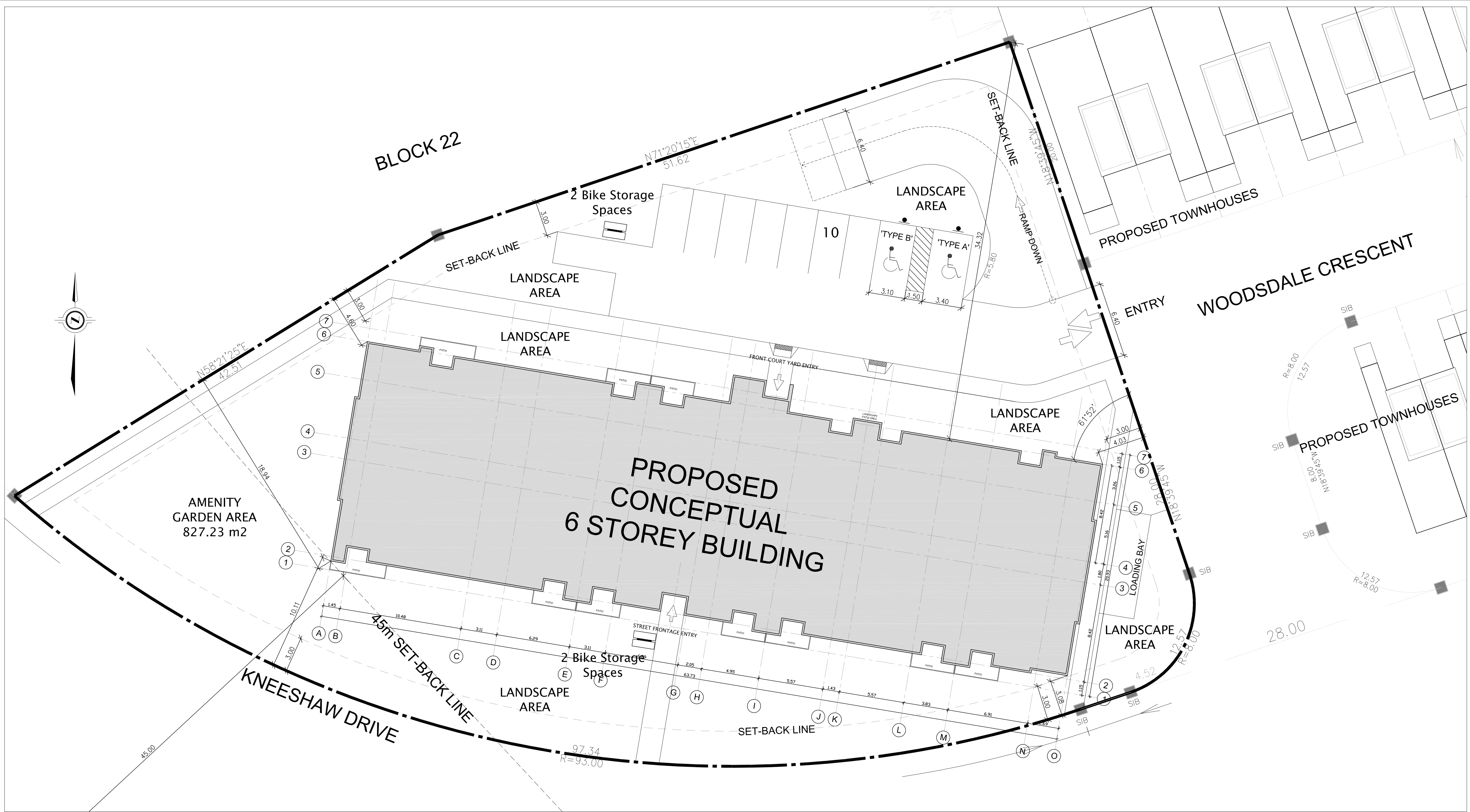




PROPOSED CONCEPT DEVELOPMENT

Unit Count:	75 units	
Apartment Building (6 Storey)		
A BUILDING FOOT (3.2.2.43A GROUP C)		
ALLOWABLE	1,500 m2	
PROPOSED	1,301 m2	
Total	75 units	
	REQUIRED	PROPOSED ***
Site Plan Area	-	0.39 ha.(3,910.82 m2)
Lot Frontage	24.0 m	114.42 m
Front Yard	3.0 m	10.11 m
Interior Side Yard	3.0 m	3.05 m
Exterior Side Yard	3.0 m	3.06 m
Rear Yard	3.0 m	32.26 m
Lot Coverage	max 50 % (0.931 ha.)	31 % (0.12 ha.)
Accessory Structures	max 10 % (0.06 ha.)	0 % (0.00 ha.)
Landscape Open Space	min. 25 % (0.16 ha.)	46 % (0.18 ha.)
Paved Area	max 40 % (0.25 ha.)	23 % (0.09 ha.)
Floor Space Index	max 250 % (1.57 ha.)	183 % (0.71 ha.)

