

SITE DATA		
989 Yonge Street, Innisfil, Ontario		
DATA	PERMITTED	PROPOSED
ZONING	R5 AND NMU	
LOT AREA (m ²)	N/A	10.15 ha (site area) 0.43 ha (Lockhart road widening) 9.72 ha (developable area)

BUILDING DATA		
DATA	PERMITTED	PROPOSED
TOTAL DENSITY (# of units)	120 units/ha 120 x 10.15 ha = 1218 (units)	BUILDING 1 = 220 (units) BUILDING 2 = 120 (units) BUILDING 3 = 85 (units) BUILDING 4 = 85 (units) BUILDING 5 = 115 (units) BUILDING 6 = 115 (units) BUILDING 7 = 150 (units) BUILDING 8 = 153 (units) BUILDING 9 = 115 (units) TOWNHOUSE = 60 (towns) TOTAL = 1218 (units) DENSITY = 120 units/ha
TOTAL RESIDENTIAL GFA (m ²)	N/A	177,020 m ²
TOTAL COMMERCIAL GFA (m ²)	N/A	3,000 m ²
BUILDING AREA (m ²)	N/A	22,900 m ² TOTAL PROJECT
GROSS FLOOR AREA (m ²)	N/A	180,020 m ² TOTAL PROJECT

LANDSCAPING DATA		
DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (percentage)	25 %	61 %
LANDSCAPE AREA (m ²)	25,350 m ²	59,770 m ²
includes pathways		

VEHICLE PARKING DATA		
DATA	REQUIRED	PROPOSED
APARTMENT RESIDENTIAL PARKING	1.0 / units	1204
TOWNHOUSE PARKING	1.0 / units	60
BARRIER FREE PARKING	3% (0.03 x 1398 = 42)	42
COMMERCIAL PARKING	1 / 24 m ² (3,000/24 = 125)	126
MAXIMUM COMMERCIAL PARKING	1 / 18 m ² (3,000/18 = 167)	
TOTAL		1,390

PARKING BREAKDOWN		
DATA	REQUIRED	PROPOSED
TOTAL SURFACE APARTMENT PARKING		37
TOTAL APARTMENT UNDERGROUND PARKING		1167
TOTAL SURFACE COMMERCIAL PARKING		104
TOTAL UNDERGROUND COMMERCIAL PARKING		22
TOTAL SURFACE PARKING TOWNHOUSES		60
TOTAL PARKING		1,390

BICYCLE PARKING		
DATA	REQUIRED	PROPOSED
RESIDENTIAL BICYCLE PARKING	0.2 / unit	244
COMMERCIAL BICYCLE PARKING	1/ each 7% of 167 stalls = 15	15

