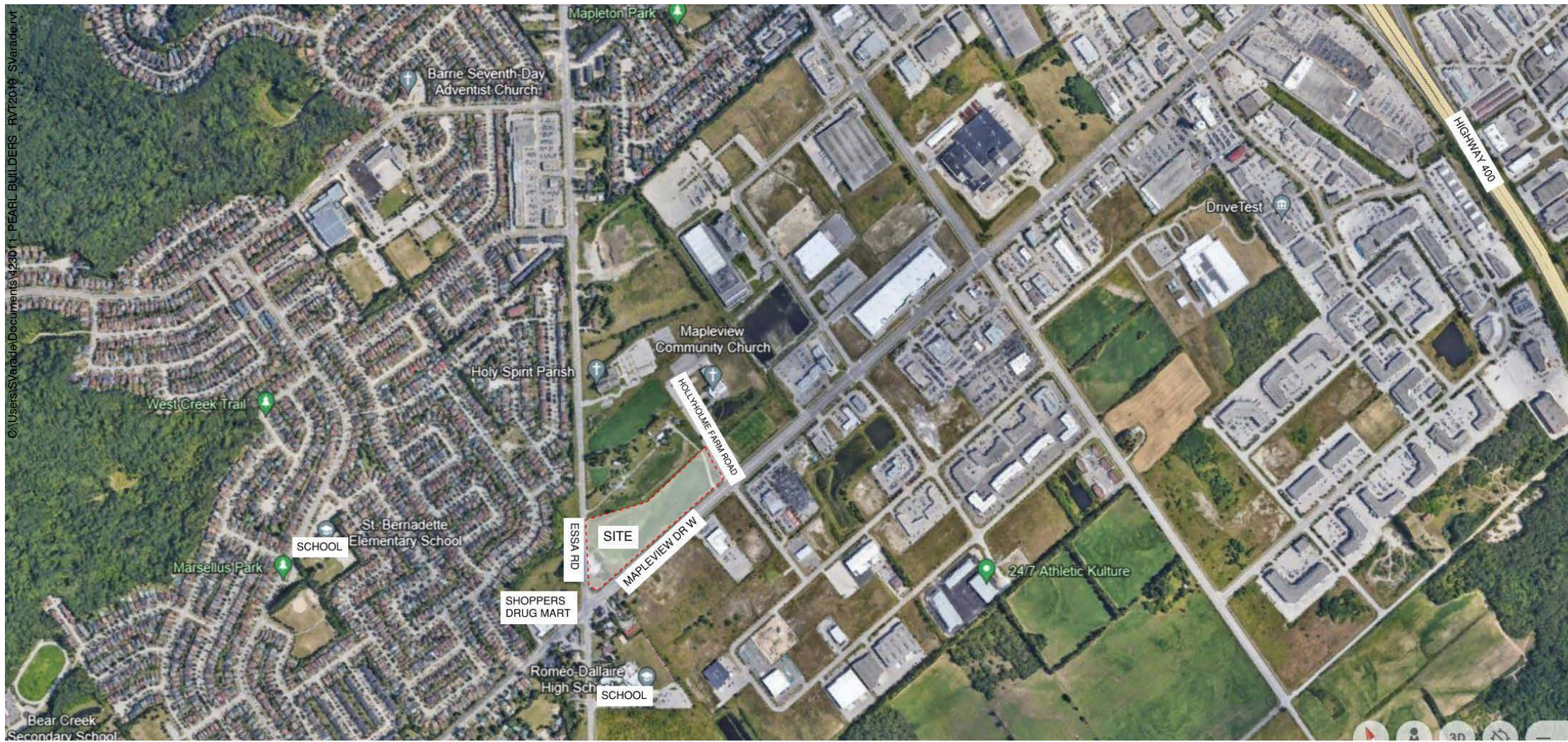


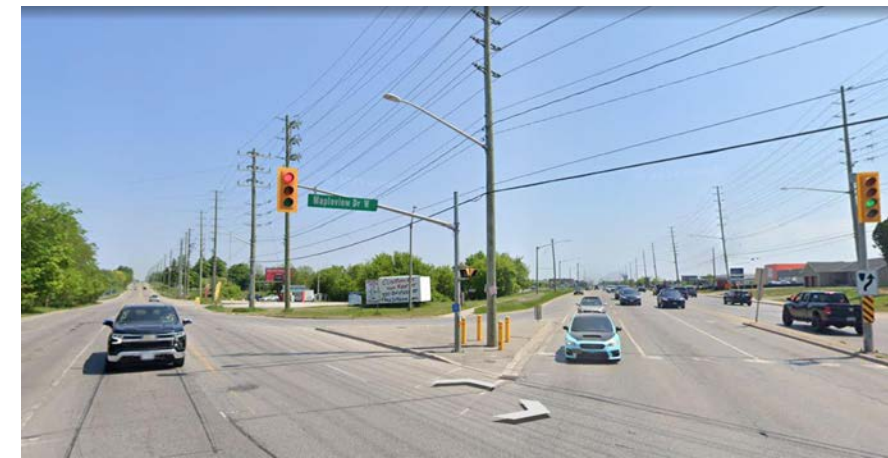


PROPOSED MID-RISE RESIDENTIAL DEVELOPMENT

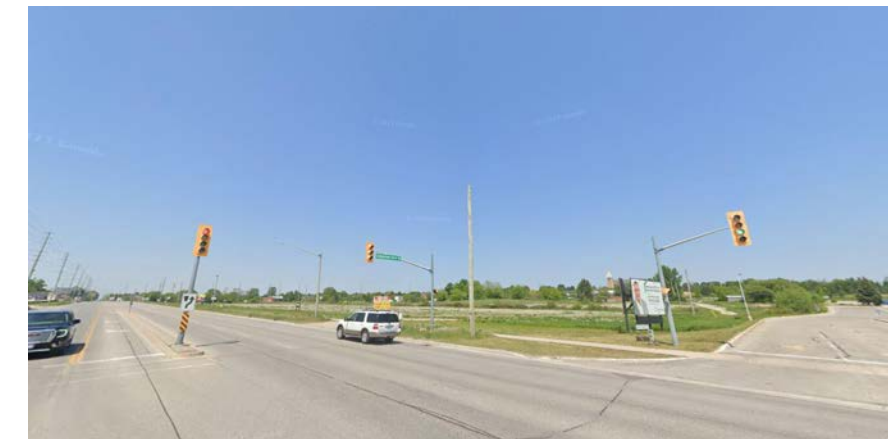
**ESSA ROAD AND MAPLEVIEW DR. W, BARRIE
SEPT 2024**