Building		
• GFA		7,122 m2
• Height in Stories		6
• Units		75

Parking Calculations		
Required Parking (75 x 1.0)	Required	Provided
Provided Visitor Parking (75 x 0.5 = 37)	75 spaces *	86 spaces *
	37 spaces *	37 spaces *

Total Required	112 spaces	123 spaces
----------------	------------	------------

*Parking Breakdown		
Typical Surface Spaces		8 spaces
Surface Barrier Free Spaces		2 spaces
Underground Barrier Free Spaces		2 spaces
Typical Underground Spaces		111 spaces
Total Provided		123 spaces

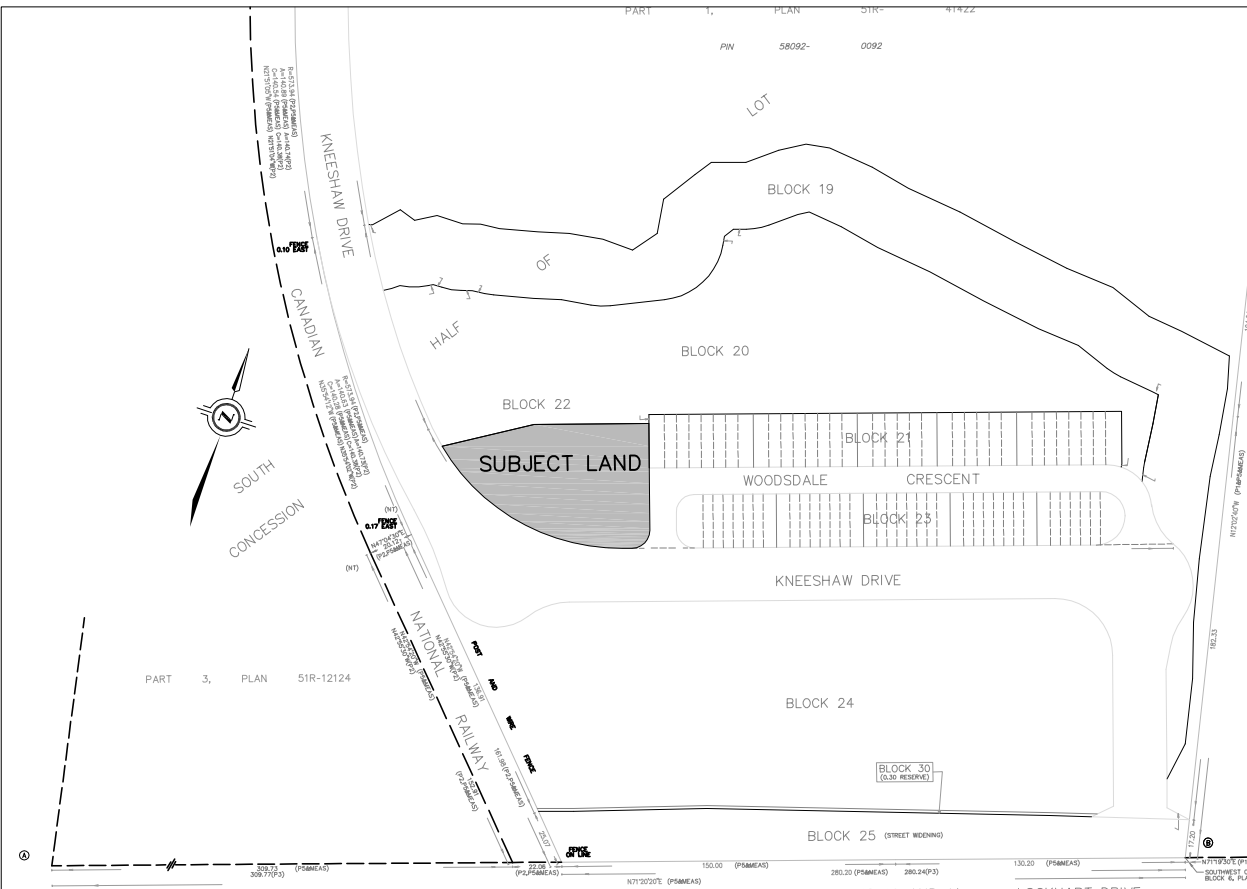
Barrie Zoning Bylaw 4.6.4 Barrier Free Parking
Barrier Free spaces calculated using Accessibility Parking for Barrie Ont.
Required over 100 spaces 1 space plus 3% of the required parking spaces
3% of 112 = 3.36 (3) plus 1 = 4 (4 required, provided 4)
(Type A - 3.4 x 1.5 - 2 spaces)
(Type B - 3.1 x 1.5 - 2 spaces)

