

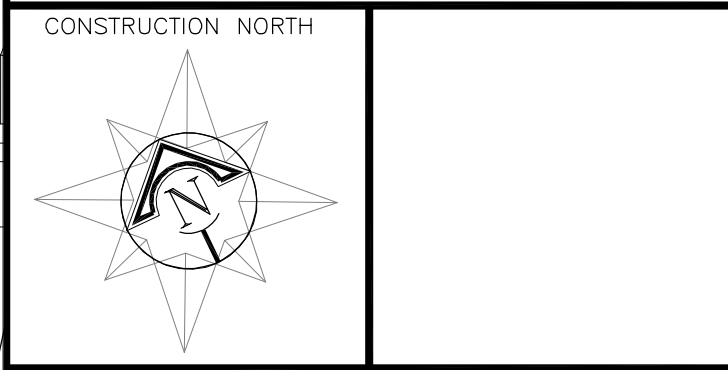
SITE BOUNDARY INFORMATION IS TAKEN FROM:
 PLAN OF SURVEY OF
 BLOCK 19
 PLAN 51M-832
 AND
 PART OF SOUTH HALF OF LOT 15
 CONCESSION 12
 CITY OF BARRIE
 COUNTY OF SIMCOE
 PREPARED BY:
 KRGMAR Surveyors Ltd May 25 2023

SITE STATISTICS

LOT AREA	- 40,461 m ²	10 ACRES
BUILDING AREA	- 12,845 m ²	
COVERAGE	- 31.7 %	
OFA	- 108,350 m ²	
FSI	- 2.68	
LANDSCAPED AREA	- 14,465 m ²	36%

SETBACKS	REQUIRED	PROVIDED
FRONT YARD (COUNTRY LANE)	- 2.0 m MINIMUM	- 6.0 m
EXTERIOR SIDE YARD	- 0.0 m MINIMUM	- 0.0 m
INTERIOR SIDE YARD	- 7.0 m MINIMUM	- 7.3 m
REAR YARD	- 0.0 m MINIMUM	- 0.0 m

PARKING CALCULATION	REQUIRED	PROVIDED
PHASE I		
192 LTC BEDS	- 96 SPACES	- 96 SPACES
0.5 SPACES PER BED		
PHASES II & III		
485 RETIREMENT SUITES	- 243 SPACES	- 244 SPACES
0.5 SPACES PER SUITE		
120 SENIORS APT., DWELLING UNITS	- 120 SPACES	- 120 SPACES
1.0 SPACES PER DWELLING		
SVI HEALTH CENTRE		
1 SPACE PER 15 m ²	- 13 SPACES	- 13 SPACES
SUB-TOTAL PHASE I - III PARKING	- 472 SPACES	- 473 SPACES
SUB-TOTAL PHASE I - III SURFACE PARKING	- 317 SPACES	- 317 SPACES
SUB-TOTAL PHASE I - III LUG PARKING	- 156 SPACES	- 156 SPACES
PHASE IV		
360 RESIDENTIAL APT., DWELLING UNITS	- 360 SPACES	- 405 SPACES (INCLUDES 71 TANDEM PARKING SPACES)
1.0 SPACES PER UNIT		
APT SURFACE PARKING PROVIDED	- 47 SPACES	
APT LUG 1 LEVEL PARKING PROVIDED	- 358 SPACES (INCLUDES 71 TANDEM PARKING SPACES)	
PROJECT TOTAL PARKING	- 832 SPACES	- 878 SPACES
BARRIER FREE PARKING		
AODA - 2 + 2% OF REQUIRED PARKING	REQUIRED	PROVIDED
PHASE I - PHASE III	- 12 SPACES	- 12 SPACES
PHASE IV	- 10 SPACES	- 10 SPACES
BARRIER FREE PARKING PROVIDED		(12 TYPE A + 10 TYPE B)
LOADING SPACES PROVIDED		
	- 4 LARGE LOADING SPACES TOTAL PROVIDED	
	- 2 LARGE LOADING SPACES PHASES I - III	
	- 1 LARGE LOADING SPACES PHASE IV A	
	- 1 LARGE LOADING SPACES PHASE IV B	



REVISIONS

No.	DATE	DESCRIPTION
1		

No.	Date	Description
4	2023.09.20	For CIHA
3	2023.06.20	For MZO
2	2023.04.14	For MZO
1	2022.7.13	For Pre-Consultation

No.	Date	Description
Issued		

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Project:
SCHLEGEL VILLAGES BARRIE
 800 YONGE STREET
 BARRIE, ON

Drawing Title
MASTER SITE PLAN

Scale:	1:600	Sheet No.	SP 10.1
Date:	JUL 12 2022		
Input by:	G.V.		
Checked by:	R.A.		
Job No.	2116		