CONTEXT



STREET VIEW AT MAPLEVIEW AND ESSA RD



STREET VIEW AT MAPLEVIEW AND HOLLYHOLME FARM RD



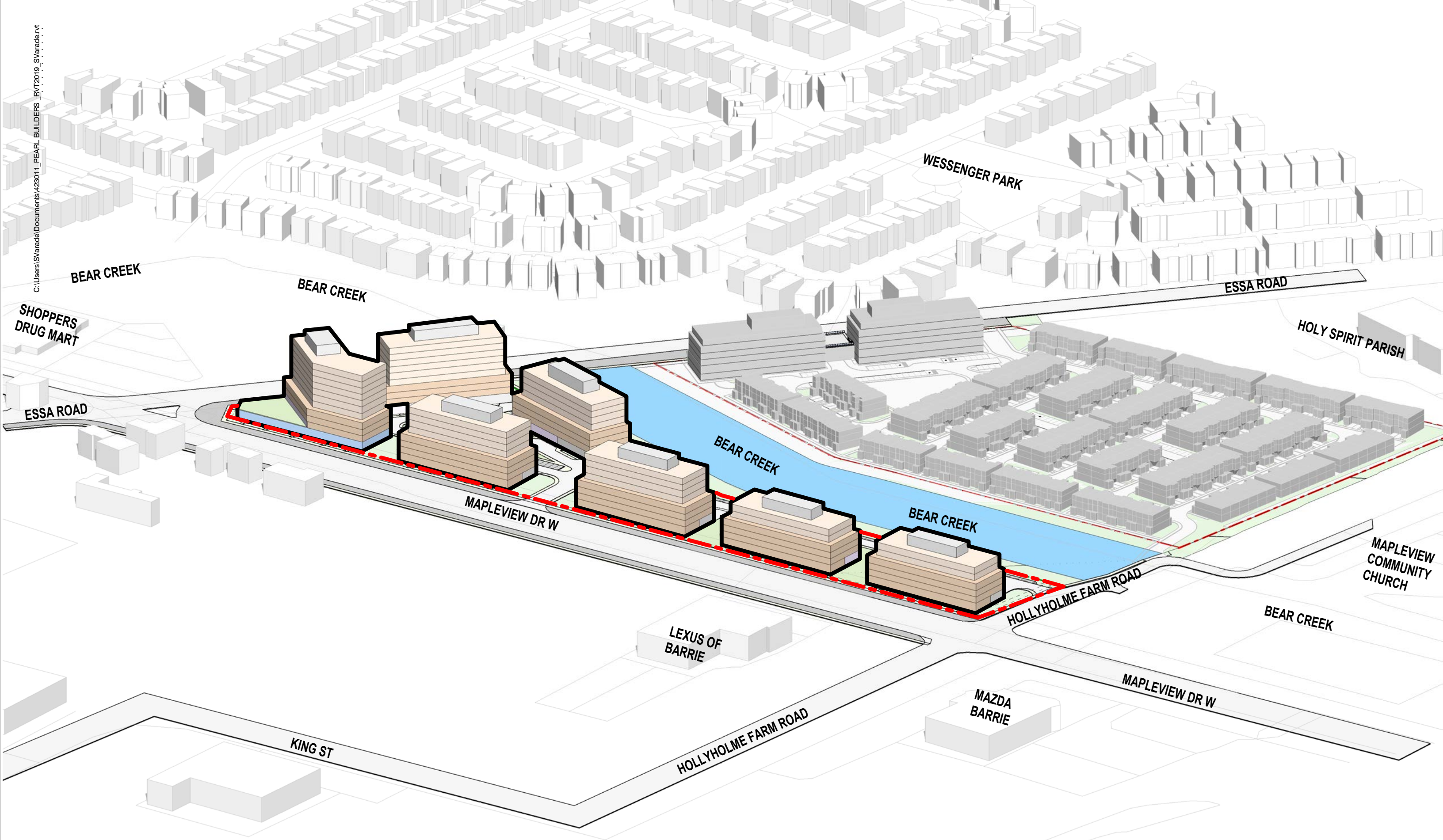
