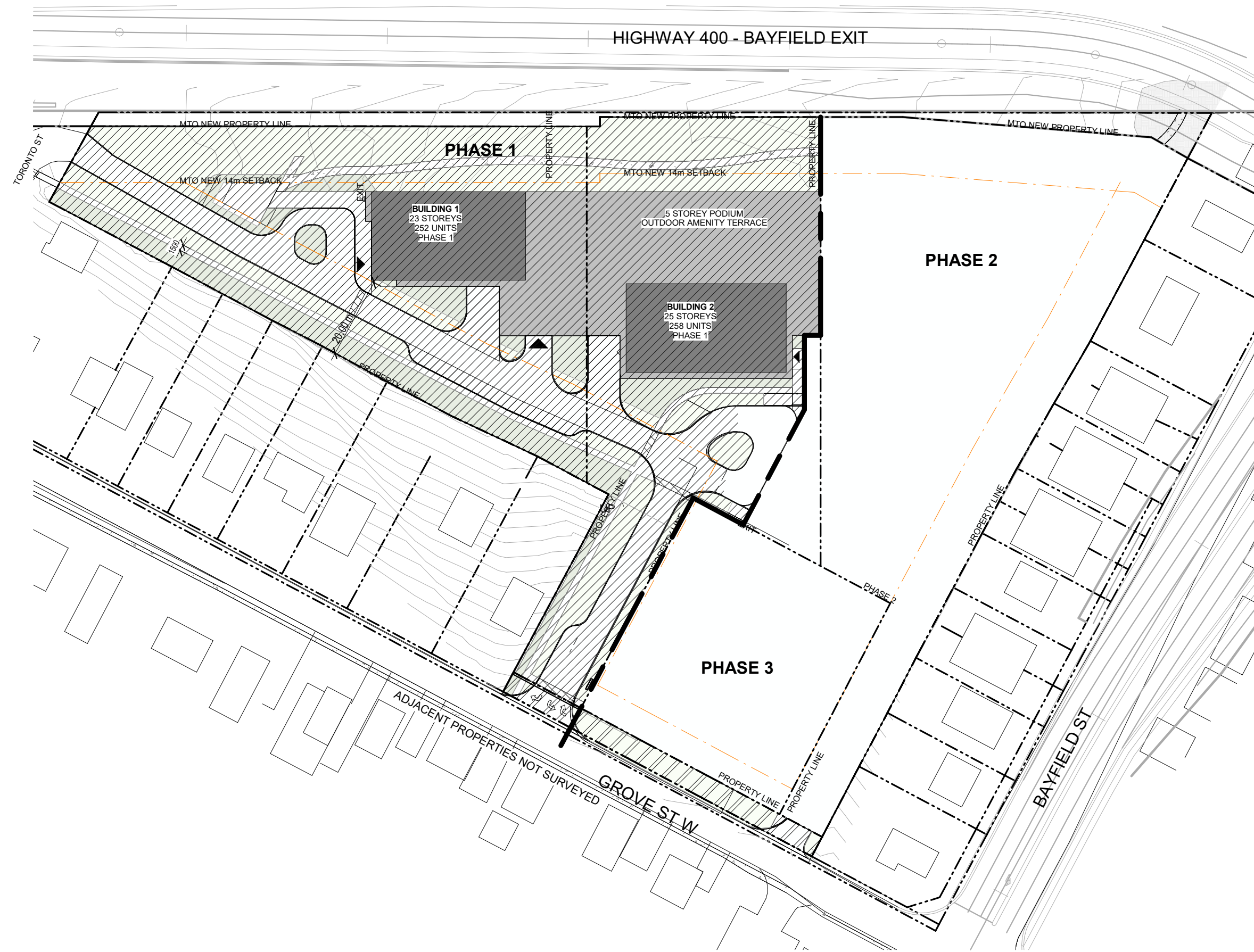