Bicycle Rack Storage (0.2 x 75)	15 Required	15 Secure Storage Provided
		4 Surface Bike Racks Provided

Total	19 Bikes
Required General Amenity Area (12m²/unit-12x75)	900 m²
Provided Amenity Breakdown	
Total Unit balcony area Amenity	452.28 m²
Shared Amenity lounge/meeting Rm Amenity	128.0 m²
Garden Amenity	827.23 m²
Total Amenity	1407.51 m²

Fire Route

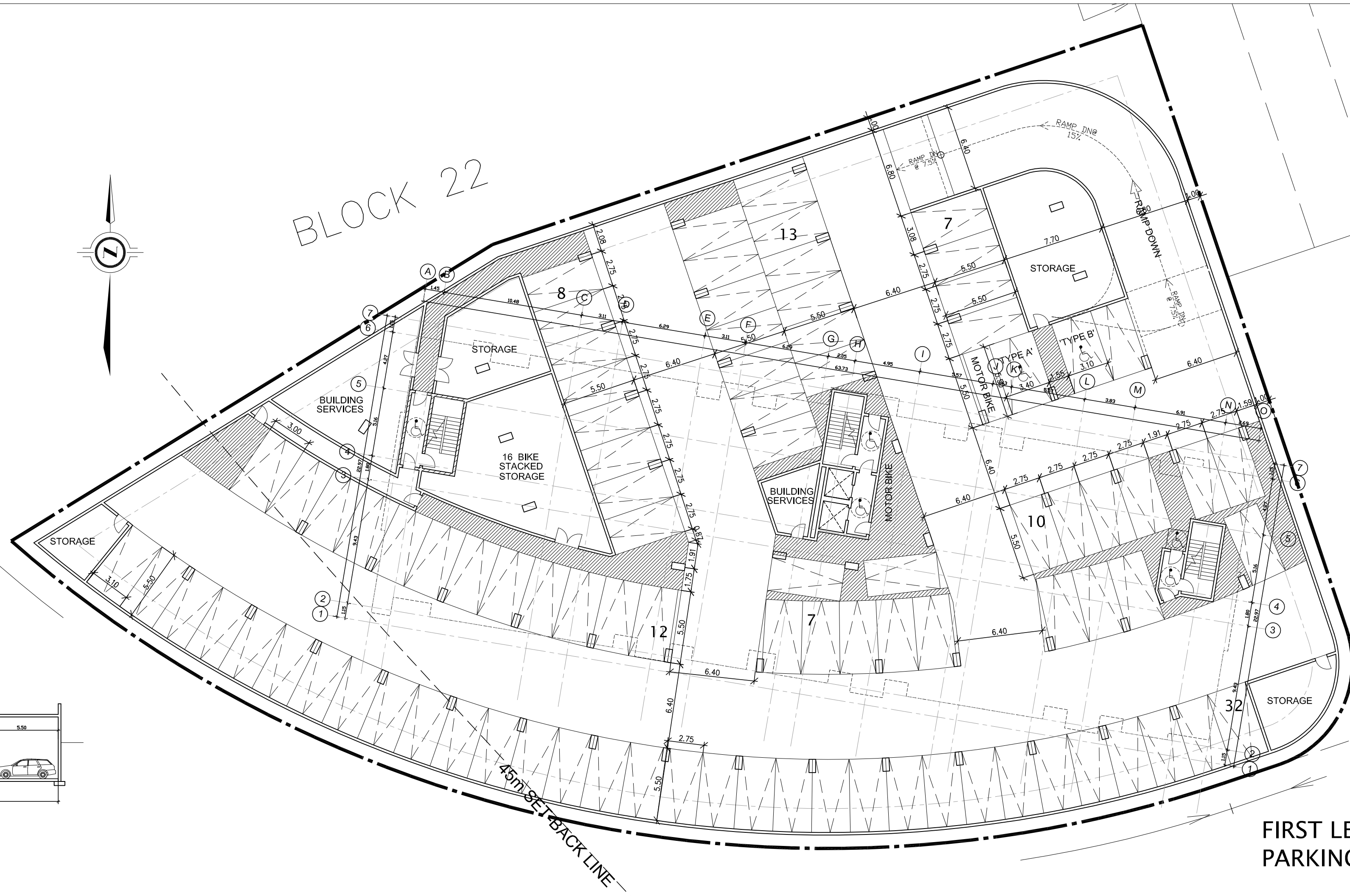
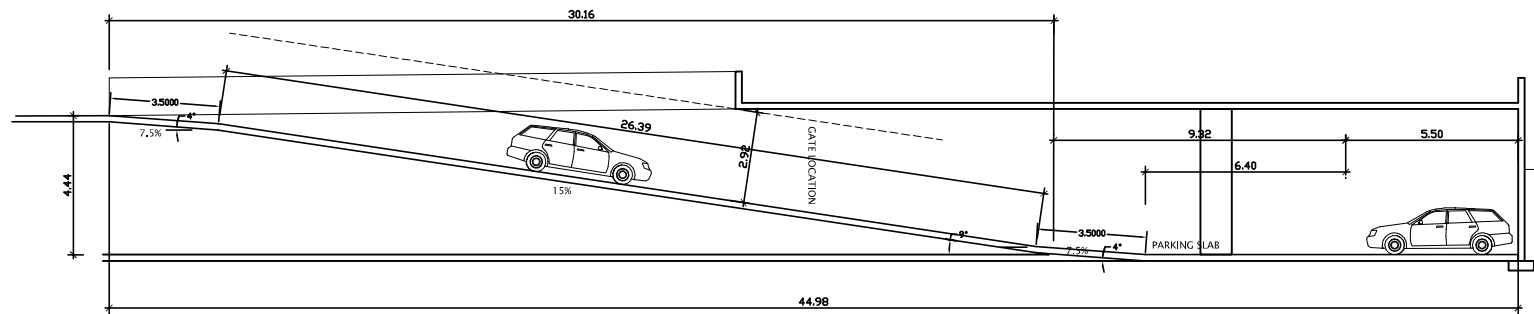
