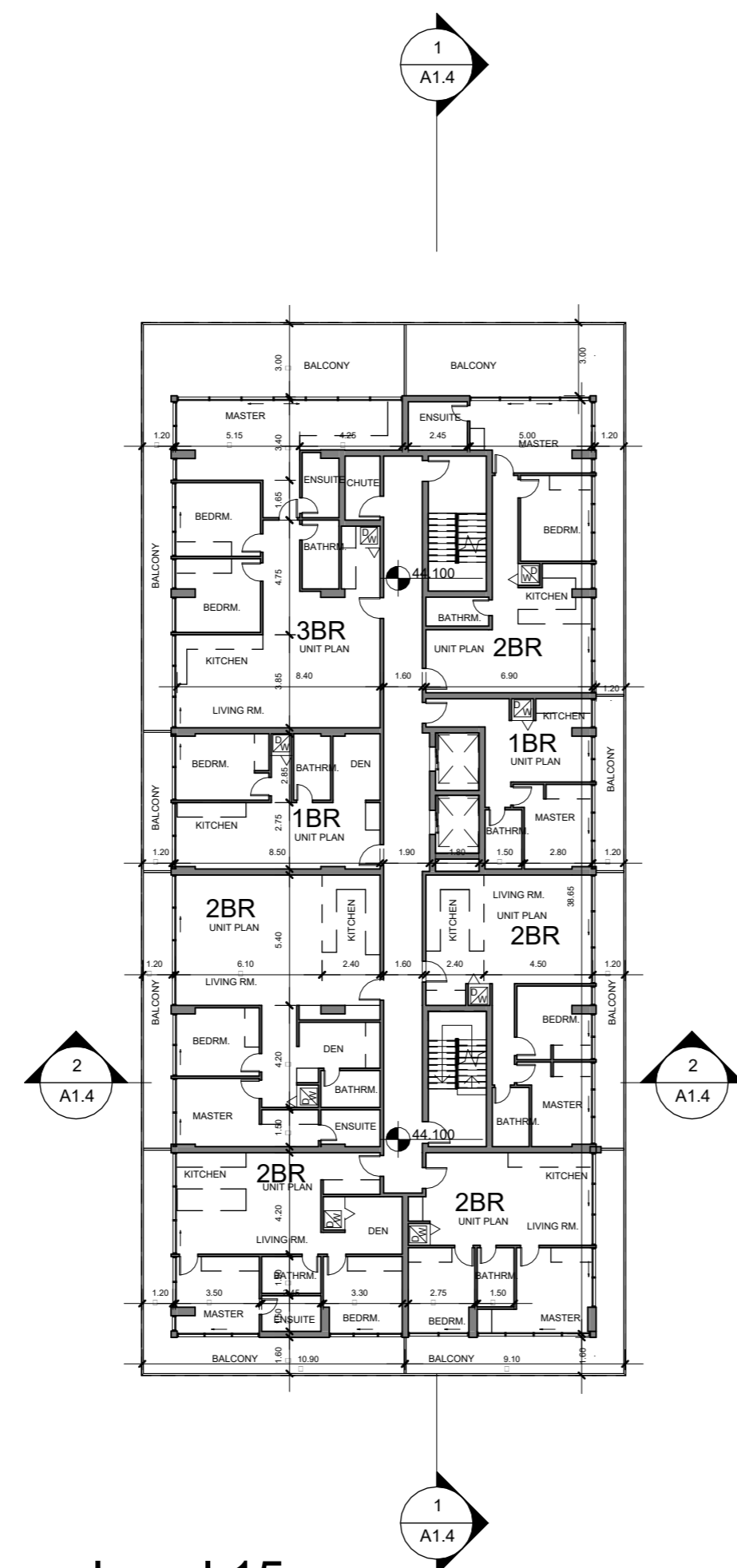
Level 3 & 4
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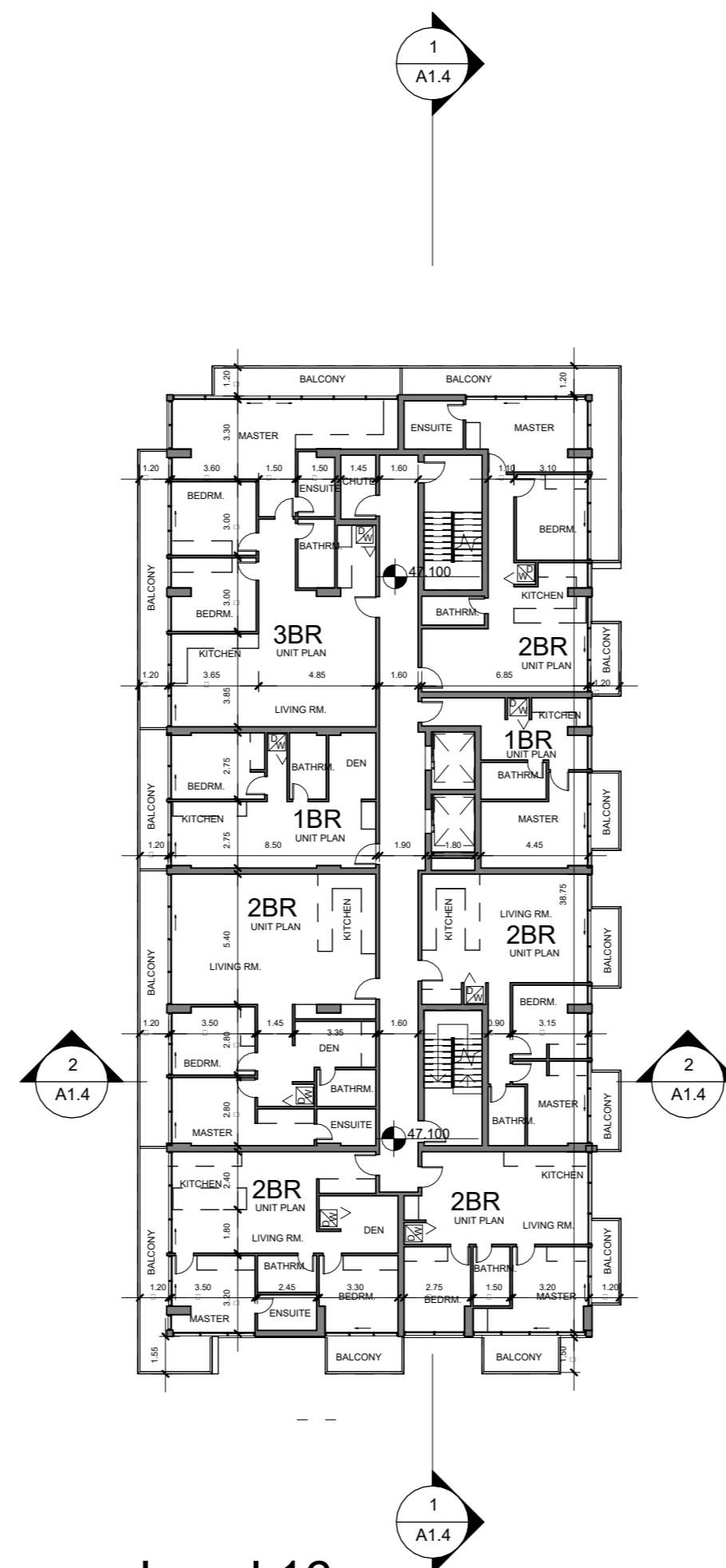