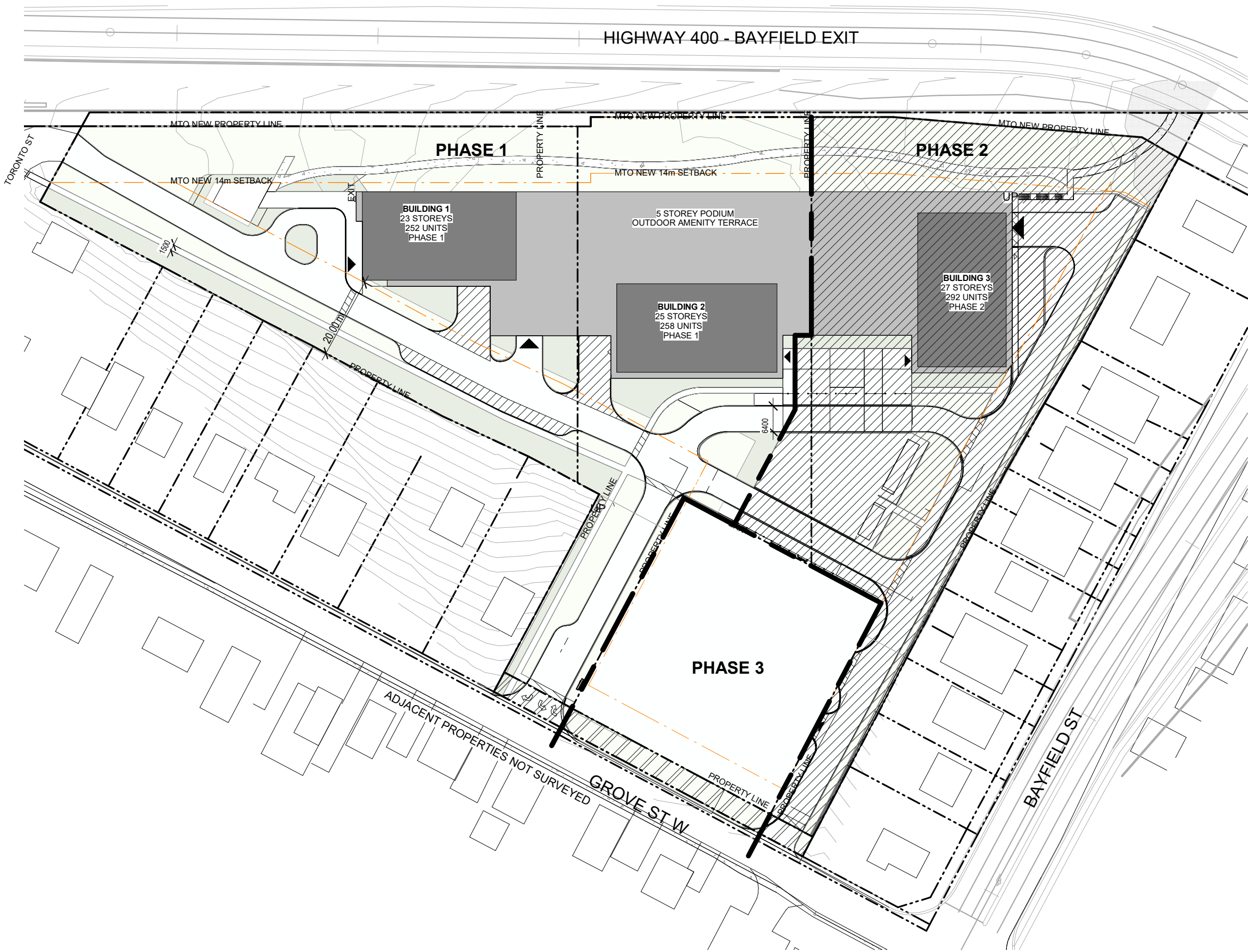