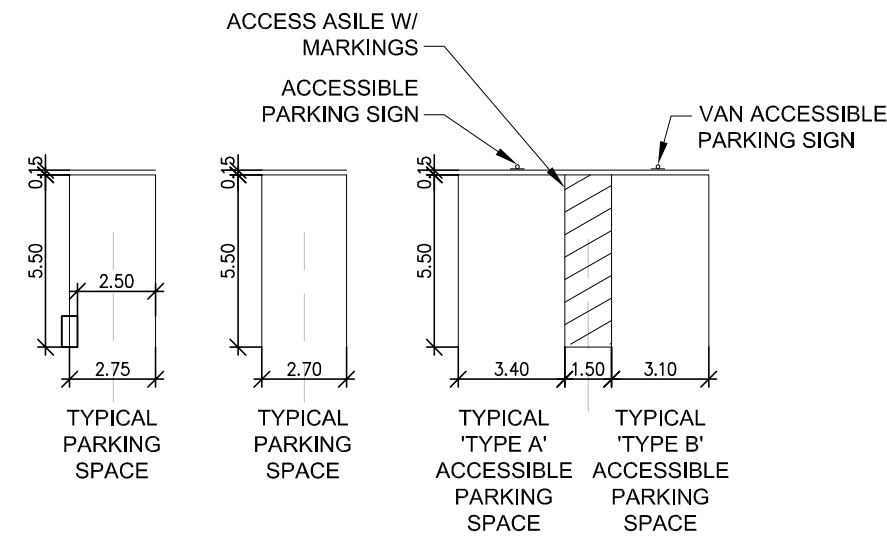
Unit type and area per floor									
Unit	Area	Unit Type	Main floor	2nd floor	3rd floor	4th floor	5th floor	6th floor	
B	57m	1 bed/den 1 bath	4	5	5	5	5	5	29
C	78m	2 bed/2 bath	2	3	3	3	3	3	17
C	78m	2 bed/2 bath	1	1	1	1	1	1	6
C	78m	2 bed/2.5 bath	1	1	1	1	1	1	6
E	105m	3 bed/2.5 bath	1	1	1	1	1	1	6
E	91m	3 bed/2.5 bath	1	1	1	1	1	1	5
C	99m	2 bed 2 bath Den	1	1	1	1	1	1	6
Total Units			10	13	13	13	13	13	



