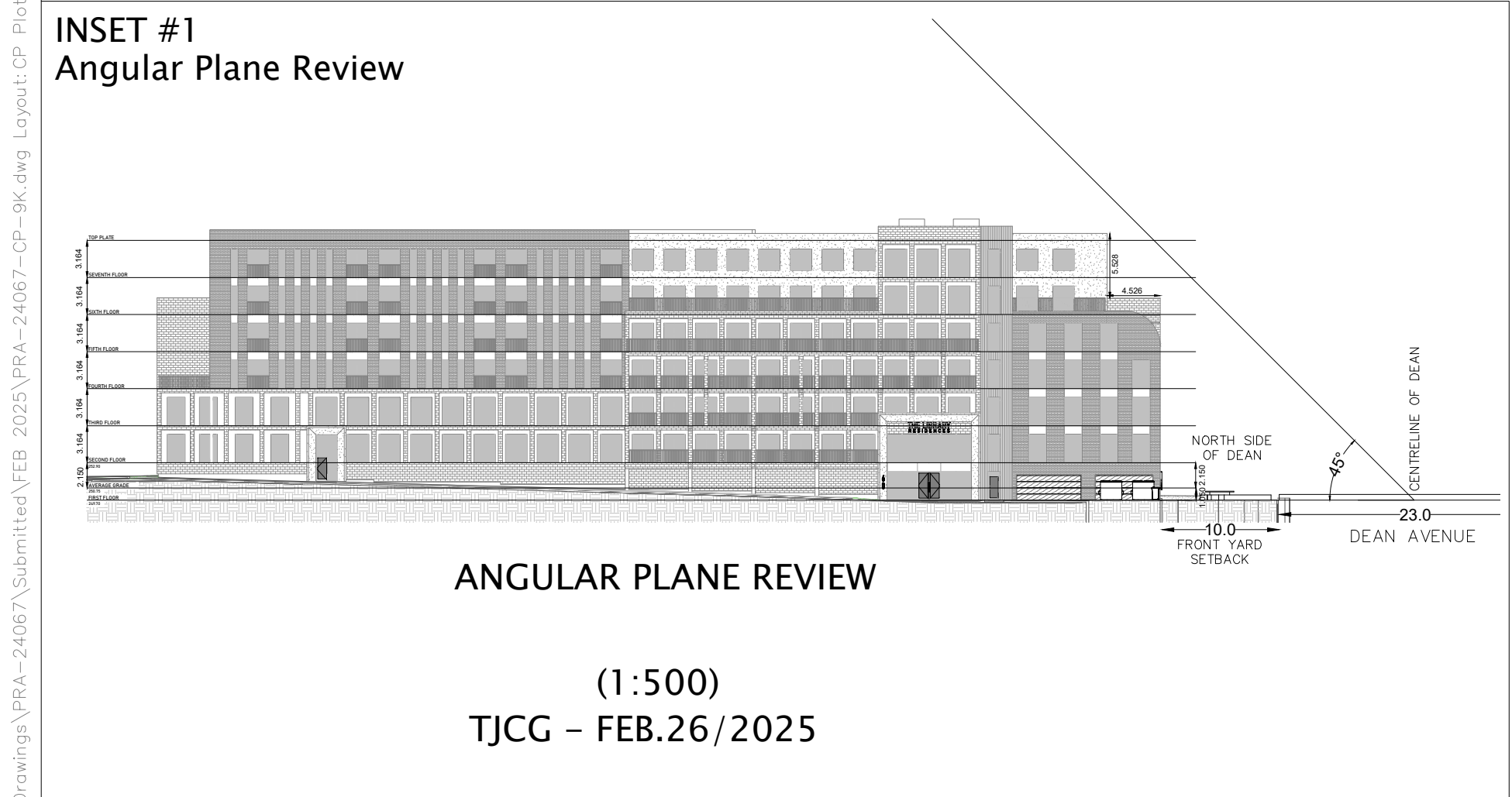
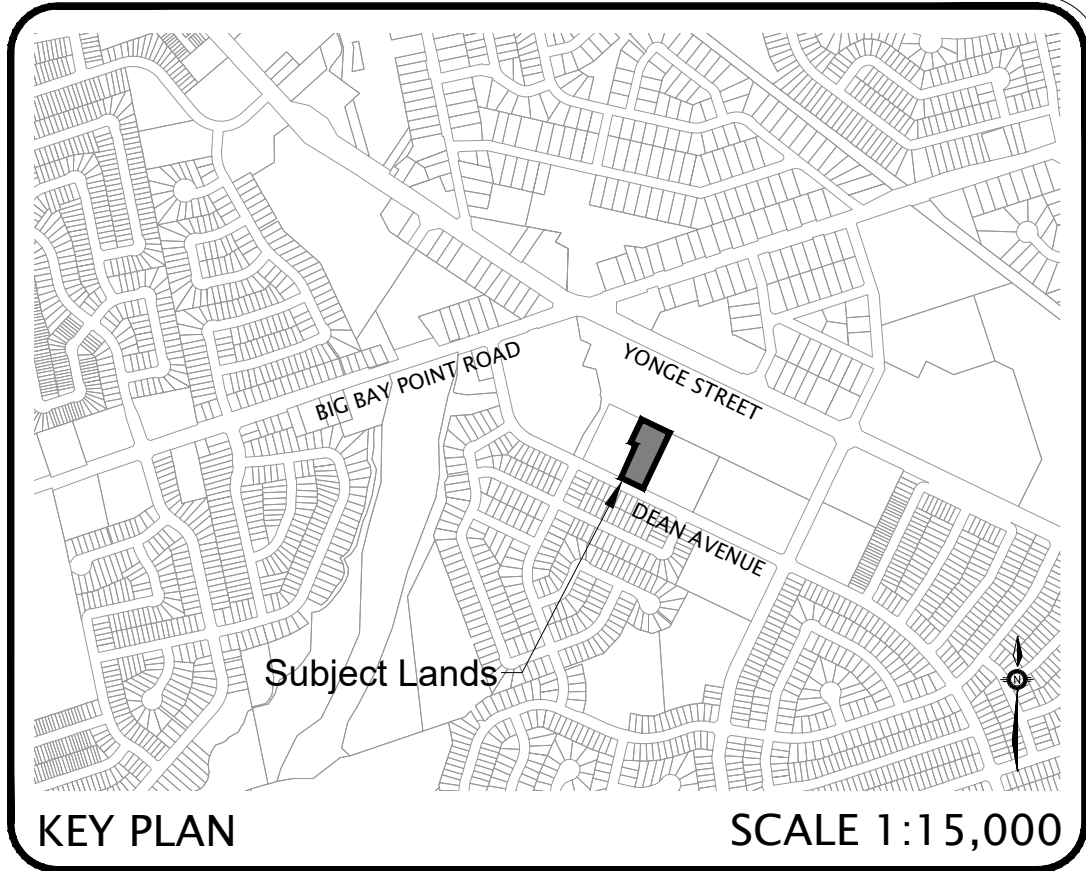