* C = COMMERCIAL PARKING
** V = VISITOR PARKING

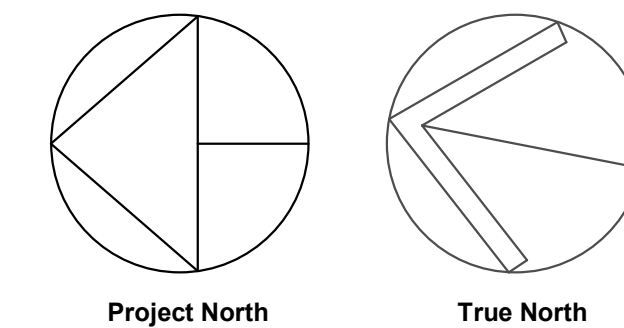
MIXED USE NMU - COMMERCIAL AND APARTMENTS	PERMITTED	PROPOSED
FRONT YARD (MIN) Lockhart Rd. used as frontage as part of zoning application.	0m	5 m
FRONT YARD (MIN)	Max. 50% of frontage within 5m	44%
SIDE OR REAR YARD SETBACK ABUTTING STREET (MIN)	1.5 m	1.5 m
SIDE OR REAR YARD (MIN)	5 m	5 m
NON-RESIDENTIAL BUILDINGS AND RESIDENTIAL BUILDINGS MORE THAN FOUR STOREYS ABUTTING A RESIDENTIAL, OPEN SPACE OR ENVIRONMENTAL PROTECTION ZONE.	5 m	33 m
MINIMUM SIDE OR REAR YARD SETBACK RESIDENTIAL BUILDINGS FOUR STOREYS AND LESS ABUTTING A RESIDENTIAL, OPEN SPACE OR ENVIRONMENTAL PROTECTION ZONE.	1.2 m	30 m
MINIMUM FACADE STEP-BACK FRONT, SIDE (INTERIOR AND EXTERIOR) AND REAR	45 DEGREE ANGULAR PLANE AT HEIGHT ABOVE 80% EQUIVALENT OF RIGHT OF WAY USING 3m MINIMUM STEP BACKS	COMPLIES
MINIMUM STREET LEVEL FLOOR HEIGHT	4.5 m	4.5 m
MINIMUM BUILDING HEIGHT COMMERCIAL BUILDINGS	5 m	N/A
MINIMUM BUILDING HEIGHT RESIDENTIAL	3 STOREYS	> 3 STOREYS
MAXIMUM BUILDING HEIGHT	12 STOREYS	12 STOREYS
MINIMUM FLOOR SPACE INDEX	0.3	>0.3
MAXIMUM FLOOR SPACE INDEX	2.5	2.3
MINIMUM GENERAL AMENITY AREA PER UNIT	12 m ² / UNIT	14,616 m ²

BUILDING 1	BUILDING 2	BUILDING 3
5+6+12 STOREYS	6+8+9 STOREYS	6+7+8 STOREYS
220 UNITS	120 UNITS	85 UNITS
COMMERCIAL: 750m ²	COMMERCIAL: 750m ²	COMMERCIAL: 750m ²
GFA: 32,400m ²	GFA: 17,000m ²	GFA: 13,500m ²