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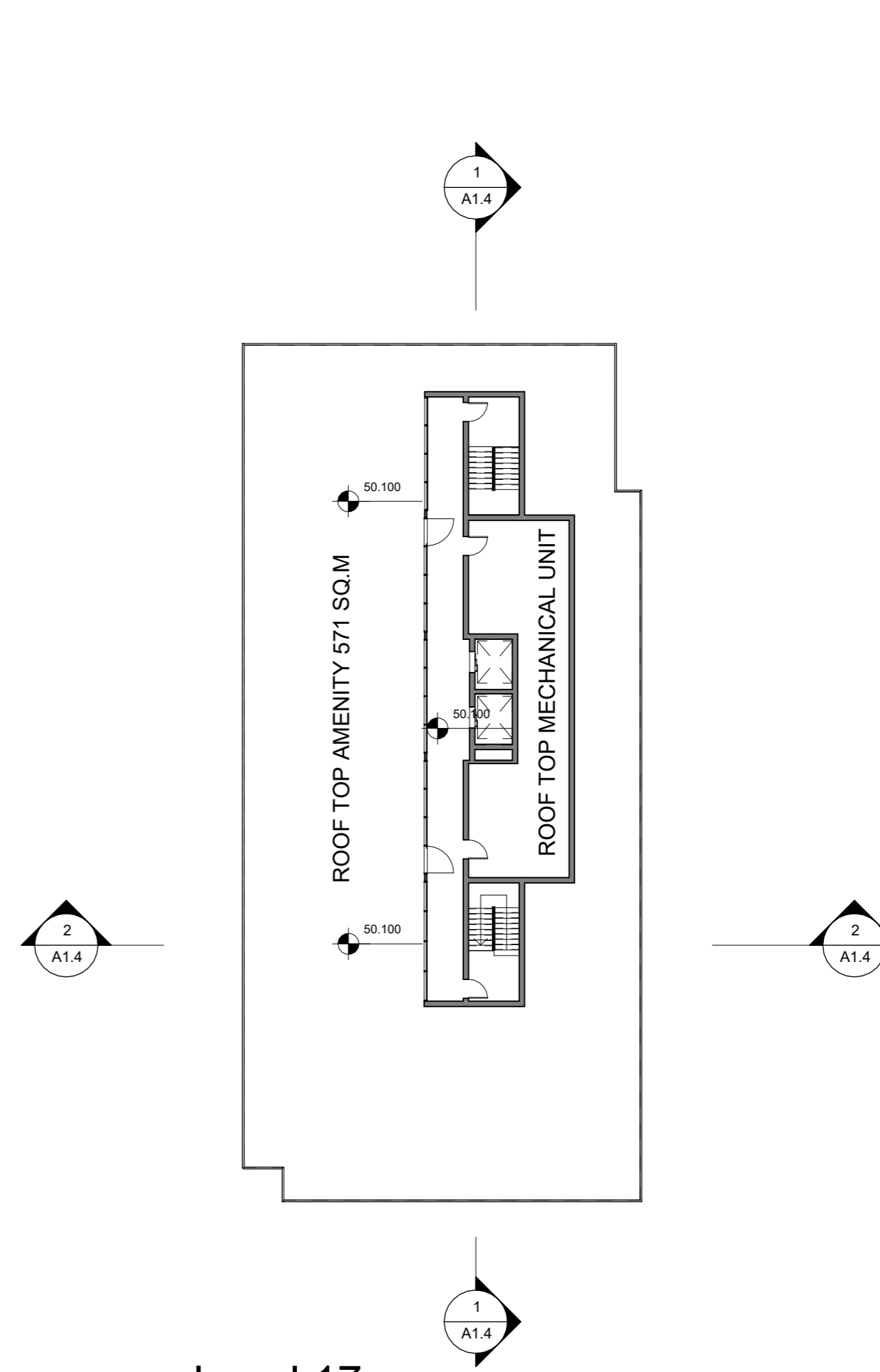
Level 6 TO 14
1 : 250



