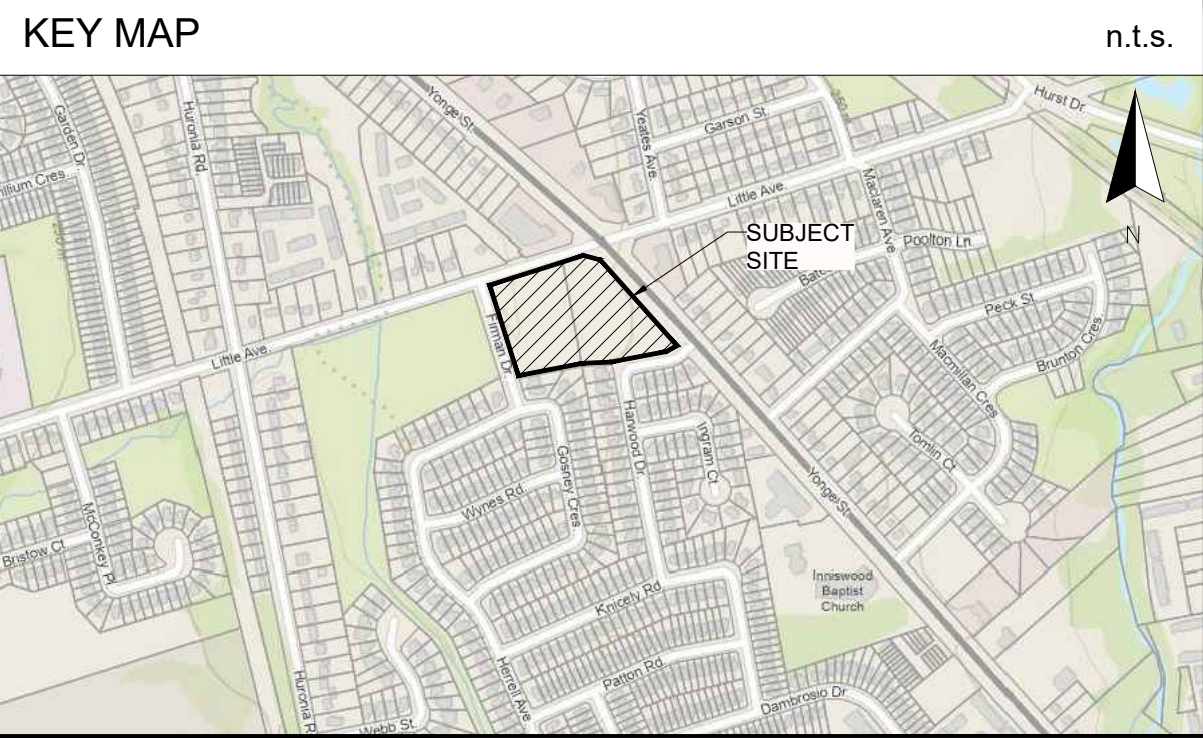
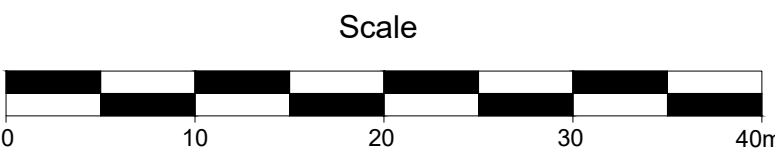




CONCEPTUAL SITE PLAN

Yonge St. and Little Ave., Barrie



- LEGEND**
- Subject Site (22,759.1m² / 2.2ha)
 - Developable Area (21,750.1m² / 2.1ha)
 - Road Widening + Daylight Triangle (1,009.0m² / 0.1ha)
 - Rear Lane Towns (25 units)
 - Roof-top Terrace: 1,280.8m²
 - Back-To-Back Towns (54 units)
 - Roof-top Terrace: 2,091.6m²
 - Standard Towns (18 units)
 - Roof-top Terrace: 910.8m²
 - Live-Work Rear Lane Towns (20 units)
 - Roof-top Terrace: 1,022.0m²
 - Second Storey Deck / Balconies: 894.8m²
 - Consolidated Amenity Area: 260.3m²

Residential Multiple Dwelling Second Density (RM2) Zone		
Provisions	Required	Provided
Back - to - Back Townhomes (SP-565)	Permitted	Permitted
Lot Area (min.)	720.0m ²	21,750.1m ²
Lot Frontage (min.)	21.0m	151.0m (Yonge St.)
Front Yard to Dwelling Unit (min.) (SP-565)	4.0m	4.8m (Yonge St.)
Interior Side Yard (min.)	1.8m	9.0m
Exterior Side Yard (min.) (SP-565)	1.5m	2.0m (Little Ave.)
Rear Yard (min.) (SP-565)	1.5m	3.6m (Firman Dr.)
Landscaped Open Space (min.) (SP-565)	25%	29%
Dwelling Unit Floor Area (min.)	35.0m ² / dwelling unit + 10.0m ² / bedroom	> 35.0m ² / dwelling unit + 10.0m ² / bedroom
Lot Coverage (max.) (SP-565)	N.A.	N.A.
Gross Floor Area (max.) (SP-565)	N.A.	N.A.
Height of Main. Bldg. (max.) (SP-565)	17.0m	<17.0m 3.0 storeys
Secondary Means of Access (SP-565)	5.0m	> 5.0m
Density (SP-565)	50 - 120 units / ha	53.8 units / ha
Outdoor Amenity Area (min.) (5.2.5.2 b)	1,404.0m ² (12.0m ² / unit in an unconsolidated form)	6,460.3m ² (deck / balconies + amenity area + roof-top terraces)
Driveway Length (min.) (5.2.5.2 d)	6.0m	6.0m
Internal Private Roadway (min.) (5.2.5.2 e)	6.4m	6.0m - inner curb 6.9m - outer curb
Front Yard Parking Coverage (max.) (5.3.6.1a)	50%	N.A.
Required Parking (SP-565)	117 spaces (1.0 space / unit)	341 spaces (324 residential / 17 visitor)
Barrier Free Spaces (over 100 spaces)	5 B.F. (2 type 'A' & 3 type 'B')	5 B.F. (2 type 'A' & 3 type 'B')
Landscaped Buffer Areas - Parking (5.3.7.1)	3.0m	5.2m

Source: City of Barrie Comprehensive Zoning By-Law 2009-141, August 2009
Note: Information shown is approximate and subject to change.

CONCEPTUAL SITE PLAN - 117 UNITS

YONGE ST. AND LITTLE AVE., BARRIE

SCHEDULE OF REVISIONS			
No.	Date	Description	By



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
647 WELHAM ROAD, UNIT 9, BARRIE, ON L4N 0B7
tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date:	June 24, 2022	Drawn By:	G. Musovitch
File:	18-759	Checked:	T.K / D.V.