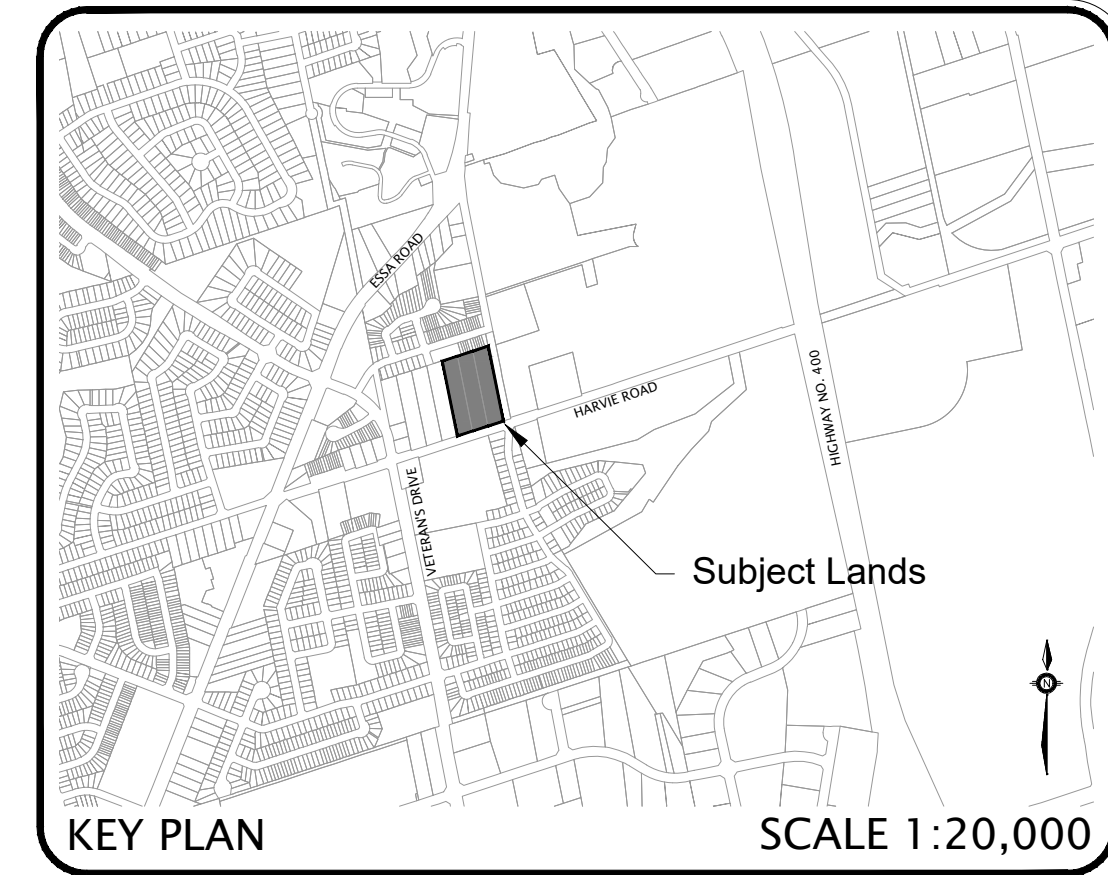
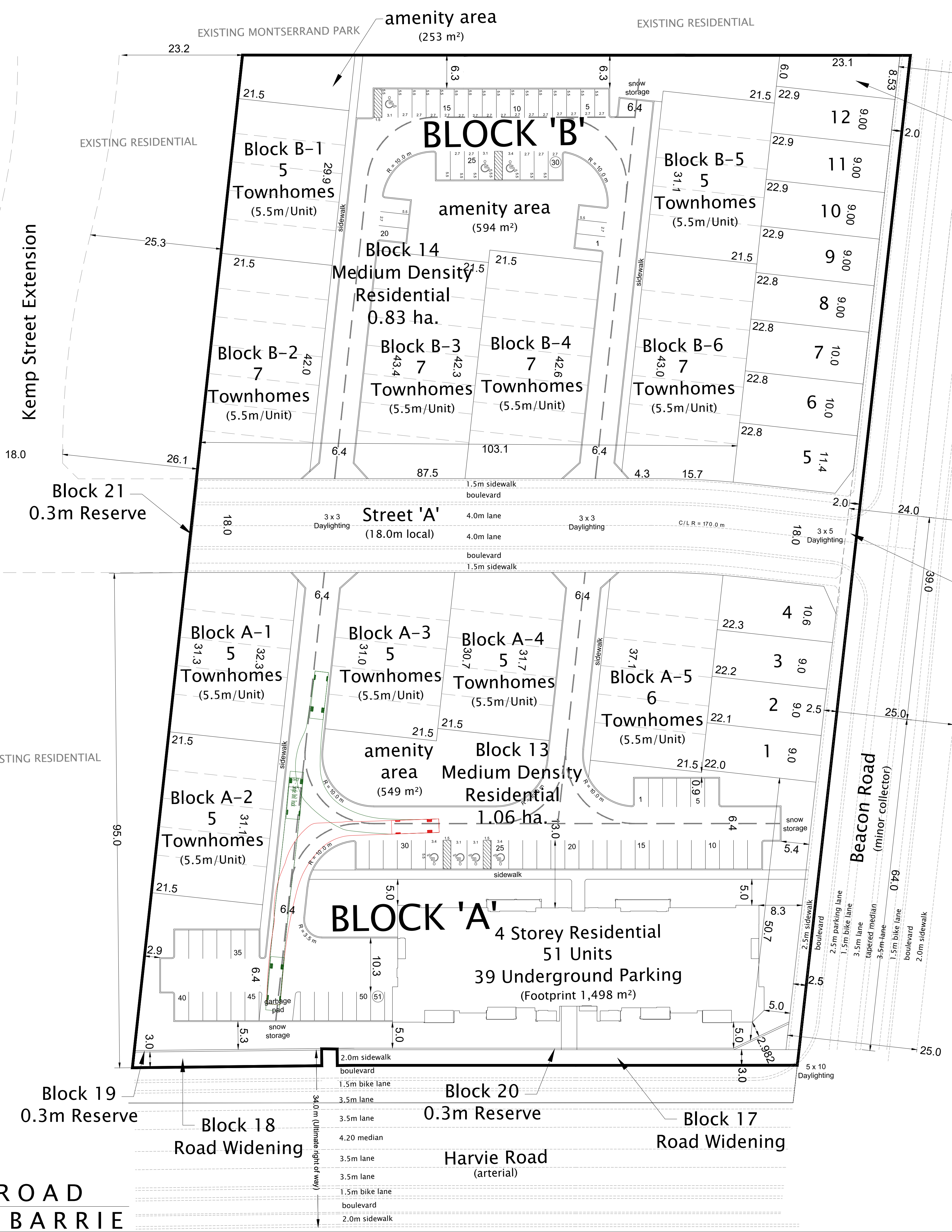