Level 15
1 : 250



Level 16
1 : 250



Level 17
1 : 250

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STAMP

NORTH

24" X 36" SHEET SIZE

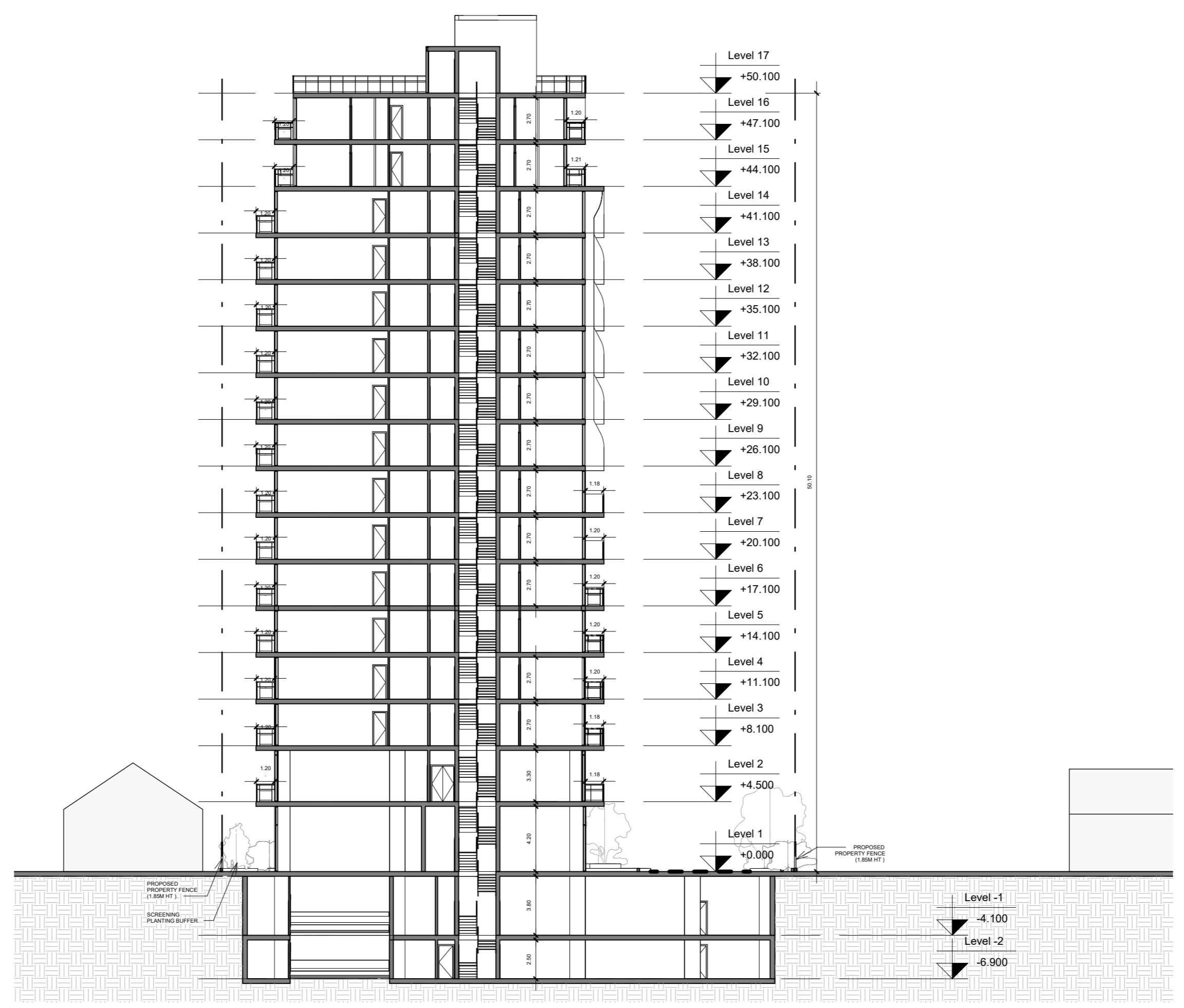