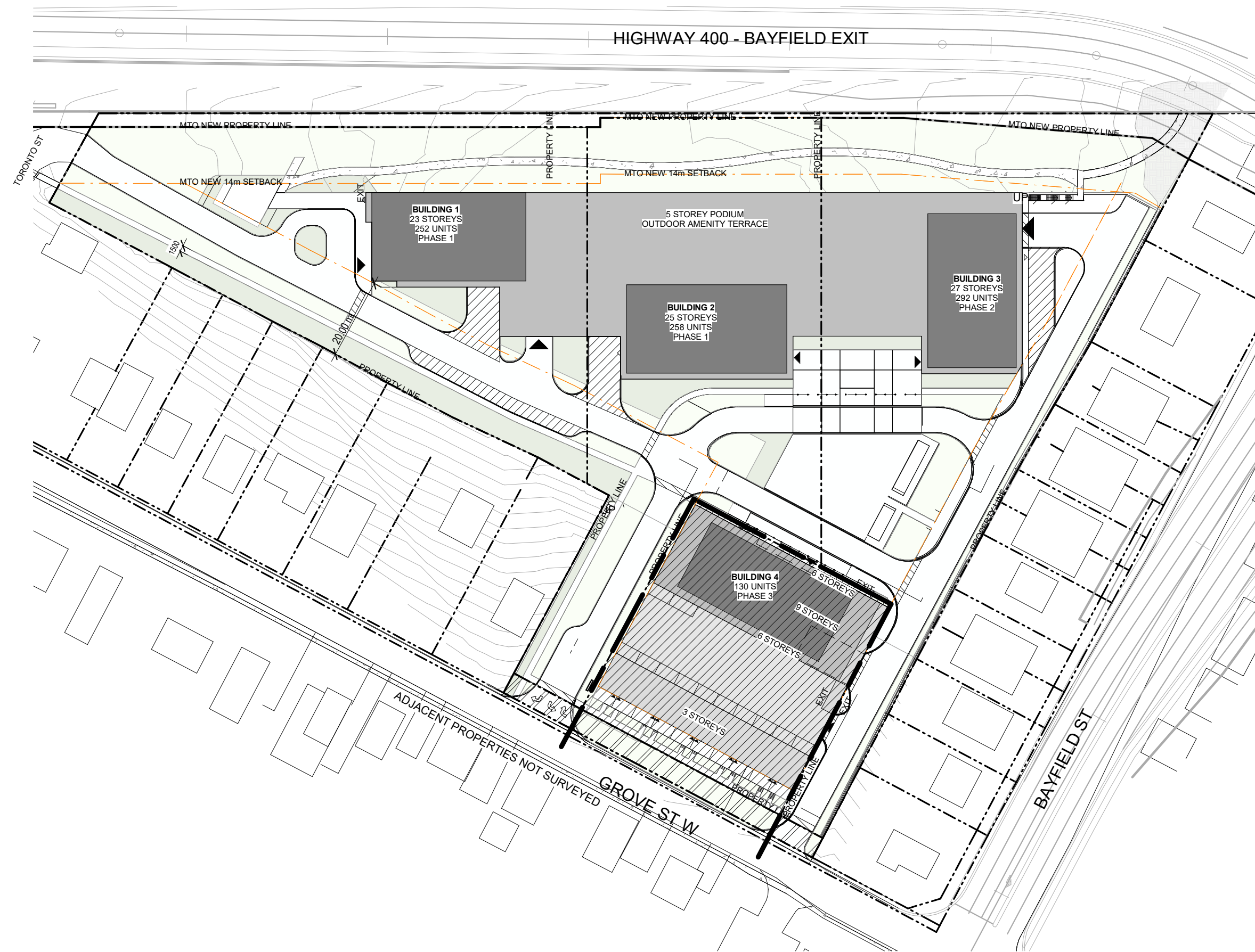
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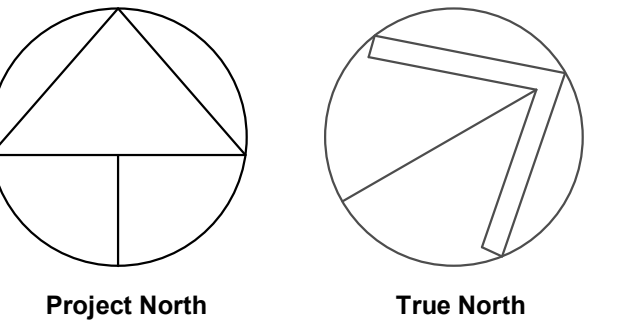
1 PHASE 1
1 : 1000