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### Concept Plan

Part of  
Lots 5, 6 and 7  
Registered Plan 1200  
City of Barrie  
County of Simcoe  
2021



Block 15  
Drainage Block  
(0.02 ha.)

Block 16  
Road Widening

#### PRELIMINARY STATISTICS

Subject Lands Area	2.48 ha.
- Freehold Singles (1 - 12)	12 units
Condominium Block 'A' Area	1.06 ha.
- 4 Storey Residential	50 units
- Townhomes (A-1 - A-5)	27 units
Total Block 'A'	77 units
Condominium Block 'B' Area	0.83 ha.
- Townhomes (B-1 - B-6)	38 units
Total Block 'B'	38 units
<b>Combined Total Units</b>	<b>127 units</b>
Single Lots 1 - 12	R4 Required
Lot Area (min.)	335 m <sup>2</sup>
Lot Frontage (min.)	10.0 m
Front Yard (min.)	4.5 m
Driveway Length (min.)	7.0 m
Interior Side Yard	1.2 m
Exterior Side Yard	3.0 m
Rear Yard	7.0 m
Lot Coverage (max)	45%
Height (max.)	10.0 m

	Required	Provided
Block A Overall Lot Area (min.)	720 m <sup>2</sup> / 1100 m <sup>2</sup>	1.06 ha.
Townhouse Lot Area (min.)	10.0 m	118.0 m <sup>2</sup> *
Lot Frontage (min.)	21.0 m / 24.0 m	50.7 m
Townhouse Frontage (min.)	18.0 m	5.5 m *
Apartment Front Yard (min.)	7.0 m	2.9 m *
Townhouse Front Yard (min.)	7.0 m	3.0 m *
Exterior Side Yard	3.0 m	1.8 m *
Apartment Rear Yard (min.)	7.0 m	>7.0 m
Townhouse Rear Yard (min.)	7.0 m	5.0 m *
Block Landscaped Area (min.)	35%	>35%
Townhouse Landscaped Area (min.)	35%	30% *
Block Lot Coverage (max)	35%	<35%
Townhouse Lot Coverage (max)	35%	57% *
Gross Floor Area (max.)	60% / 100%	no max. *
Height (max.) - Townhouse	10.0 m	10.0 m
Height (max.) - Apartment	15.0 m	15.0 m
Parking Setback	3.0 m	0.9 m *
Driveway Length (min.)	6.0 m	5.5 m *