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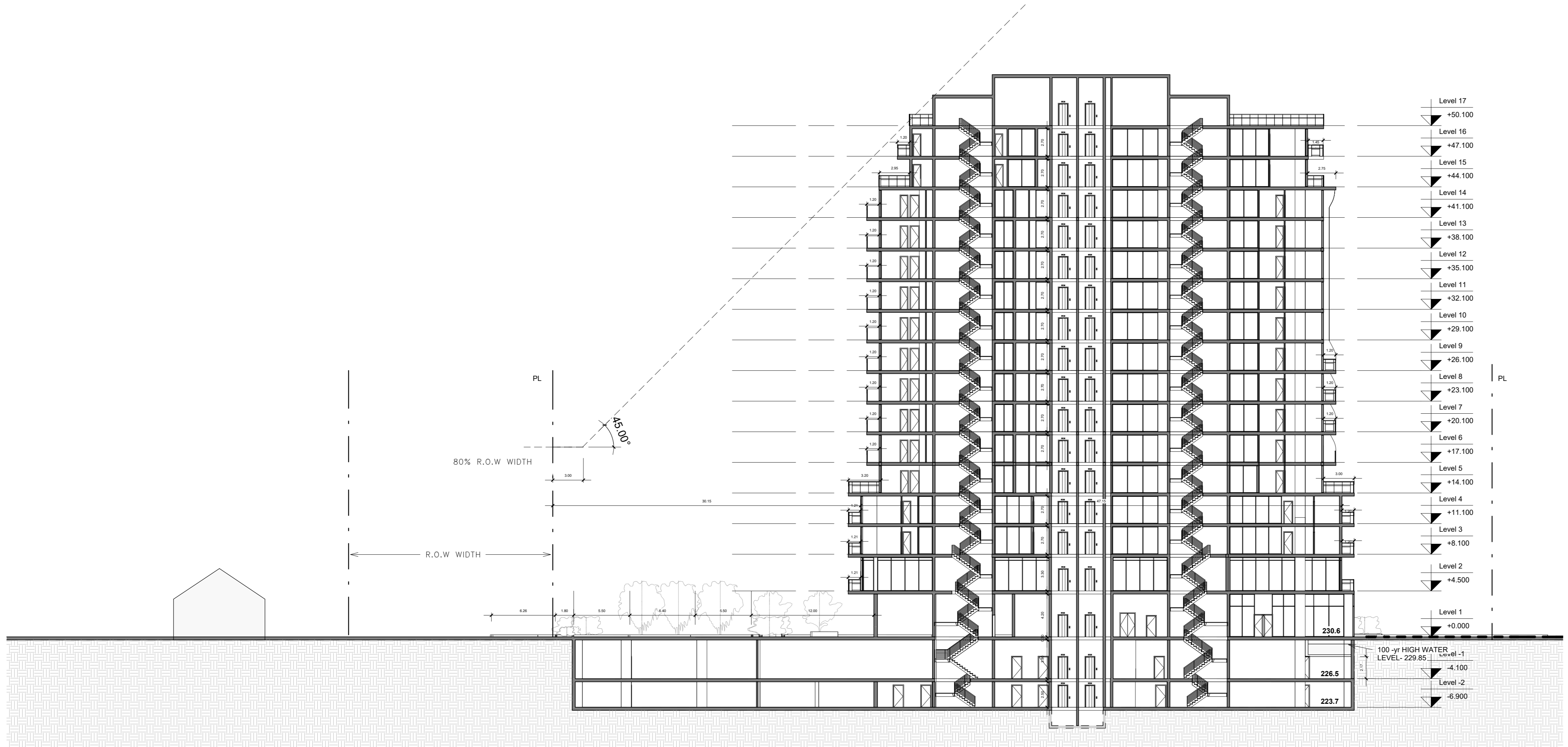
SHEET TITLE: FLOOR PLANS
 PROJECT: DUNLOP BARRIE RENTAL
 284-286 Dunlop St. W. & 119-121 Henry, Barrie