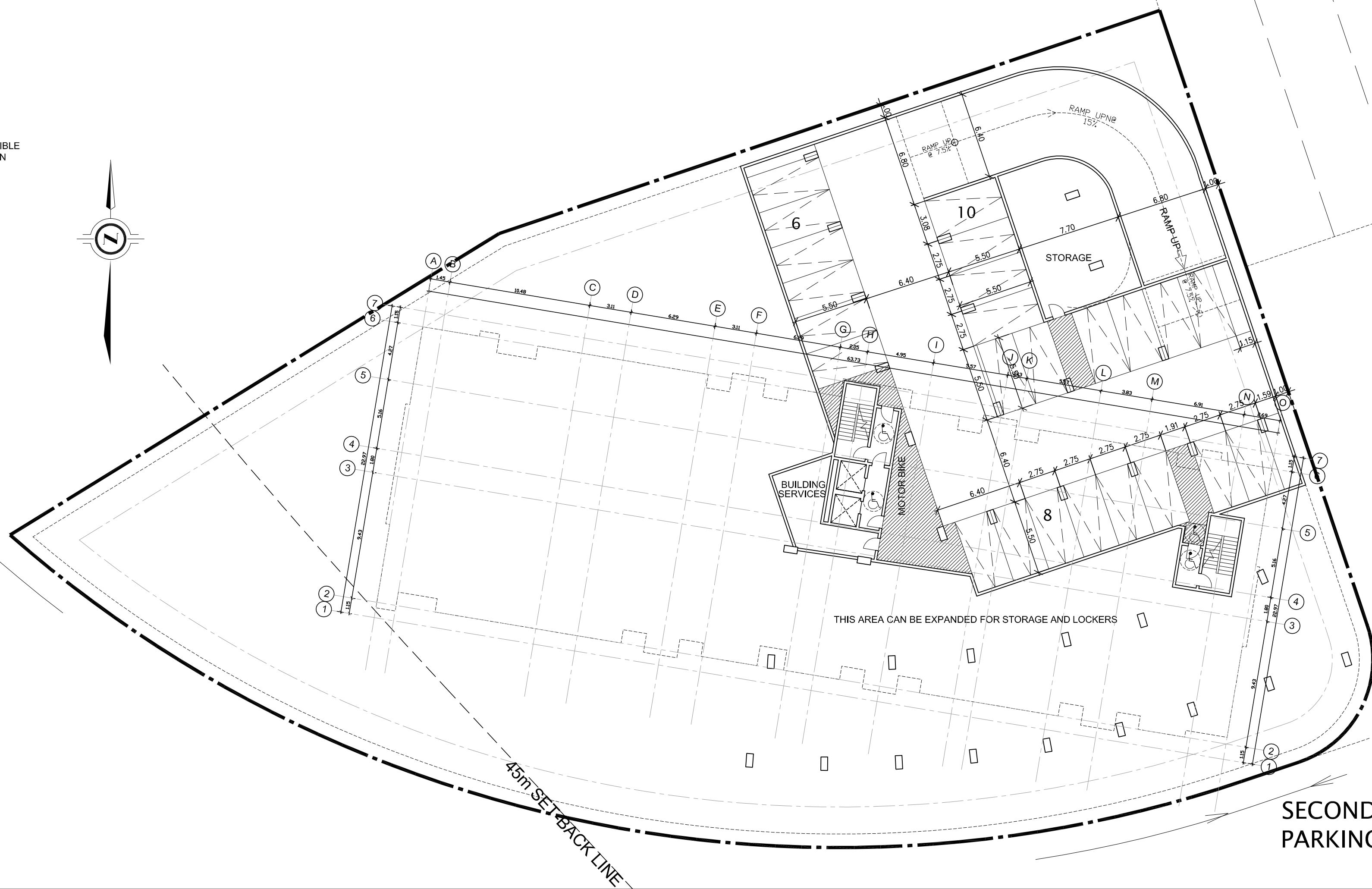
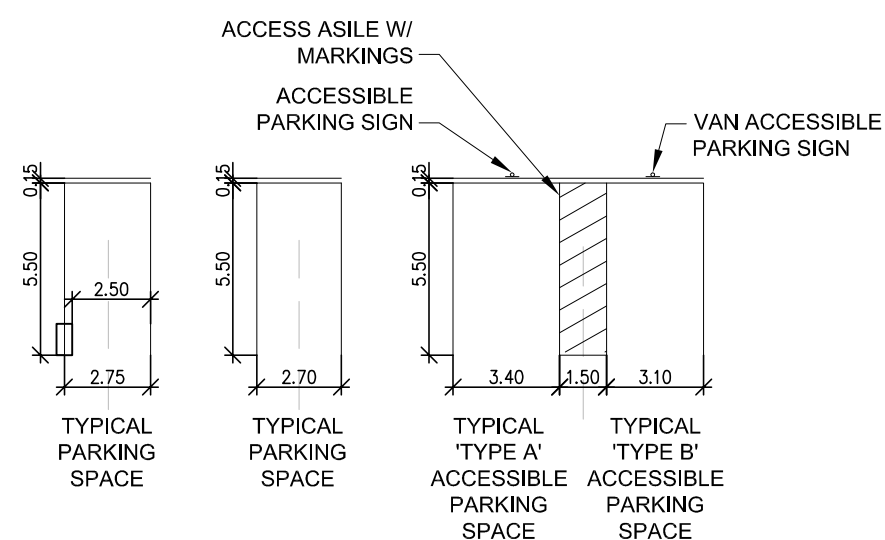
KEY PLAN - N.T.S