	RM2 Required	Provided
Block B Overall Lot Area (min.)	720 m <sup>2</sup>	1.06 ha.
Townhouse Lot Area (min.)	10.0 m	118.0 m <sup>2</sup> *
Lot Frontage (min.)	21.0 m / 24.0 m	50.7 m
Townhouse Frontage (min.)	18.0 m	5.5 m *
Apartment Front Yard (min.)	7.0 m	2.9 m *
Townhouse Front Yard (min.)	7.0 m	3.0 m *
Exterior Side Yard	3.0 m	1.8 m *
Apartment Rear Yard (min.)	7.0 m	>7.0 m
Townhouse Rear Yard (min.)	7.0 m	5.0 m *
Block Landscaped Area (min.)	35%	>35%
Townhouse Landscaped Area (min.)	35%	30% *
Block Lot Coverage (max)	35%	<35%
Townhouse Lot Coverage (max)	35%	57% *
Gross Floor Area (max.)	60%	no max. *
Height (max.) - Townhouse	10.0 m	10.0 m
Height (max.) - Apartment	15.0 m	15.0 m
Parking Setback	3.0 m	0.9 m *
Driveway Length (min.)	6.0 m	5.5 m *

#### Private Amenity Calculations

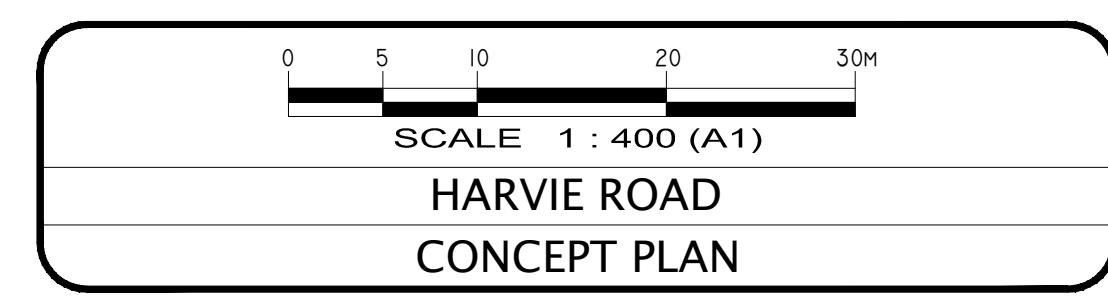
Block	Area	Units	Private Lot Amenity	Private Balcony Amenity	Sub Total
Block 'A'	12 m <sup>2</sup> / Unit (77 Units)	924 m <sup>2</sup>	1,770 m <sup>2</sup>		
Amenity Area			549 m <sup>2</sup>		
Private Lot Amenity			715 m <sup>2</sup>		
Private Balcony Amenity			506 m <sup>2</sup>		
Sub Total			1,770 m <sup>2</sup>		
Block 'B'	12 m <sup>2</sup> / Unit (38 Units)	456 m <sup>2</sup>	1,892 m <sup>2</sup>		
Amenity Area			847 m <sup>2</sup>		
Private Lot Amenity			1,045 m <sup>2</sup>		
Sub Total			1,892 m <sup>2</sup>		

Combined Totals ('A' & 'B')	Area	Units	Private Lot Amenity	Private Balcony Amenity	Sub Total
12 m <sup>2</sup> / Unit (115 Units)	1,380 m <sup>2</sup>	1,770 m <sup>2</sup>	1,396 m <sup>2</sup>	506 m <sup>2</sup>	3,662 m <sup>2</sup>

#### Parking Calculations

Required Parking (1.5/Unit)	Freehold Singles	Block 'A' (77 units)	Block 'B' (38 units)	Total Required & Provided
18 spaces	116 spaces	57 spaces	191 spaces	191 spaces
- 12 Driveway spaces	- 26 unit spaces	- 38 unit spaces	- 27 on street spaces	
- 12 Garage spaces	- 26 unit garage spaces	- 38 unit garage spaces	- 3 Barrier Free Spaces	
24 Total Freehold spaces	- 47 on street spaces	- 27 on street spaces	(1 @ Type A (3.4 m))	
	- 4 on street barrier free spaces	- 4 on street barrier free spaces	(2 @ Type B (3.1 m))	
	- 38 underground typical spaces	- 38 underground typical spaces	(2 @ Type A (3.4 m))	
	- 1 underground barrier free space	- 1 underground barrier free space	(2 @ Type B (3.1 m))	
	142 Total spaces Block 'A'	106 Total spaces Block 'B'	106 Total spaces Block 'B'	272 spaces

NOTE  
\* Indicates a zoning by-law amendment is required.



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