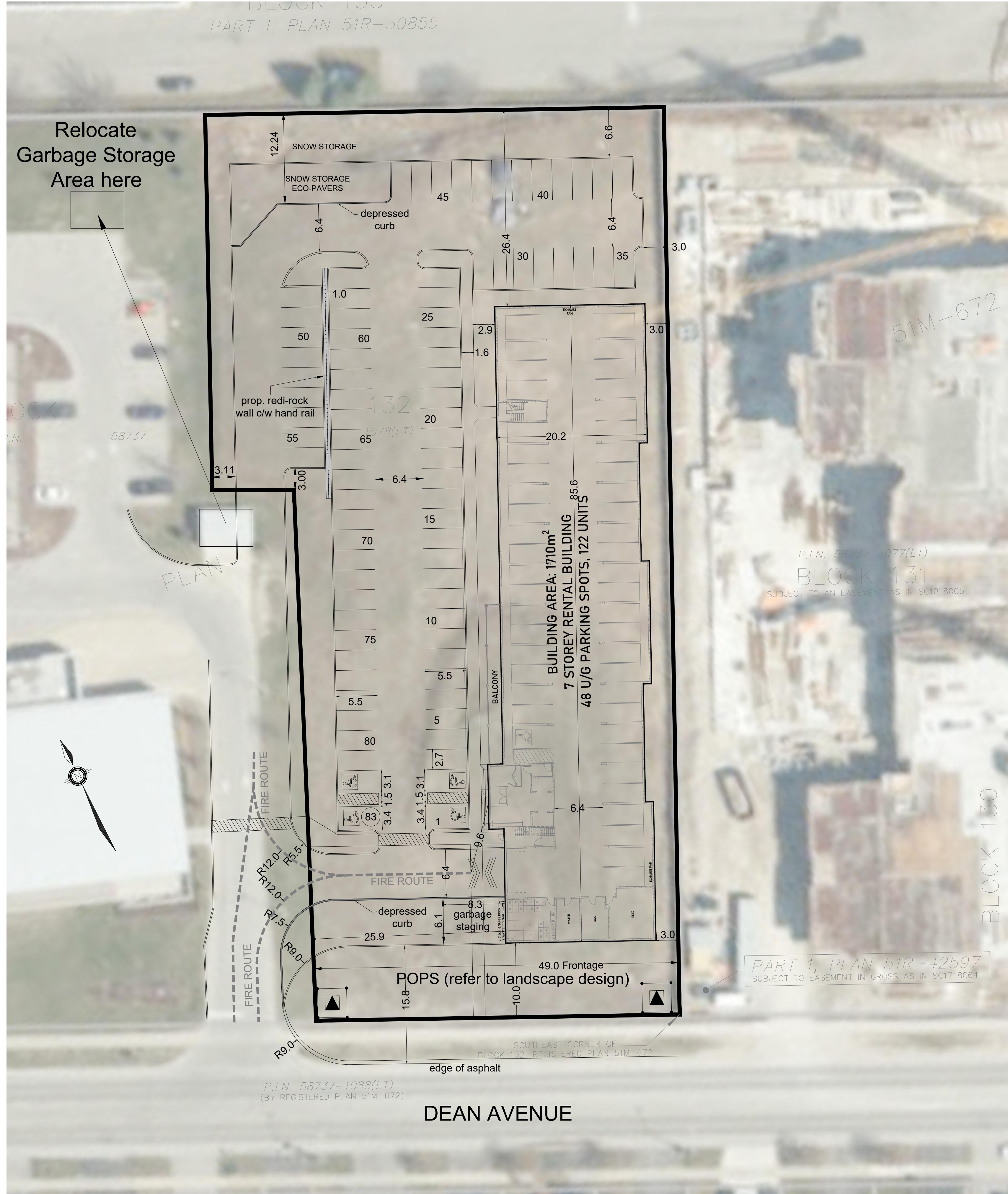