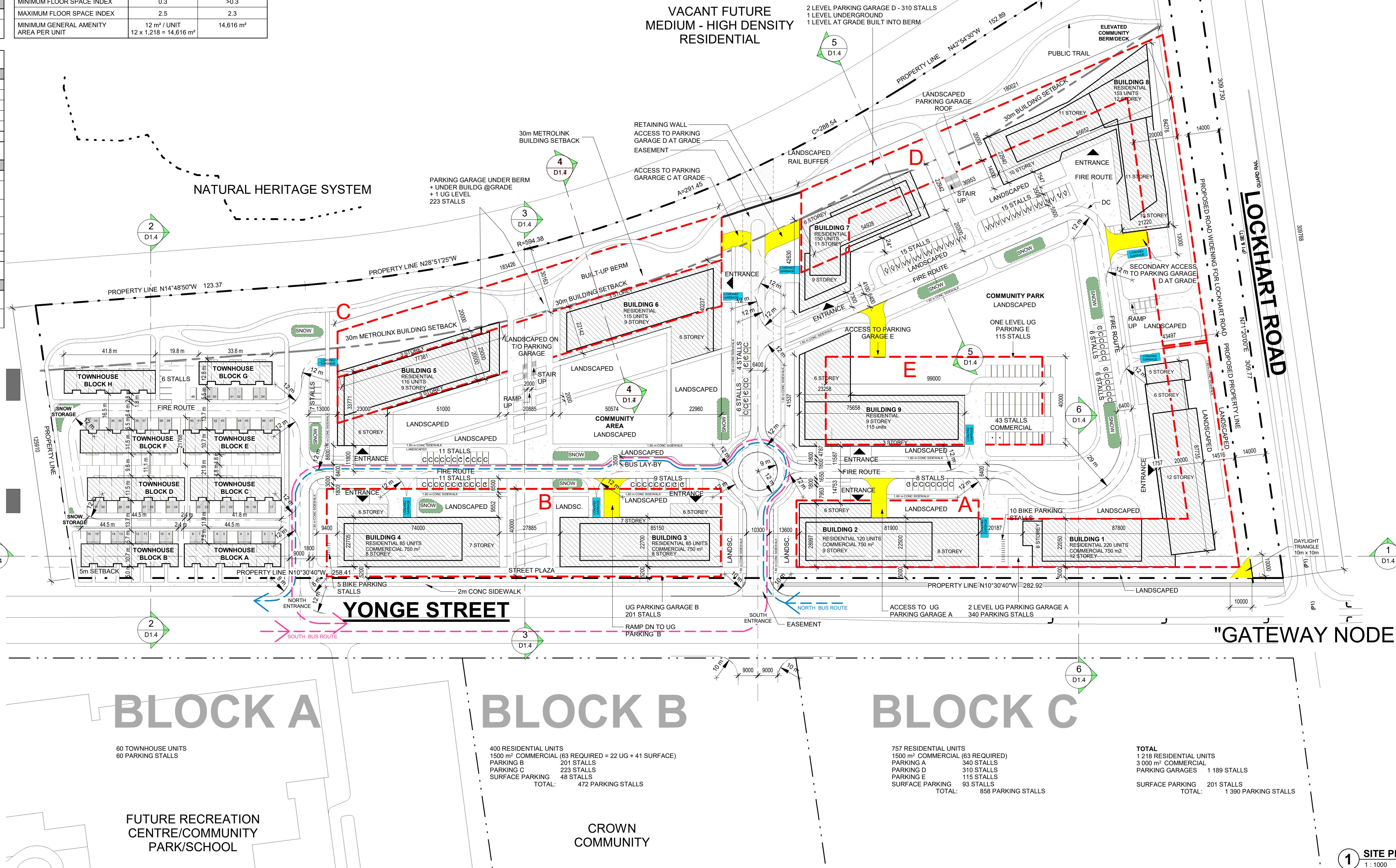
BUILDING 4	BUILDING 5	BUILDING 6
6+7+8 STOREYS	3+6+9 STOREYS	3+6+9 STOREYS
85 UNITS	115 UNITS	115 UNITS
COMMERCIAL: 750m ²	COMMERCIAL: N/A	COMMERCIAL: N/A
GFA: 13,500m ²	GFA: 14,350m ²	GFA: 14,800m ²

BUILDING 7	BUILDING 8	BUILDING 9
6+9+11 STOREYS	10+11+12 STOREYS	3+6+9 STOREYS
150 UNITS	153 UNITS	115 UNITS
COMMERCIAL: N/A	COMMERCIAL: N/A	COMMERCIAL: N/A
GFA: 15,800m ²	GFA: 32,000m ²	GFA: 15,800m ²

TOWNHOUSE BLOCKS A-H
3 STOREYS
60 TOWNHOUSES
COMMERCIAL: N/A
GFA: 10,870m ² (180m ² PER TOWN)



- GENERAL NOTES**
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 - ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
 - CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
 - ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, MODIFICATION AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONTRACT DOCUMENTS WERE PREPARED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.
 - THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S BEST JUDGMENT IN LIGHT OF THE INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY USE WHICH A THIRD PARTY MAKES OF THE CONTRACT DOCUMENTS, OR ANY RELIANCE ON OR DECISIONS TO BE MADE BASED ON THEM ARE THE RESPONSIBILITY OF SUCH THIRD PARTIES.
 - THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.



No.	Date	Revision

Project No: 19006
 Project Date: 2020-02-10
 Drawn by: Author
 Checked by: MB
 Plot Date / Time: 2020-05-04 5:43:42 PM

989 YONGE STREET, BARRIE

OVERALL SITE PLAN

Drawing Scale	As indicated
Status	

PRELIMINARY
 Drawing No. Revision No.
D1.1

Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect. Unauthorized use, modification, or reproduction of these documents is prohibited without the written permission of the Architect. The Consultant makes no representation, warranty, or guarantee as to the accuracy or completeness of the information provided herein. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents. C:\Users\cdicu\Documents\19006_989 Yonge Street_2019-02-19_V8_Full Project_cdicu@srmarchitects.ca.rvt