PROJ./REV. NO.: USG 18-254
 SCALE: 1 : 250
 DWG. NO.: A1.3

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01	2018-11-1	ISSUED FOR PRE-CONSULTATION APPLICATION	CITY
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Section 2
1 : 250



Section 1
1 : 250

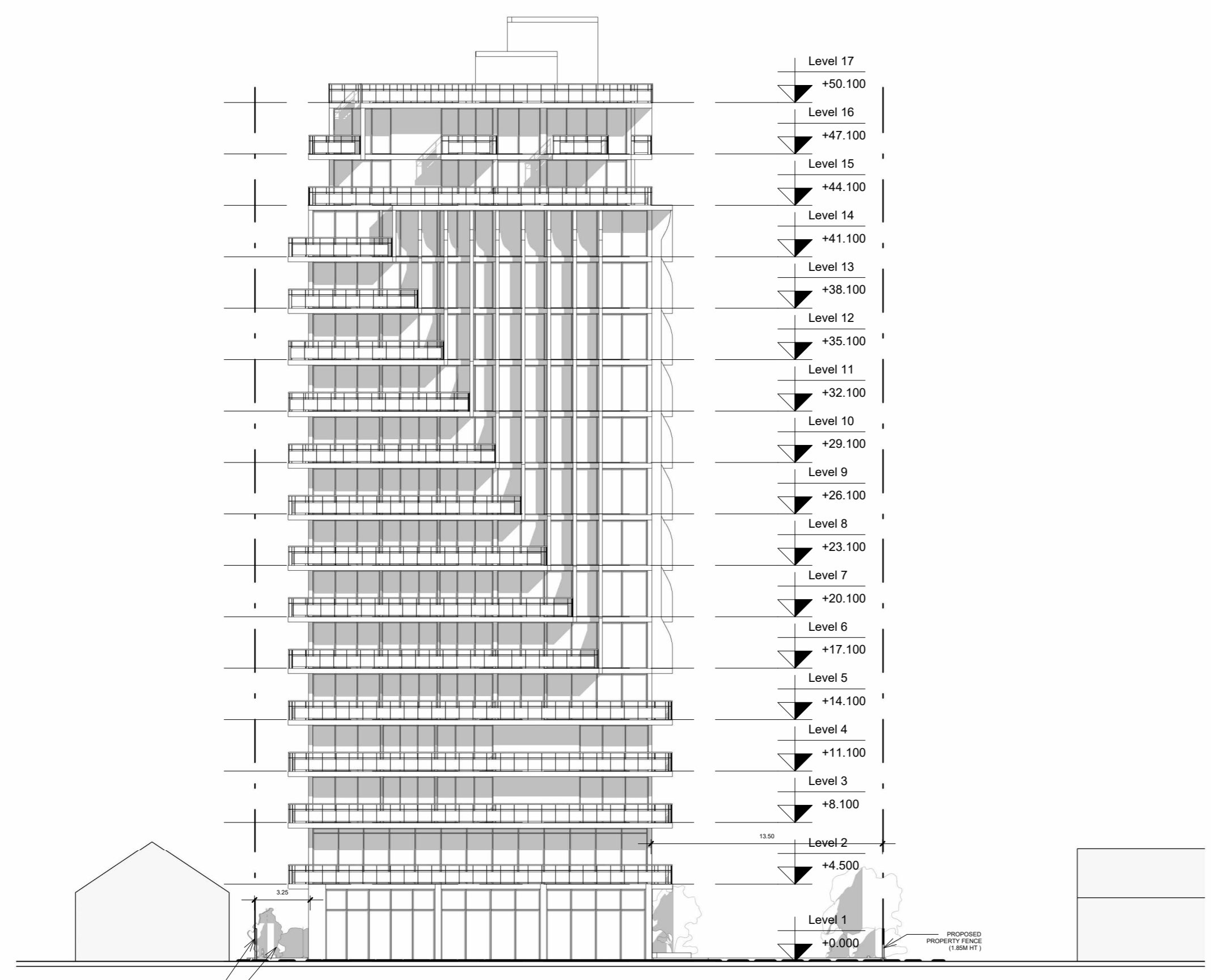
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24" X 36" SHEET SIZE

