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PARKING REQUIREMENT

City of Barrie Zoning By-law No. 2009-141

The City of Barrie Zoning By-law No. 2009-141 is applied to the proposed redevelopment. Based on the site plan prepared by Bicorp Design Group Ltd. dated June 28, 2024, the site redevelopment involves converting the two existing buildings, 545 Bayfield Street and 547 Bayfield Street.

The south building, 545 Bayfield Street, is being converted into an Automatic Car Wash comprising of 1 automatic car wash tunnel plus 4 fine car detailing spaces and on the exterior 22 vehicle queue stacking spaces.

The North building, 547 Bayfield Street is being converted into a car interior detailing facility comprising of 2 conveyor detailing bays and on the exterior 16 vehicle queue stacking spaces.

The parking requirement and supply for the proposed development is detailed in Table below.

City of Barrie Zoning By-law No. 2009-141 Vehicle Parking Requirements

Type of Use	Parking Rates	Parking Requirement
Car Wash	1 space per 70 S.M of Gross Floor Area	
	Total Required	28
	Total Provided	36
	Difference	+8

Based on the applicable City of Barrie Zoning By-law No. 2009-141 detailed in Table above, The required parking for car wash facility is 1 space per 70 S.M. of gross floor area. The total GFA of the two existing buildings is 1,934.16 S.M. divided by 70 equals [27.6] 28 spaces. The proposed site plan provides the following, 22 combination vacuum/parking spaces plus 14 parking only spaces plus 2 accessible parking spaces for a total of 36 spaces provided which is an increase of 8 spaces that are required. In addition, 4 of the 14 parking only spaces are EV charging stations.

In accordance with the City of Barrie Zoning By-law No. 2009-141, a minimum of 2 accessible parking space are required if the total number of parking spaces required is between 26 to 50 spaces thereby meeting the accessible parking requirement.