AERIAL VIEW FROM SOUTH WEST SIDE



AERIAL VIEW FROM NORTH WEST SIDE

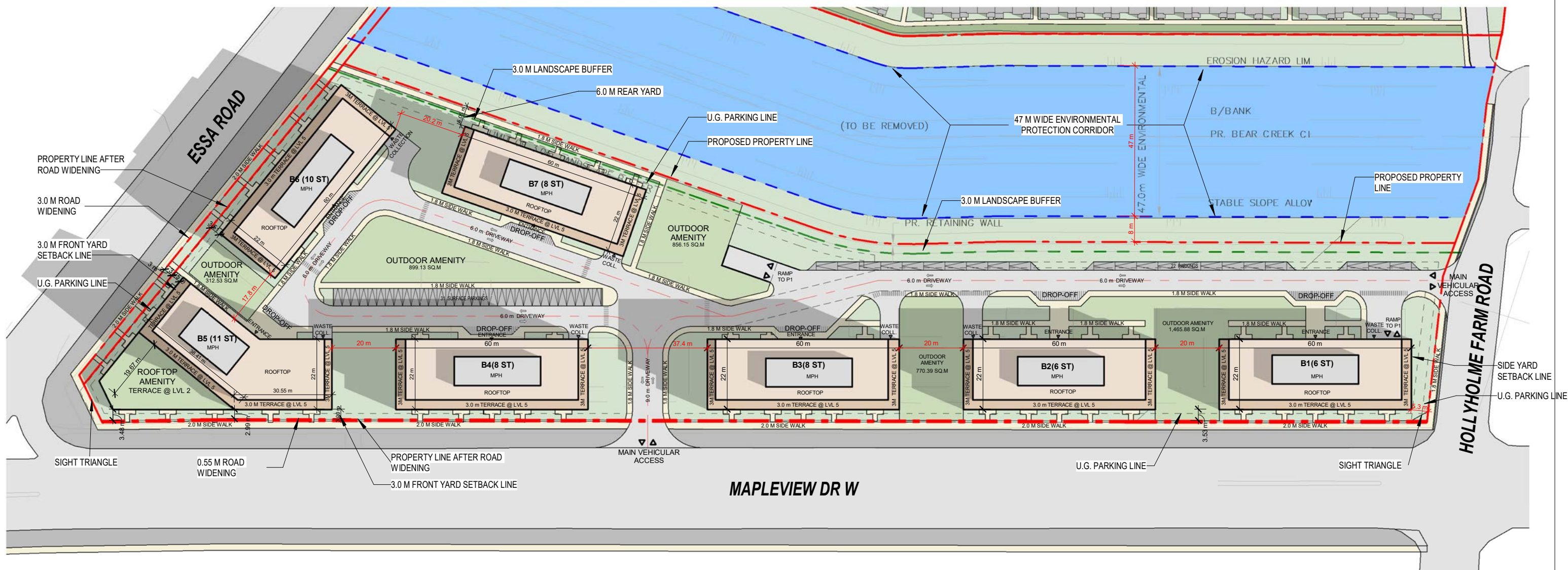
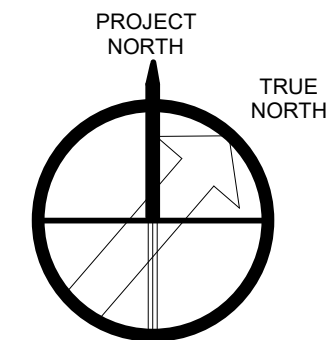