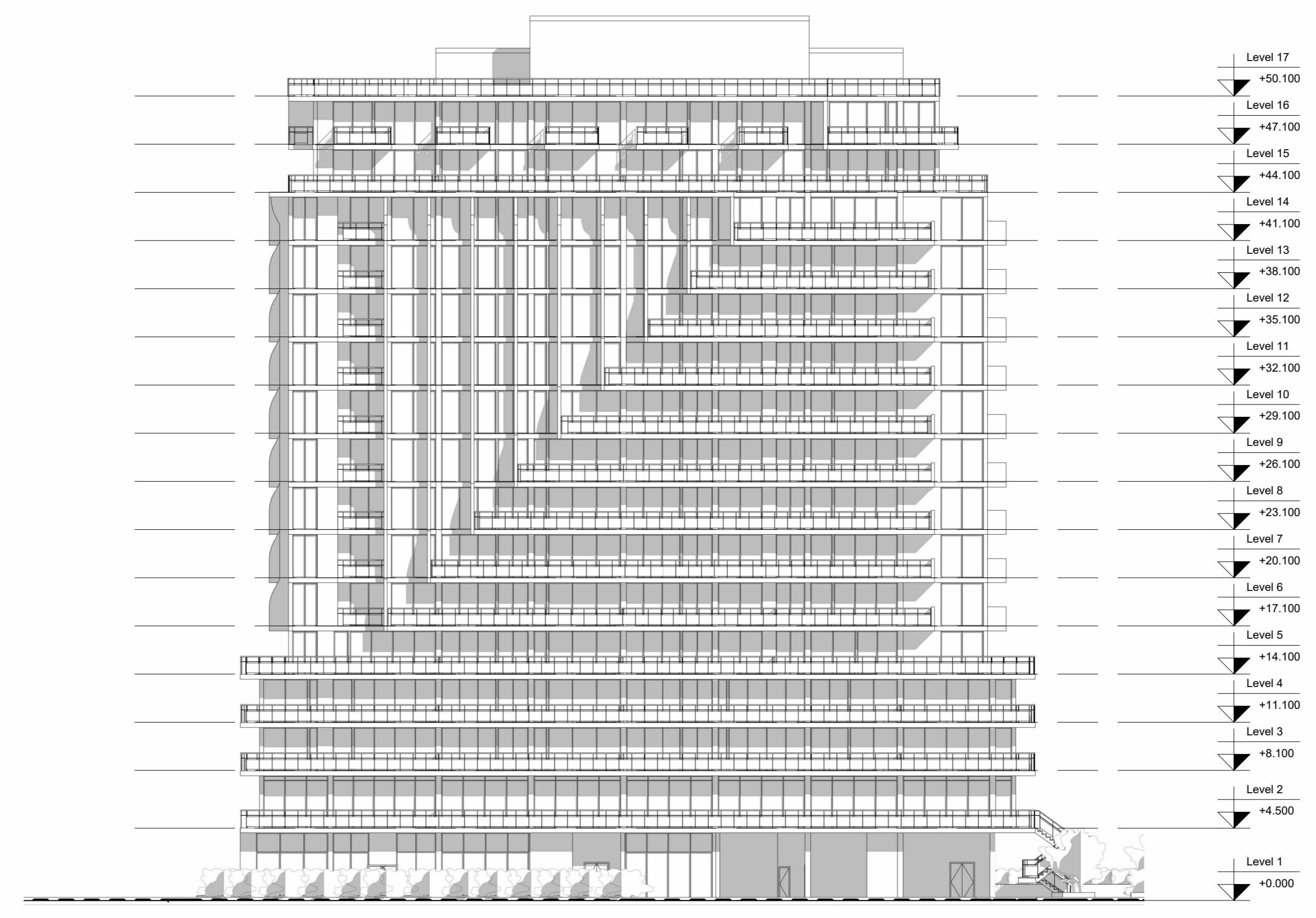
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SHEET TITLE	PROJ./REV. NO.
SECTIONS	USG 18-254
PROJECT	DWG NO.
DUNLOP BARRIE RENTAL	A1.4
284-286 Dunlop St. W. & 119-121 Henry, Barrie	