2 PHASE 2
1 : 1000



3 PHASE 3
1 : 1000



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3	2022-03-22	ISSUED FOR 2ND SPA D11-021-2021
2	2022-02-18	ISSUED FOR COORDINATION
1	2021-09-07	ISSUED FOR 1ST SPA SUBMISSION
No.	Date	Revision

	Project No.	21041
	Project Date	2022-01-31
	Drawn by	HSB
	Checked by	MES
	Plot Date / Time	2022-03-21 4:42:49 PM

10-24 GROVE STREET,
BARRIE

PHASING PLAN

	Drawing Scale	1 : 1000
	Status	
	Drawing No.	Revision No.
	A1.2 - r3	

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1 SITE PLAN - PHASE 1

1:500



2 KEY PLAN

1:2000

SITE DATA PHASE 1		
10-24 Grove Street, Barrie, Ontario		
DATA	REQUIRED	PROVIDED
ZONING	ZONING - (RA2-2)(SP-553)(H-136)	
LOT AREA (EXCLUDING MTO & GROVE ST, WIDENING)(LOT 1&2)	1300 m ²	13,925.655 m ² (1.39 ha)
FRONT YARD / GROVE ST.	7 m	7 m
EAST SIDE YARD	12 m	12 m
WEST SIDE YARD	20 m	20 m
REAR YARD / HW 400	14m	14 m

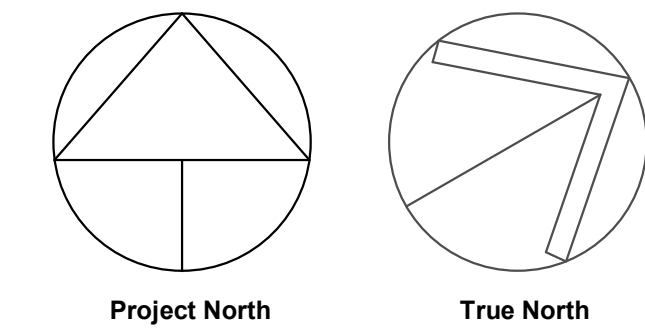
BUILDING DATA		
DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	MAX. 365(units)/ha=509	509 (units)
(BUILDING 1)	---	251 (units)
(BUILDING 2)	---	258 (units)
TOTAL	---	509 (units)
1 BEDROOM	---	302 (units) (59.33%)
2 BEDROOM	---	207 (units) (40.67%)
BUILDING AREA (BUILDING 1&2)	---	4062.83 m ² (43731.99SF)
UIG AREA/ LEVEL (BUILDING 1,2&3)	---	6,078.28 m ² (65,426.06SF)
LEVEL 1 FLOOR AREA (BUILDING 1&2)	---	4062.83 m ² (43731.99SF)
PODIUM AREA/ LEVEL (BUILDING 1&2)	---	4062.83 m ² (43731.99SF)
FLOOR AREA/ LEVEL (BUILDING 1)	---	842.6 m ² (9,069.69 SF)
FLOOR AREA/ LEVEL (BUILDING 2)	---	876.7 m ² (9,436.72 SF)
GROSS CONSTRUCTION AREA (BUILDING 1,2&3) (BALCONIES NOT INCLUDED)	---	71,249.82 m ² (766,928.63 SF)
CITY OF BARRIE BY-LAWS ZONING GROSS FLOOR AREA (BUILDING 1,2)	40,384.39 m ² (290% TOTAL)MAX.	36,907.2 m ² (265.63%) (397,266 SF)
NUMBER OF STOREYS		
BUILDING 1	---	23
BUILDING 2	---	25
BUILDING 1 HEIGHT	80 m MAX.	(AVG. GRADE 270.08m) 68.44m
BUILDING 2 HEIGHT	80 m MAX.	(AVG. GRADE 270.08m) 74.44m

LANDSCAPING DATA		
DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (percentage)	35 (%) MIN.	46.03 (%)
LANDSCAPE AREA	4,873.97 m ²	6410.08 m ² (68,997.5 SF)