AERIAL VIEW FROM SOUTH EAST SIDE



LEGEND

	STREET TREE		STREET LIGHT		EXTERIOR DOOR LOCATION IF GRADE PERMITS		PROPERTY LINE		ACCESSIBLE PARKING
	RETAINING WALL		STREET SIGN		HYDRO METER LOCATION		SIAMESE CONNECTION (FIRE DEPARTMENT CONNECTION)		BUILDING FOOTPRINT
	CATCH BASIN		FIRE ROUTE SIGN		PROPOSED GAS METER LOCATION (TO BE CONFIRMED BY EMBRIDGE)		PRIVACY FENCE		EXISTING GRADES
	FIRE HYDRANT		COMMUNITY MAILBOX		DOWNSPOUTS		ACOUSTIC FENCE		PROPOSED GRADES
	STREET LIGHT PEDESTAL		EXTERIOR DOOR LOCATION		FIRE ROUTE		SOFT LANDSCAPE		SWALE DIRECTION



	CONDO		PODIUM		SERVICES		AMENITY		COMMERCIAL
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MASS LEGEND

APARTMENT UNITS (AREA AND UNITS ESTIMATE)					
Mass: Comments	Floor Area	TFA (SF)	GFA SM (- ByLaw Deductables)	GFA SF	EST # UNITS
B1					
APARTMENT	2,052 m ²	22,087.54 SF	1,846.8 m ²	19,878.79 SF	27
PODIUM	4,620 m ²	49,729.27 SF	4,158 m ²	44,756.34 SF	60
	6,672 m ²	71,816.81 SF	6,004.8 m ²	64,635.13 SF	86
B2					
APARTMENT	2,052 m ²	22,087.54 SF	1,846.8 m ²	19,878.79 SF	27
PODIUM	4,620 m ²	49,729.27 SF	4,158 m ²	44,756.34 SF	60
	6,672 m ²	71,816.81 SF	6,004.8 m ²	64,635.13 SF	86
B3					
APARTMENT	4,104 m ²	44,175.09 SF	3,693.6 m ²	39,757.58 SF	53
PODIUM	4,620 m ²	49,729.27 SF	4,158 m ²	44,756.34 SF	60
	8,724 m ²	93,904.35 SF	7,851.6 m ²	84,513.92 SF	113
B4					
APARTMENT	4,104 m ²	44,175.09 SF	3,693.6 m ²	39,757.58 SF	53
PODIUM	4,620 m ²	49,729.27 SF	4,158 m ²	44,756.34 SF	60
	8,724 m ²	93,904.35 SF	7,851.6 m ²	84,513.92 SF	113
B5					
APARTMENT	7,296.62 m ²	78,540.16 SF	6,566.96 m ²	70,686.15 SF	94
PODIUM	3,660.33 m ²	39,399.49 SF	3,294.3 m ²	35,459.54 SF	47
	10,956.95 m ²	117,939.65 SF	9,861.26 m ²	106,145.69 SF	142
B6					
APARTMENT	6,156 m ²	66,262.63 SF	5,540.4 m ²	59,636.37 SF	80
PODIUM	4,620 m ²	49,729.27 SF	4,158 m ²	44,756.34 SF	60
	10,776 m ²	115,991.9 SF	9,698.4 m ²	104,392.71 SF	139
B7					
APARTMENT	4,104 m ²	44,175.09 SF	3,693.6 m ²	39,757.58 SF	53
PODIUM	4,620.08 m ²	49,730.14 SF	4,158.07 m ²	44,757.13 SF	60
	8,724.08 m ²	93,905.23 SF	7,851.67 m ²	84,514.71 SF	113
TOTAL	61,249.03 m²	659,279.11 SF	55,124.13 m²	593,351.2 SF	780

