

ZONING TABLE - RA1-2		
Provision	Required	Block 1 (Apartment Bldg.)
Lot Area (min.)	1,100.0m ²	4,236.0m ²
Lot Frontage (min.)	24.0m	73.5m (Summerset Dr.)
Front Yard (min.)	7.0m	6.8m
Int. Side Yard (min.)	5.0m	8.6m
Ext. Side Yard (min.)	3.0m	3.5m (Ardagh Rd.)
Rear Yard (min.)	7.0m	1.6m
Landscaped Open Space (min.)	35%	21%
Dwelling Unit Floor Area (min.)	35.0m ² / unit + 10.0m ² / bedroom	> 35.0m ² / unit + 10.0m ² / bedroom
Lot Coverage (max.)	35%	42%
Gross Floor Area (max.)	100%	230%
Height of Main Bldg. (max.)	15.0m	20.0m
Required Parking	135 spaces incl. 2 Type 'A' and 3 Type 'B' 8.F. spaces (1.5 space / unit)	135 spaces incl. 2 Type 'A' and 3 Type 'B' 8.F. spaces

ENVIRONMENTAL PROTECTION

SUMMERSET DRIVE

BACK TO BACK TOWNHOUSES (3 STOREY) 12 UNITS

BACK TO BACK TOWNHOUSES (3 STOREY) 10 UNITS

BACK TO BACK TOWNHOUSES (3 STOREY) 14 UNITS

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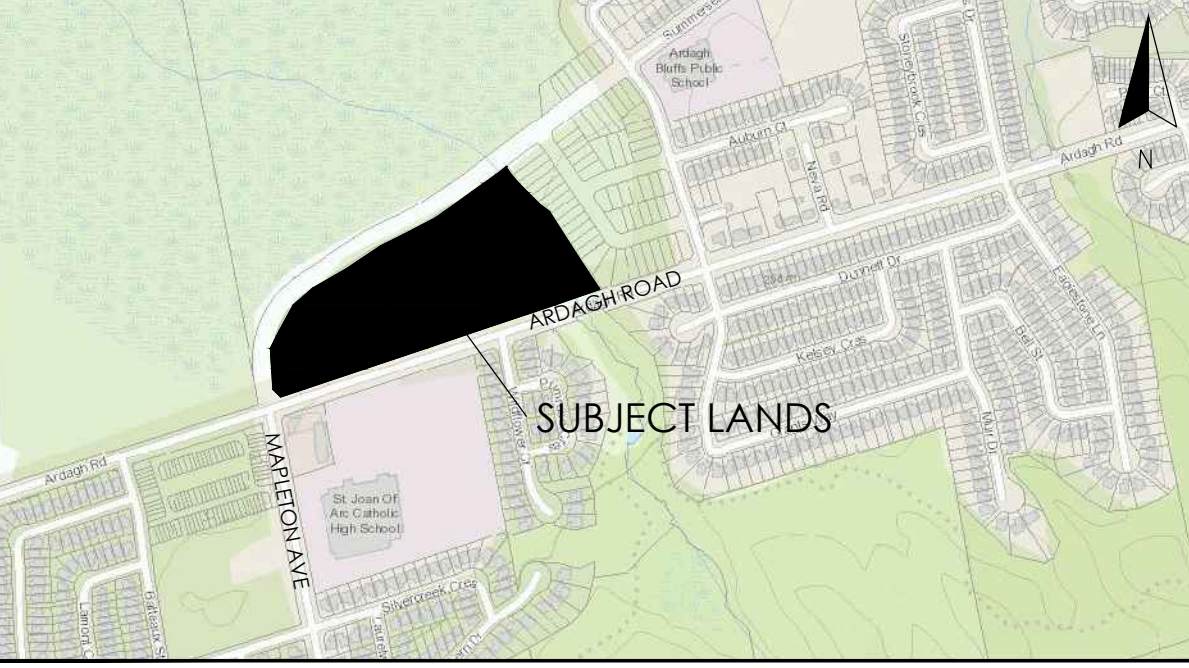
BACK TO BACK TOWNHOUSES (3 STOREY) 14 UNITS