3	ISSUED FOR ZONING		2023-11-07	
2	ISSUED FOR ZONING		2023-10-26	SA
1	ISSUED FOR PRE-CONSULTATION MEETING		2023-05-16	SA
No.	DESCRIPTION		YYYY-MM-DD	BY
Client				
Ballymore Homes				
Sheet Title				
SITE PLAN BLOCK 22 TOWNSHIP OF INNISFIL CITY OF BARRIE COUNTY OF SIMCOE				
S&C ARCHITECTS INC. T:(416)848-0991 F:(416)860-6101 INFO@SCARCHITECTS.CA 60 RANDALL DRIVE SUITE 10 AJAX, ONTARIO L1S 6L3				
Drawn by: SA		Checked by: SA		Date: MAY. 2023
Scale: 1 : 400		Drawing No.		A101
Project No. 2018-58				

BELOW GRADE PARKING
89 parking stall
AREA 3,632.98 m2
AREA 39,105.07 sq.ft.



BELOW GRADE PARKING
24 parking stall
AREA 1,165.45 m2
AREA 12,544.8 sq.ft.



3	ISSUED FOR ZONING	2023-11-07	
2	ISSUED FOR ZONING	2023-10-26	SA
1	ISSUED FOR PRE-CONSULTATION MEETING	2023-05-16	SA
No.	DESCRIPTION	YYYY-MM-DD	BY
Client	Ballymore Homes		
Sheet Title	BELOW GRADE PARKING PLANS BLOCK 22 TOWNSHIP OF INNISFIL CITY OF BARRIE COUNTY OF SIMCOE		
S&C ARCHITECTS INC.			
T:(416)848-0991 F:(416)860-6101 INFO@SCARCHITECTS.CA 60 RANDALL DRIVE SUITE 10 AJAX, ONTARIO L1S 6L3			
Drawn by:	SA	Checked by:	SA
Scale:	1 : 400	Date:	MAY. 2023
Project No.	2018-58	Drawing No.	A102

Unit type and area per floor

Unit	Area	Unit Type	Main floor	2nd floor	3rd floor	4th floor	5th floor	6th floor	
B	57m	1 bed/den 1 bath	4	5	5	5	5	5	29
C	78m	2 bed/2 bath	2	3	3	3	3	3	17
C-EX	78m	2 bed/2 bath	1	1	1	1	1	1	6
D	78m	2 bed/2.5 bath	1	1	1	1	1	1	6
E	105m	3 bed/2.5 bath	1	1	1	1	1	1	6
F	91m	3 bed/2.5 bath		1	1	1	1	1	5
G	99m	2 bed 2 bath Den	1	1	1	1	1	1	6
Total Units			10	13	13	13	13	13	
			75						



