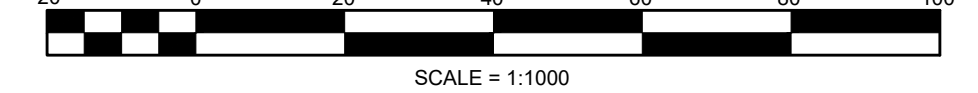


CONCEPTUAL SITE PLAN

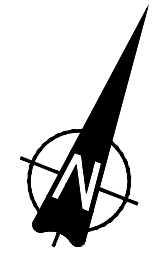
ALL OF BLOCK 57
REGISTERED PLAN 51M - 403 ALL OF BLOCK 301
REGISTERED PLAN 51M 313
CITY OF BARRIE
COUNTY OF SIMCOE
**343 LITTLE AVENUE &
& 410 YONGE STREET**

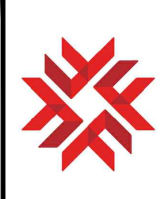


SUBJECT SITE
(343 Little Avenue & 410 Yonge Street)
Intensification Corridor Parking District
Boundary

Zoning Statistics - Neighbourhood Intensification (NI) Zone		
	Required	Provided
Lot Area - Gross (min.) Section 5.10.2	Low-Rise Building - n/a Mid-Rise Building - n/a Rowhouse, Cluster - 2,900m²	22,768.2m² 2.277 ha.
Lot Area - Net (min.) Section 5.10.2	Low-Rise Building - n/a Mid-Rise Building - n/a Rowhouse, Cluster - 2,900m²	21,724.2m² 2.172 ha.
Lot Frontage (min.) Section 5.10.2	30.0m	156.1m (Yonge Street)
Lot Coverage (max.) Section 5.10.2	50% 10,862 m²	23% 4,990 m²
Setback - Front Yard (min.) Section 5.10.2	3.0m - all	3.0m - all
Setback - Ext. Side Yard (min.) Section 5.10.2	3.0m - all	Low-Rise Building - 14.0m Mid-Rise Building - 11.0m Rowhouse, Cluster - 6.0m
Setback - Rear Yard (min.) Section 5.10.2	Low-Rise Building - 5.0m Mid-Rise Building - 5.0m Rowhouse, Cluster - 6.0m	Low-Rise Building - 3.0m Mid-Rise Building - 3.0m Rowhouse, Cluster - 6.0m
Setback - Int. Side Yard (min.) Section 5.10.2	Low-Rise Building - 5.0m Mid-Rise Building - 5.0m Rowhouse, Cluster - 5.0m	Low-Rise Building - 10m Mid-Rise Building - n/a Rowhouse, Cluster - 6.0m
Landscaped Open Space (min.) Section 5.10.2	Low Rise / Mid Rise 20% (4,344.9m²) Luster Townhouses 25% (5,431.2m²) Low-Rise Building n/a	Low Rise / Mid Rise 17% (3,944.4m²) Luster Townhouses 9.37% (2,137.7m²) Low-Rise Building 10.0m² per unit (400m²)
Amenity Space - Private (min.) Section 5.10.2	Mid-Rise Building 5.0m² per unit (000m²) Rowhouse, Cluster 5.0m² per unit (000m²) Low-Rise Building 8.0m² per unit (000m²)	Mid-Rise Building 10.0m² per unit (440m²) Rowhouse, Cluster 15m² per unit (435m²) Low-Rise Building 8.0m² per unit (320m²)
Amenity Space - Common (min.) Section 5.10.2	Mid-Rise Building 12.0m² per unit (000m²) Rowhouse, Cluster 10.0m² per unit (000m²)	Mid-Rise Building 13.0m² per unit (576m²) Rowhouse, Cluster 10m² per unit (260m²)
Height (min.) Section 5.10.3	Low-Rise Building - 6.4m Mid-Rise Building - 12.5m Rowhouse, Cluster - n/a	Low-Rise Building - 12.5m Mid-Rise Building - 15m Rowhouse, Cluster - n/a
Height (max.) Section 5.10.3	Low-Rise Building - 14.0m Mid-Rise Building - 21.0m Rowhouse, Cluster - 14.0m	Low-Rise Building - 15.0m Mid-Rise Building - 18.0m Rowhouse, Cluster - 10.0m
Building Length (max.) Section 5.10.3	Low-Rise Building - 60.0m Mid-Rise Building - 75.0m Rowhouse, Cluster - 60.0m	Low-Rise Building - 40.0m Mid-Rise Building - 70.0m Rowhouse, Cluster - 44.9m
Dwelling Unit Length (max.) Section 5.10.3	Low-Rise Building - n/a Mid-Rise Building - n/a Rowhouse, Cluster - 6.0m	Low-Rise Building - n/a Mid-Rise Building - n/a Rowhouse, Cluster - 12.2m
Density (max.) Official Plan Section 5.10.3	50.0 upha (min) 114 Units Low-Rise Building 0.7 - 1.25 per unit (77-138) Mid-Rise Building 0.7 - 1.25 per unit (000) Rowhouse, Cluster 1 per unit (000)	53.0 upha (min) 117 Units Low-Rise Building 1 per unit (40) Mid-Rise Building 1 per unit (48) Rowhouse, Cluster 1 per unit (29)
Parking Spaces - Residents (min.) Section 16.2.1	1 Space per 40m² of GFA (000)	1 Space per 140m² of GFA (35)
Parking Spaces - Commercial Section 16.2.1	Low-Rise Building 0.1 - 0.3 per unit (77-138) Mid-Rise Building 0.7 - 1.25 per unit (000) Rowhouse, Cluster 0.2 per unit (000)	Low-Rise Building 0.1 per unit (4) Mid-Rise Building 0.7 per unit (31) Rowhouse, Cluster 1 per unit (6)
Parking Spaces - Visitor (max.) Section 16.2.1	Type 'A' (3.4m x 5.5m) Type 'B' (3.1m x 5.5m)	10 Spaces
Parking Spaces - Barrier Free Section 16.2.4	Barrier Free Spaces 1 + 3% required	

NOTES:
1. Boundary of Subject Site based on survey from FOL CADD-3037.
2. Existing data obtained from City of Barrie Open Data & Simcoe Maps, 2024.
3. Net Area based on a 3.5 road widening along Little Avenue, 2.6m at the intersection of Little Avenue & Yongue Street and a 5m x 10m daylight triangle at the intersection of Little Avenue & Firmann Drive.





FANSHAWE
School of Design

**For Discussion
Purposes Only
Mar. 18, 2024**

Date: March 18, 2024.
Scale: 1:1000 metric (Arch D)

Drawn By: N. CELEITA
Project No.: CADD-3037