60 DEAN AVENUE
CITY OF BARRIE



Site Plan
60 Dean Avenue
Part of Lot 13
Concession 12
City of Barrie
2025

SITE PLAN STATISTICS
Zone Provision for Residential (Apartment) Zone (Bill No. 051)
(RA2-1)(SP-658)(H-164)

Subject Lands - 6670 m² (PART 2)

7 Storey Apartment Building - 122 units
1712 m² - footprint
8,809 m² - GFA

	REQUIRED	PROVIDED
Lot Area	1300 m ²	6670 m ²
Lot Frontage (min.)	30.0 m	49.0 m
Front Yard (min.)	9.0 m	10.0 m
Interior Side Yard (min.)	3.0 m	3.0 m
Rear Yard	3.0 m	26.4 m
Lot Coverage (max.)	57% / 3802 m ²	26% / 1712 m ²
Gross Floor Area (min.)	209% / 13940 m ²	132% / 8,809 m ² *
Height (max.)	36.0 m	21.8 m
Parking Coverage (max.)	35% / 2335 m ²	35% / 2317 m ²
Landscape Buffer	3.0 m	3.0 m
Landscape Open Space (min.)	35% / 2335 m ²	32% / 2166 m ² *
Angular Plane	45 degree	Please refer to inset #1

Parking Details		
Apartment	98 spaces (0.8/unit)	131 spaces (1.07/unit)

Parking Provision Breakdown

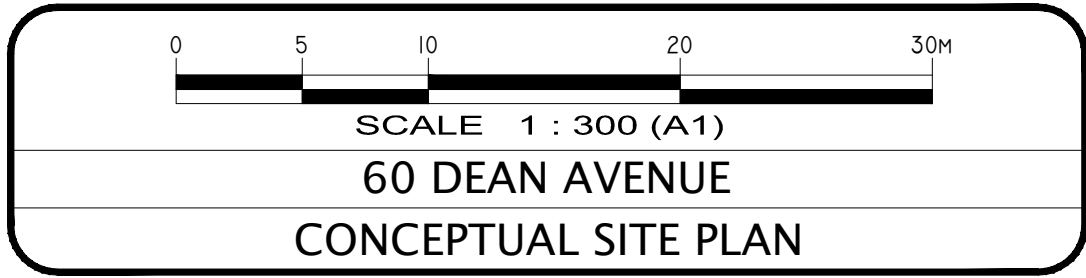
- Typical Street Level Spaces - 79
- Barrier Free Spaces - 5 (1 underground)
- Underground Typical Spaces - 47
- Total - 131 Spaces

Barrier Free 4 spaces 5 spaces

Fire Route - - - - -

Notes

- * This symbol indicates a minor variance is required.



JONES
CONSULTING GROUP LTD.
PLANNERS & ENGINEERS
229 Mapleview Drive East, Unit 1, Barrie, Ontario, L4N 6W5
Phone: 705-734-2538
www.jonesconsulting.com

Date Issued:	FEB. 27, 2025
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Drawn By:	m.c.r.
Drawing Name:	PRA-24067-CP-9K.dwg