



1 SITE PLAN
1:800

PARKING SPACES SCHEDULE

EXISTING PARKING SPACES: 207
 - OUTSIDE FENCED AREA: 66
 - INSIDE FENCED AREA: 141

NEW PARKING SPACES: 215
 - OUTSIDE FENCED AREA: 70
 STANDARD = 65
 BARRIER FREE TYPE A = 4
 BARRIER FREE TYPE B = 1

- INSIDE FENCED AREA: 145
 STANDARD = 143
 BARRIER FREE TYPE A = 2
 BARRIER FREE TYPE B = 0

LEGEND :

- PROPERTY LINE
 - - - SETBACK LINE
 - CHAINLINK FENCE (EXISTING):
8' high Chainlink Fence with galvanized steel wire and posts
 - CHAINLINK FENCE (NEW):
8' high Chainlink Fence with galvanized steel wire and posts
 - ▶ MAN DOOR ENTRANCE
 - ▶ OVERHEAD DOOR
 - GATE
 - ▲ FIRE HYDRANT
 - LS LIGHT STANDARD
 - HP HYDRO POLE
 - CS CATCH BASIN
- NOTE: NO NEW FIRE DEPARTMENT CONNECTION IS PROPOSED FOR STAGE 1 REDEVELOPMENT

- NEW LANDSCAPED AREA (SEE LANDSCAPE PLANS FOR DETAILS)
- UNCHANGED EXISTING LANDSCAPED AREA
- NEW ASPHALT
- EXISTING ASPHALT
- NEW CONCRETE
- EXISTING CONCRETE
- NEW GRAVEL
- EXISTING GRAVEL

ZONING STANDARDS MATRIX		
	REQUIRED	PROPOSED
(165 FERNDALE DRIVE)		
ZONING CATEGORY	Light Industrial (LI)	Light Industrial (LI)
LOT AREA (min.)	700m ²	205,033.8 m ²
LOT FRONTAGE (min.)	30m where abuts onto an arterial road	>30m
SETBACKS AND LOT LINES	Front Yard (min.): 7m	>7m
	Side Yard (min.): 3m	
	10m where adjoining residential	>10m
	7m where adjoining residential	
BUILDING HEIGHT (max.)	14m	>15m
	9m where abuts a residential zone	
PARKING REQUIREMENTS	1/space/30m ² of GFA (office uses)	Existing condition: 207 spaces (0 Barrier Free) (207 Standard)
	1/space/100m ² of GFA (truck terminal/warehouse/storage/indoor storage)	BOCR Stage 1: 215 spaces (7 Barrier Free) (208 Standard)
LANDSCAPE BUFFER REQUIREMENTS	Adjacent to residential: 3m landscape buffer strip	BOCR Stage 1: 215 spaces (7 Barrier Free) (208 Standard)
	2m light board fence	See Note (1)
LOT COVERAGE (max.)	60%	Area of impervious surfaces: 60,374 m ² (29.4%)
		Area of existing buildings: 9,918 m ² (5%)
GROSS FLOOR AREA		Area of new buildings: 5,429 m ² (2.6%)
		Area of impervious surfaces and buildings: 75,721 m ² (37%)
GROSS FLOOR AREA		New Buildings 5,429 m ²
NOTES:		
(1) Barrie Operations Centre Redevelopment Stage 1 consists of the replacement of: 1. Existing Greenhouse. A New Greenhouse of similar GFA is proposed on a new location 2. Existing Roads Shed. A New Roads Shed of similar GFA is proposed on a new location 3. Existing Salt Dome. A New larger Salt Storage Facility is proposed on a new location The Yard Occupant Load is not increased compared to the existing condition A proper breakdown of parking spaces will be prepared for Stage 2. Stage 1 is proposing adding 8 new parking spaces (1 standard, 6 type A BF, 1 type B BF)		
(2) The only area adjacent to residential zone impacted by Stage 1 redevelopment is the area currently occupied by the Baumgard building. This building will be demolished and 3m landscape buffering is proposed along the area to screen views from adjacent properties into the Yard. Existing Chainlink fence is maintained.		

REMARKS



- NOTES:**
- The Contractor shall check all dimensions of the work and shall report discrepancies to the Architect before proceeding.
 - All drawings and specifications are the property of RDHA, who reserve their architect's copyright with respect to this document. It shall not be duplicated, used or circulated for any other purpose than that for which it was issued.
 - Written dimensions shall govern where they differ from scaled measurements. The Architect accepts no responsibility for measurements scaled from the drawings.



REV.	DESCRIPTION	RDHA DRAWN BY	DATE
1	SITE PLAN APPLICATION	RDHA	07-28-23

CONSULTANT

RDHA
 RDH Architects Inc.
 www.rdharch.com

CLIENT

Barrie

CITY OF BARRIE

PROJECT

BARRIE OCR, STAGE 1
165 FERNDALE DRIVE NORTH

TITLE

SITE PLAN

SEAL	PROJECT ID	PLAN NO.	PHASE
	000		
	BUILDING NO.	SITE NO.	DISCIPLINE
	DRAWN BY	CHECKED BY	SCALE
	Author	Checker	As Indicated
	DATE		SHEET NO
	06/27/23		ST-A101