VEHICLE PARKING DATA		
DATA	REQUIRED	PROVIDED
BUILDING 1,2	---	761
TOTAL (BUILDING 1,2)	1 / units = 509	761 (1.50 / units)
BARRIER FREE PARKING	1+3% = 24	30 (INCLUDED)
VISITOR PARKING	(TO BE VER.)	---

LOADING SPACES DATA		
DATA	REQUIRED	PROVIDED
LOADING SPACES	14,000m ² - 19,999m ² = 4 spaces 1 Per / extra 10,000m ² = 4 spaces	4 Spaces

BICYCLE PARKING DATA		
DATA	REQUIRED	PROVIDED
BICYCLE PARKING	---	20



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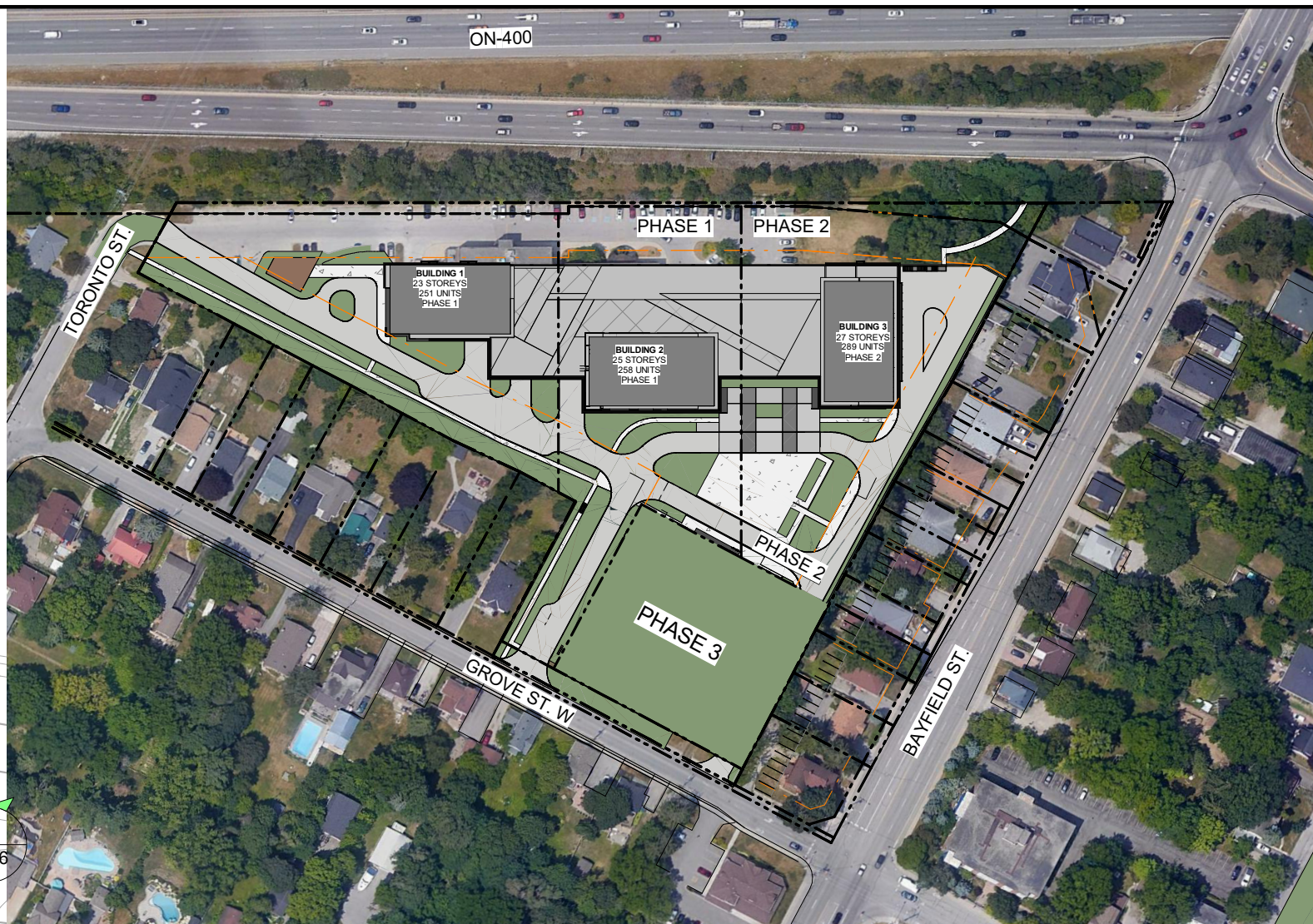
1	2022-03-22	ISSUED FOR 2ND SPA D11-021-2021
No.	Date	Revision