(NOTE- NUMBER OF UNITS IS A HIGH LEVEL ESTIMATE BASED ON AVG 750 SF/UNIT FOR APARTMENT UNITS)

TOTAL NO OF UNITS = 780

COMMERCIAL AREA				
Mass: Comments	Floor Area	TFA (SF)	GFA SM (- ByLaw Deductables)	GFA SF
COMMERCIAL	1,664.82 m ²	17,920 SF	1,498.34 m ²	16,128 SF
TOTAL	1,664.82 m²	17,920 SF	1,498.34 m²	16,128 SF

COMMERCIAL GFA IS 80% OF 1498.34 = 1198.68 SQ.M

(NOTE- FSI IS CALCULATED ON THE BOUNDARIES OF THE DEVELOPABLE LAND AREA (EXCLUDING ROAD WIDENING))

PARKING REQUIRED FOR COMMERCIAL

(NON RESIDENTIAL USE)
NO MINIMUM REQUIREMENT
MAX 1/40 SQ.M OF GFA
1198.68 SQ.M /40 = 30 SPACES

TOTAL MAX PARKING REQUIRED FOR COMMERCIAL - 30 PARKING SPACES

PARKING REQUIRED FOR APARTMENT

RESIDENTIAL
FOR B1 ,B2,B3 = 285 UNITS (DISTRICT 5)
285 X 1.0(MIN) = 285 SPACES
FOR B4 ,B5,B6,B7 = 507 UNITS (DISTRICT 3)
507 X 0.7(MIN) = 355 SPACES
VISITOR
FOR B1 ,B2,B3 = 285 UNITS (DISTRICT 5)
285 X 0.2 (MIN) = 57 SPACES
FOR B4 ,B5,B6,B7 = 507 UNITS (DISTRICT 3)
507 X 0.1 (MIN) = 51 SPACES