6th-5th-4th-3rd-2nd floor Area
1,188 m2



Main floor Area
1,182 m2

2	ISSUED FOR ZONING	2023-11-07	
2	ISSUED FOR ZONING	2023-10-26	SA
1	ISSUED FOR PRE-CONSULTATION MEETINGS	2023-05-16	SA
No.	DESCRIPTION	YYYY-MM-DD	BY
Client			
Ballymore Homes			
Sheet Title			
FLOOR PLANS BLOCK 22 TOWNSHIP OF INNISFIL CITY OF BARRIE COUNTY OF SIMCOE			
S&C ARCHITECTS INC. T:(416)848-0991 F:(416)860-6101 INFO@SCARCHITECTS.CA 60 RANDALL DRIVE SUITE 10 AJAX, ONTARIO L1S 6L3			
Drawn by:	SA	Checked by:	SA
Scale:	1 : 400	Date:	MAY. 2023
Project No.	2018-58	Drawing No.	A103



MASSING STUDY, MATERIALS AND COLORS MAY VARY



NORTH ELEVATION
FROM INNER COURT YARD

3	ISSUED FOR ZONING	2023-11-07	
2	ISSUED FOR ZONING	2023-10-26	SA
1	ISSUED FOR PRE-CONSULTATION MEETING	2023-05-16	SA
No.	DESCRIPTION	YYYY-MM-DD	BY
Client			
Ballymore Homes			
Sheet Title			
ELEVATION STUDY BLOCK 22 TOWNSHIP OF INNISFIL CITY OF BARRIE COUNTY OF SIMCOE			
S&C ARCHITECTS INC. T:(416)848-0991 F:(416)860-6101 INFO@SCARCHITECTS.CA 60 RANDALL DRIVE SUITE 10 AJAX, ONTARIO L1S 6L3			
Drawn by:	SA	Checked by:	SA
Scale:	1 : 400	Date:	MAY. 2023
Project No.	2018-58	Drawing No.	A104

S&C ARCHITECTS INC,
60 Randall Drive Suite 10
Ajax, Ontario L1S 6L3.

Block 22, Ballymore Homes

750 Lockhart Rd, Township of Innisfil, Barrie. Ontario.

Oct-27-2023.

Ontario Building Code Data Matrix Part 3						Building Code Reference ¹
3.00	Building Code Version: <u>O. Reg. 332/12</u> Last Amendment <u>O. Reg. 191/14</u>					
3.01	Project Type:	☒ New ☐ Addition ☐ Renovation ☐ Change of use ☐ Addition and renovation				[A] 1.1.2.
		Description: <u>6 Storey Apartment Building</u>				
3.02	Major Occupancy Classification:	<u>Occupancy</u> <u>Use</u> <u>C</u> <u>6 Storey Apartment Building 75 Units.</u> _____ _____				3.1.2.1.(1)
3.03	Superimposed Major Occupancies:	☒ No ☐ Yes Description: _____				3.2.2.7.
3.04	Building Area (m ²)	<u>Description:</u> <u>Existing</u> <u>New</u> <u>Total</u> <u>GROUND FLOOR FOOT PRINT</u> <u>0</u> <u>1301 m2</u> <u>1301 m2</u> _____ <u>0</u> <u>0</u> <u>0</u> _____ <u>0</u> <u>0</u> <u>0</u> _____ <u>0</u> <u>0</u> <u>0</u> _____ <u>0</u> <u>0</u> <u>0</u> _____ <u>0</u> <u>1301 m2</u> <u>0</u> Total				[A] 1.4.1.2.
	Insert additional lines as needed					