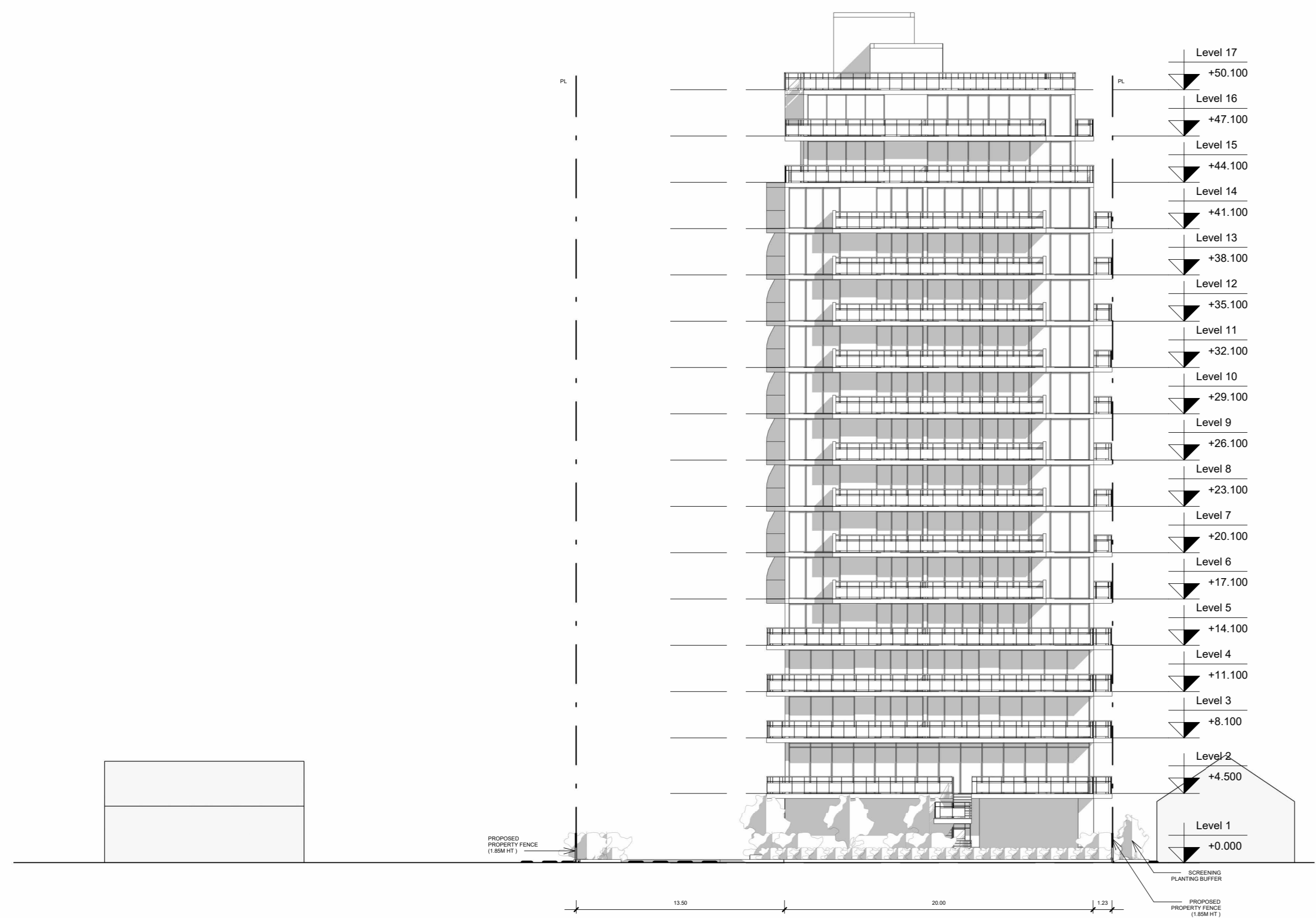
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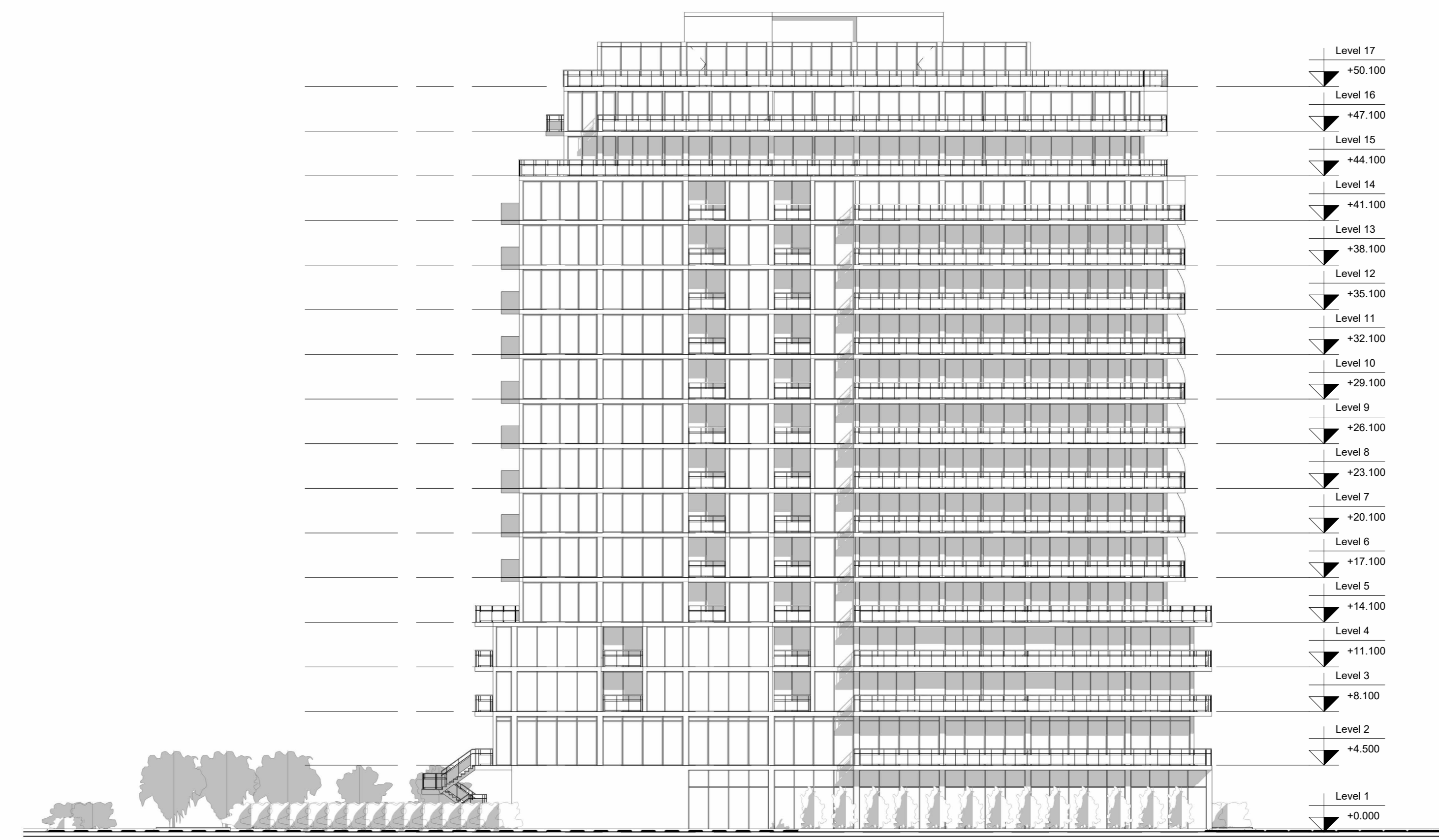
South
1 : 250



East
1 : 250



North
1 : 250



West
1 : 250

STAMP

24" X 36" SHEET SIZE



SHEET TITLE	PROJ./REV. NO.
ELEVATIONS	USG 18-254
PROJECT	DWG NO.
DUNLOP BARRIE RENTAL	A1.5
284-286 Dunlop St. W. & 119-121 Henry, Barrie	