TOTAL PARKING REQUIRED FOR MID-RISE APARTMENT - 748 PARKING SPACES

TOTAL PARKING PROPOSED

LVL1 PARKING NOS- 53 SPACES
P1 PARKING NOS- 801 SPACES

TOTAL PROPOSED - 854 SPACES

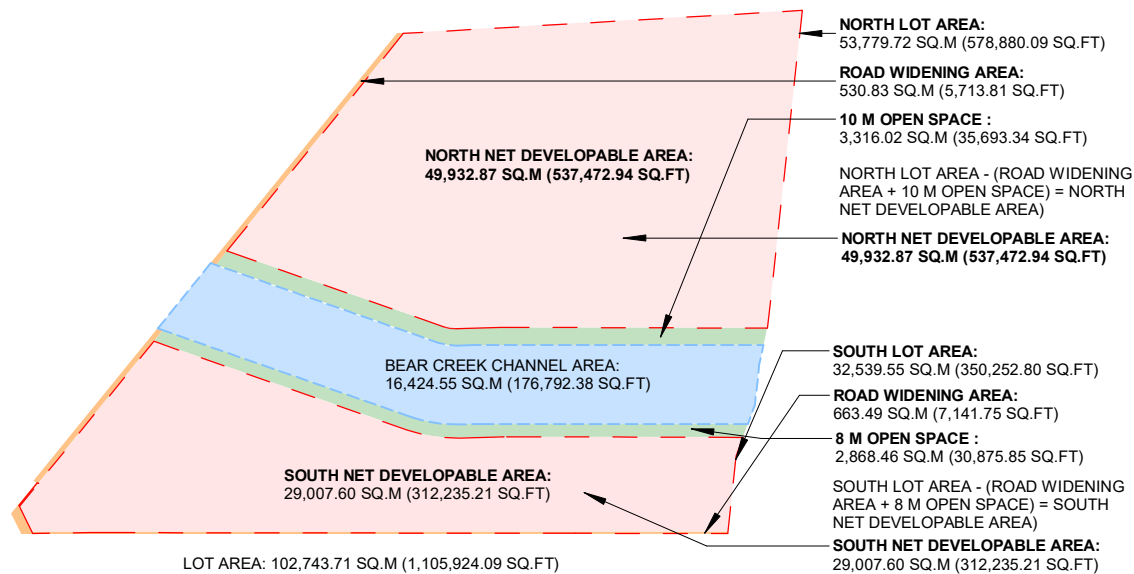
PARKING PROPOSED FOR COMMERCIAL

30 SPACES

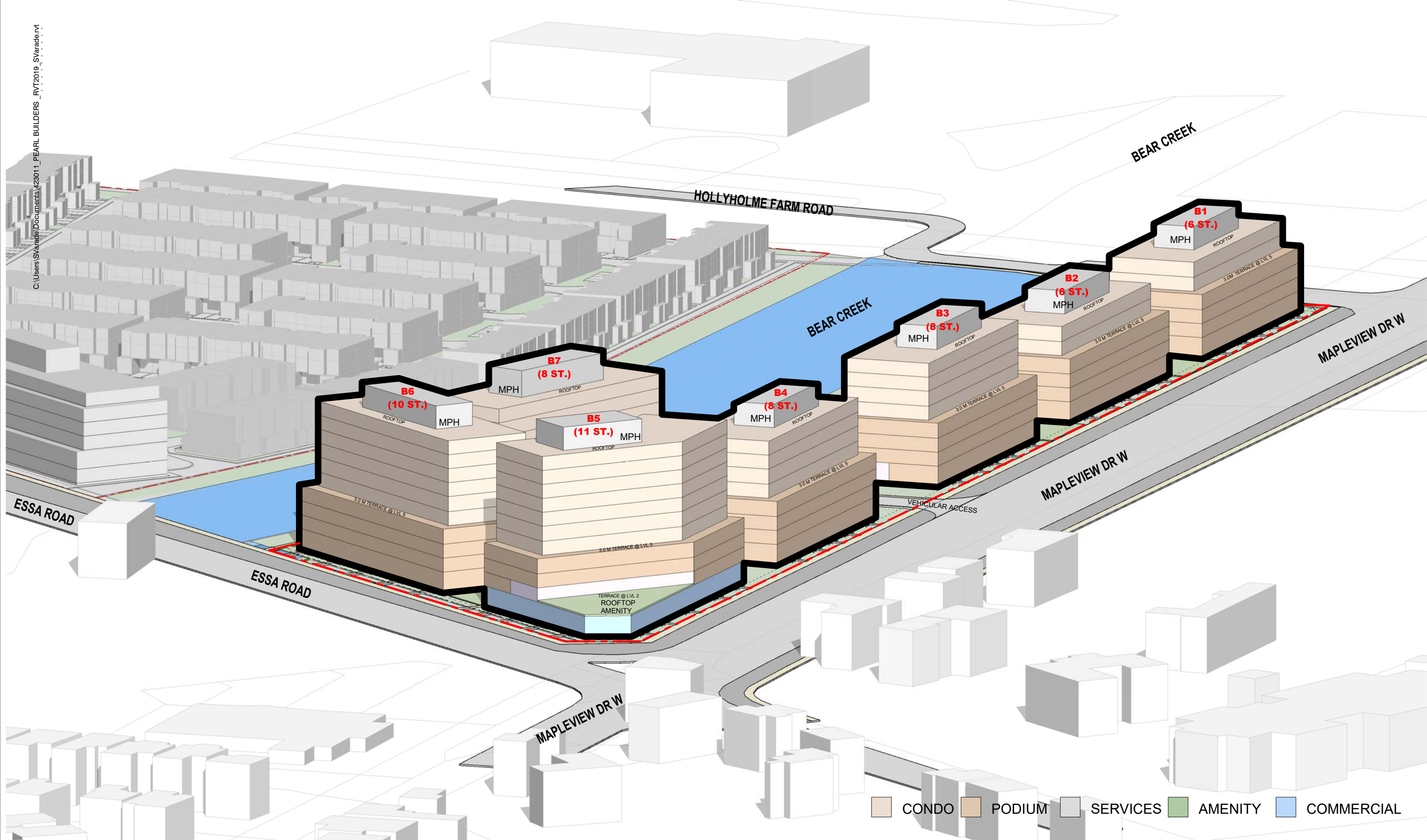
PARKING PROPOSED FOR APARTMENT

RESIDENTIAL
B1,B2,B3-DIST5 = 285 X 1.0 = 285 SPACES
B4,B5,B6,B7-DIST3 = 507 X 0.85 = 431 SPACES
VISITOR
B1,B2,B3-DIST5 = 285 X 0.2 (MIN) = 57 SPACES
B4,B5,B6,B7-DIST3 = 507 X 0.1 (MIN) = 51 SPACES

TOTAL PARKING PROPOSED FOR MID-RISE APARTMENT - 854 PARKING SPACES



SITE STATISTICS		
SITE INFORMATION 664,674,692 ESSA RD,320MAPLEVIEW DR W		
MUNICIPALITY :	BARRIE	
PARENT ZONING BY-LAW :	2009-141	
REGION :	XXX	
ZONING DESIGNATION :	NEIGHBOURHOOD MID-RISE (NMR)	
SITE SPECIFIC BY-LAW :	POLICY 2.8.8	
LOT AREA :	102,743.71 m ² (10.27 ha)(25.39 a)	
NET DEVELOPABLE NORTH LOT AREA	49,932.87 m² (5.0 ha)(12.34 a)	
NET DEVELOPABLE SOUTH LOT AREA	29,007.60 m² (2.9 ha) (7.17 a)	
TOTAL NORTH + SOUTH DEVELOPABLE AREA	78,940.47 m² (7.9 ha)(19.51 a)	
LOT FRONTAGE :	424.71 m	
LOT DEPTH :	92.25 m	
DENSITY (NORTH + SOUTH) :	156.7/HA	
FLOOR SPACE INDEX:(SOUTH BLOCK)	1.95 FSI	