	Project No.	21041
	Project Date	2022-01-31
	Drawn by	Author
	Checked by	Checker
	Plot Date / Time	2022-03-21 4:43:07 PM

10-24 GROVE STREET,
BARRIE

PHASING PLAN

	Drawing Scale	As indicated
	Status	---
	Drawing No.	Revision No.
	EDWARD THOMAS LICENCE 5572	A1.3 - r1



2 KEY PLAN
1 : 2000

SITE DATA PHASE 2		
10-24 Grove Street, Barrie, Ontario		
DATA	REQUIRED	PROVIDED
ZONING	ZONING - (RA2-2)(SP-553)(H-136)	
LOT AREA (EXCLUDING MTO & GROVE ST. WIDENING)(LOT 1&2)	1300 m ²	7,439.49 m ² (0.74 ha)
FRONT YARD / GROVE ST.	7 m	7 m
EAST SIDE YARD	12 m	12 m
WEST SIDE YARD	20 m	20 m
REAR YARD / HW 400	14m	14 m

BUILDING DATA		
DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	MAX. 365(units)/ha=271.5	289 (units)
(BUILDING 3)		289 (units)
1 BEDROOM	---	192 (units) (66.44%)
2 BEDROOM	---	97 (units) (33.56%)
BUILDING AREA (BUILDING 3)	---	2015.44 m ² (21694.06SF)
LEVEL 1 FLOOR AREA (BUILDING 3)	---	2015.44 m ² (21694.06SF)
PODIUM AREA / LEVEL (BUILDING 3)	---	2015.44 m ² (21694.06SF)
FLOOR AREA / LEVEL (BUILDING 3)	---	842.6 m ² (9,069.89 SF)
GROSS CONSTRUCTION AREA (BUILDING 3)(BUILT COLONIES & U/G NOT INCLUDED)	---	26,614.43 m ² (288,003.10 SF)
CITY OF BARRIE BY-LAWS ZONING GROSS FLOOR AREA (BUILDING 1)	21,574.52 m ² (290% TOTAL) MAX.	20,840 m ² (280.12%) (224,320 SF)
NUMBER OF STOREYS		
BUILDING 3	---	27
BUILDING 3 HEIGHT	80 m MAX.	(AVG. GRADE 270.06m) 80.00m

LANDSCAPING DATA		
DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (percentage)	35 (%) MIN.	48.29 (%)
LANDSCAPE AREA	2,603.82 m ²	3,593.01 m ² (38,674.9 SF)

VEHICLE PARKING DATA		
DATA	REQUIRED	PROVIDED
BUILDING 3		189
ADDITIONAL FROM BUILDING 1&2		25
TOTAL (BUILDING 1,2)	1 / units = 289	214 (0.74 / units)
BARRIER FREE PARKING	1+3% = 8	5 (INCLUDED)
VISITOR PARKING	(TO BE VER.)	