STORMWATER MANAGEMENT
0.466 ha

Erosion/
Hazard
Limit

Existing
Regional
Floodline

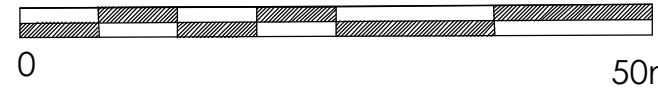
KEY MAP



CONCEPTUAL SITE PLAN

PART LOT 2, CONCESSION 14

IN THE
CITY OF BARRIE
COUNTY OF SIMCOE
2017



LEGEND

- SUBJECT LANDS**
4.49 ha (11.1 ac)
- BACK-TO-BACK TOWNHOMES - TYPE 'A' (4 STOREY)**
132.6m² / 1,427.2m² GFA per unit
Rooftop Amenity Area 8.3m²/per unit
- BACK-TO-BACK TOWNHOMES - TYPE 'B' (4 STOREY)**
123.6m² / 1,330.4m² GFA per unit
Rooftop Amenity Area 8.6m²/per unit
- BACK-TO-BACK TOWNHOMES - TYPE 'C' (3 STOREY)**
129.0m² / 1,388.5 m² GFA per unit
Rooftop Amenity Area 11.2m²/per unit
- APARTMENT BUILDING - 6 STOREY**
1,791.7m² / 19,285.7m² Building Footprint
- AMENITY AREA**
 - APARTMENT BLOCK
 - ROOFTOP AMENITY AREA FOR APARTMENT BUILDING: 608.7m² / 6,552.4m²
 - TOWNHOUSE BLOCK
 - REQUIRED: 3.69m² (Consolidated) / PROVIDED: 3.554 m² (Consolidated)
 - ROOFTOP AMENITY AREA FOR BACK-TO-BACK TOWNHOMES: 2,306.9m² / 24,830.1m²
- STORMWATER MANAGEMENT**
0.466 ha (1.15 ac)
- SIDEWALK**
0.312 ha (0.77 ac)
- WATER SERVICES** → **STORM SERVICES**
- SANITARY SERVICES**

PARKING REQUIREMENTS
Apartment - 135 required / 135 provided (5 BF: 2 TYPE 'A' & 3 TYPE 'B')
Townhomes - 327 required / 488 provided (3 BF: 1 TYPE 'A' & 2 TYPE 'B')

ZONING TABLE - RM2 - SP		
Provision	Required	Block 2 (Back-to-Back TH)
Lot Area (min.)	720.0m ²	40,696.0m ²
Lot Frontage (min.)	21.0m	288.2m (Ardagh Rd.)
Front Yard (min.)	7.0m	3.8m
Int. Side Yard (min.)	1.8m	1.6m
Ext. Side Yard (min.)	3.0m	5.0m (Summerset Dr.)
Rear Yard (min.)	7.0m	N.A.
Landscaped Open Space (min.)	35%	43%
Dwelling Unit Floor Area (min.)	35.0m ² / unit + 10.0m ² / bedroom	> 35.0m ² / unit + 10.0m ² / bedroom
Lot Coverage (max.)	35%	33%
Gross Floor Area (max.)	60%	70%
Height of Main Bldg. (max.)	10.0m	15.0m
Amenity Area (min.)	2,616.0m ² (consolidated)	3,554.0m ² (consolidated) + min. 8.3m ² rooftop amenity / unit
Required Parking	327 spaces incl. 5 Type 'A' and 6 Type 'B' 8.F. spaces (1.5 space / unit)	216 / unit + 32 Visitor incl. 1 Type 'A' and 2 Type 'B' (1.23 spaces / unit) + 216 garage spaces
Permitted Uses	Section 5.2.1 Table 5.2	Back-to-Back TH
Density	53 units / ha	55 units / ha

CONCEPTUAL SITE PLAN - 308 UNITS

BEAR CREEK VILLAGE

RESIDENTIAL

CURRENT OP DESIGNATION

RM2

CURRENT ZONE

SCHEDULE OF REVISIONS

No.	Date	Description	By
1	Dec. 17, 2020	Adjust max. height of buildings;	A.S.
5	Jan. 18, 2021	Create 2 separate blocks	A.S.

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
647 WELHAM RD., UNIT 9, BARRIE, ONTARIO L4N 0B7
tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: November 21, 2019	Drawn By: A.S.
File: 17-732	Checked: G.B.