SETBACKS	<u>REQUIRED</u>	<u>PROVIDED</u>
MIN. FRONT YARD	3.0 m	3.0 m
MIN. REAR YARD	5.0 m	6.0 m
MIN. INTERIOR SIDE YARD	3.0 m	-- m
MIN. EXTERIOR SIDE YARD	3.0 m	3.0 m
COVERAGE	<u>REQUIRED</u>	<u>PROVIDED</u>
LOT COVERAGE :	-	9,850.00 m ² (33.91 %)
PAVING (HARDSCAPE) :	-	7,830.00 m ² (26.96 %)
LANDSCAPE :	-	11,366.50 m ² (39.13 %)
UNIT COUNT		
NORTH SIDE LOT UNITS	458	
APARTMENT BUILDING		
TOTAL APARTMENT BUILDING	780	
TOTAL UNITS ON NORTH AND SOUTH LOT 1238		
BUILDING INFORMATION	<u>REQUIRED</u>	<u>PROVIDED</u>
BUILDING HEIGHT :	12 st 42 m MAX	35.50 m
STOREY (ABOVE GRADE)	-	6-11 STOREY
STOREY (BELOW GRADE)	-	1 STOREY
GROSS FLOOR AREA		
TOWER	61,602 m ²	
COMMERCIAL	1,499 m ²	
TOTAL SELLABLE GFA	(85%) 52,362 m ²	
PARKING GARAGE AREA	<u>REQUIRED</u>	<u>PROVIDED</u>
PARKING DIMENSION	2.7 m x 5.5 m	2.7 m x 5.5 m
DRIVE AISLE	6.4 m @ 90°	6.4 m @ 90°
RESIDENT	RESIDENT	285 X 1.0= 285 507 X 0.7 = 355 285 X 1.0= 285 507 X 0.85 = 431
	VISITOR	285 X 0.2 = 57 507 X 0.1 = 51 285 X 0.2= 57 507 X 0.1 = 51
COMMERCIAL	1.0 SP /430 m2 = 30	30
TOTAL	778 SPACES	854 SPACES
BICYCLE		
RESIDENT	xxx / UNIT	XX
VISITOR	xxx / UNIT	XX
LOADING		
LOADING SPACE DIMENSION	3.5 m x 10 m x 4.2 m	
RESIDENT	1 / XX-XX UNITS	7