LOADING SPACES DATA		
DATA	REQUIRED	PROVIDED
LOADING SPACES	14,000m ² - 19,999m ² = 4 spaces 1 Per / extra 10,000m ² = 4 spaces	2 Spaces

BICYCLE PARKING DATA		
DATA	REQUIRED	PROVIDED
BICYCLE PARKING		20

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No.	Date	Revision

	Project No.	21041
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	Drawn by	Author
	Checked by	Checker
	Plot Date / Time	2022-03-21 4:43:26 PM

10-24 GROVE STREET,
BARRIE

PHASING PLAN

 <p>ONTARIO ASSOCIATION OF ARCHITECTS EDWARD THOMAS LICENCE 5572</p>	Drawing Scale	As indicated
	Status	
	Drawing No.	Revision No.
	A14 - r1	

A1.4 - r1

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1 SITE PLAN - PHASE 3

1:500



2 KEY PLAN

1:2000

SITE DATA PHASE 3

10-24 Grove Street, Barrie, Ontario

DATA	REQUIRED	PROVIDED
ZONING	ZONING - (RA2-2XSP-553)(H-136)	
LOT AREA (EXCLUDING MTO & GROVE ST. WIDENING)(LOT 1&2)	1300 m ²	4020.23 m ² (0.40 ha)
FRONT YARD / GROVE ST.	7 m	7 m
EAST SIDE YARD	12 m	12 m
WEST SIDE YARD	20 m	20 m
REAR YARD / HW 400	14m	14 m

BUILDING DATA

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	MAX. 365(units)/ha=146	130 (units)
(BUILDING 4)	---	130 (units)
1 BEDROOM	---	54 (units) (41.54%)
2 BEDROOM	---	68 (units) (52.31%)
STUDIO	---	8 (units) (6.15%)
BUILDING AREA (BUILDING 4)	---	2796.06 m ² (30,096.6SF)
LEVEL 1 FLOOR AREA (BUILDING 4)	---	2796.06 m ² (30,096.6SF)
LEVEL 1 FLOOR AREA (BUILDING 4)	---	1718.05 m ² (18,492.93SF)
FLOOR AREA/LEVEL 2 (BUILDING 4)	---	1717.17 m ² (18,483.56 SF)
FLOOR AREA/LEVEL 3-7 (BUILDING 4)	---	1,203.1 m ² (12,950.06 SF)
FLOOR AREA/LEVEL 8&7 (BUILDING 4)	---	714.6 m ² (7,691.97 SF)
GROSS CONSTRUCTION AREA (BUILDING 4)(BALCONIES NOT INCLUDED)	---	19,268.14 m ² (207,400.50 SF)
CITY OF BARRIE BY-LAWS ZONING GROSS FLOOR AREA (BUILDING 1)	11,658.66 m ² (290% TOTAL)MAX.	10,314 m ² (256.6%) (111,019 SF)
NUMBER OF STOREYS		
BUILDING 3	---	9
BUILDING 3 HEIGHT	80 m MAX.	(AVG. GRADE 265.80m) 28.54m

LANDSCAPING DATA

DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (percentage)	35 (%) MIN.	18.8 (%)
LANDSCAPE AREA	1,407.08 m ²	757.02 m ² (8,154.95 SF)

VEHICLE PARKING DATA

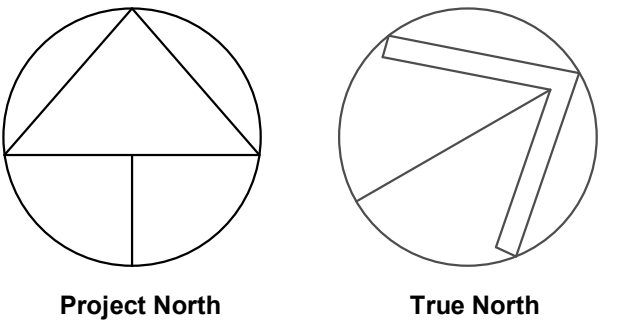
DATA	REQUIRED	PROVIDED
BUILDING 4		156
TOTAL (BUILDING 1,2)	1 / units = 130	156 (1.20 / units)
BARRIER FREE PARKING	1+3% = 8	8 (INCLUDED)
VISITOR PARKING	(TO BE VER.)	

LOADING SPACES DATA

DATA	REQUIRED	PROVIDED
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BICYCLE PARKING DATA

DATA	REQUIRED	PROVIDED
BICYCLE PARKING		



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10-24 GROVE STREET,
BARRIE

PHASING PLAN

	Drawing Scale	As indicated
	Status	
	Drawing No.	Revision No.
	A1.5 - r1	