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MAPLEVIEW DR W

HOLLYHOLME FARM ROAD

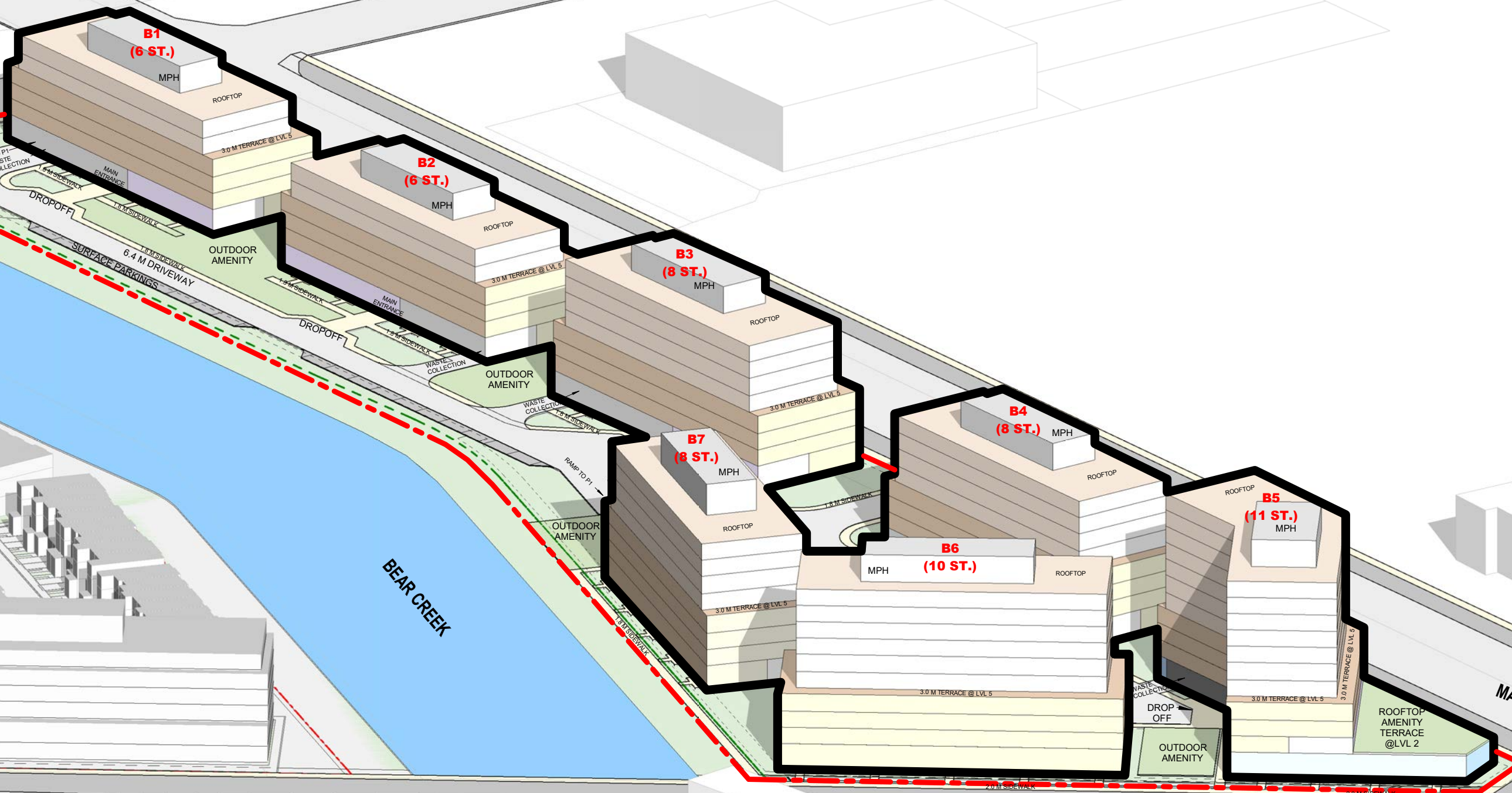
BEAR CREEK

BEAR CREEK

MAPLEVIEW DR W

ESSA ROAD

ESSA ROAD



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