3.05	Gross Area (m ²)	<u>Description:</u> <u>GROUND FLOOR</u> <u>2ND FLOOR</u> <u>3RD FLOOR</u> <u>4TH FLOOR</u> <u>5TH FLOOR</u> <u>6TH FLOOR</u> Total	<u>Existing</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>7851 m2</u>	<u>New</u> <u>1301</u> <u>1310</u> <u>1310</u> <u>1310</u> <u>1310</u>	<u>Total</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u>	[A] 1.4.1.2.
3.06	Mezzanine Area (m ²)	<u>Description:</u> <u>NOT APPLICABLE</u> Total	<u>Existing</u> <u>0</u> <u>0</u> <u>0</u>	<u>New</u> <u>0</u> <u>0</u> <u>0</u>	<u>Total</u> <u>0</u> <u>0</u> <u>0</u>	3.2.1.1.
3.07	Building Height	<u>6</u> Storeys above grade <u>2</u> Storeys below grade	<u>19</u> (m) Above grade			[A] 1.4.1.2. & 3.2.1.1.
3.08	High Building	☒ No ☐ Yes				3.2.6.
3.09	Number of Streets/ Firefighter access	<u>2</u> street(s)				3.2.2.10. & 3.2.5.
3.10	Building Classification:	<u>3.2.2.42</u> Group/Div <u>C</u>				3.2.2.20. - 83.
3.11	Sprinkler System	☒ Required ☐ Not Required <u>Proposed:</u> ☒ entire building ☐ selected compartments ☐ selected floor areas ☐ basement ☐ in lieu of roof rating ☐ none				3.2.1.5. & 3.2.2.17.
3.12	Standpipe System	☐ Not required ☒ Required				3.2.9.
3.13	Fire Alarm System	☒ Required ☐ Not required <u>Proposed:</u> ☐ Single stage ☐ Two stage ☐ None				3.2.4.
3.14	Water Service / Supply is Adequate	☐ No ☒ Yes				

3.15	Construction Type:	<u>Restriction:</u> ☒ Combustible permitted ☐ Non-combustible required <u>Actual:</u> ☒ Combustible ☐ Non-combustible ☐ Combination <u>Heavy Timber Construction:</u> ☒ No ☐ Yes	3.2.2.20. - 83. & 3.2.1.4.																								
3.16	Importance Category:	☐ Low ☐ Low human occupancy ☐ Post-disaster shelter ☒ Normal ☐ High ☐ Minor storage building ☐ Explosive or hazardous substances ☐ Post-disaster	4.1.2.1.(3) & T4.1.2.1.B																								
3.17	Seismic Hazard Index:	(I _E Fa Sa (0.2)) = 0 Seismic design required for Table 4.1.8.18. items 6 to 21: ((I _E Fa Sa (0.2)) ≥ 0.35 or Post-disaster) ☐ No ☐ Yes	4.1.2.1.(3) 4.1.8.18.(2)																								
3.18	Occupant Load	<table border="0"> <thead> <tr> <th><u>Floor Level/Area</u></th><th><u>Occupancy Type</u></th><th><u>Based On</u></th><th><u>Occupant Load (Persons)</u></th></tr> </thead> <tbody> <tr> <td><u>GROUND FLOOR</u></td><td><u>C(19 BED)</u></td><td><u>2 PERSON</u></td><td><u>38</u></td></tr> <tr> <td>-</td><td><u>A(128m2)</u></td><td><u>9.2m2 per person</u></td><td><u>13</u></td></tr> <tr> <td><u>2nd to 6th FLOOR</u></td><td><u>C(115 BED)</u></td><td><u>2 PERSON</u></td><td><u>230</u></td></tr> <tr> <td></td><td></td><td><u>TOTAL</u></td><td><u>281</u></td></tr> <tr> <td></td><td></td><td>-</td><td></td></tr> </tbody> </table>	<u>Floor Level/Area</u>	<u>Occupancy Type</u>	<u>Based On</u>	<u>Occupant Load (Persons)</u>	<u>GROUND FLOOR</u>	<u>C(19 BED)</u>	<u>2 PERSON</u>	<u>38</u>	-	<u>A(128m2)</u>	<u>9.2m2 per person</u>	<u>13</u>	<u>2nd to 6th FLOOR</u>	<u>C(115 BED)</u>	<u>2 PERSON</u>	<u>230</u>			<u>TOTAL</u>	<u>281</u>			-		3.1.17.
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		<u>TOTAL</u>	<u>281</u>																								
		-																									
3.19	Barrier-free Design:	X Yes _____ ☐ No	3.8.																								
3.20	Hazardous Substances:	☐ Yes _____ X No	3.3.1.2. & 3.3.1.19.																								
3.21	Required Fire Resistance Ratings	<table border="0"> <thead> <tr> <th><u>Horizontal Assembly</u></th><th><u>Rating</u></th><th><u>Supporting Assembly (H)</u></th><th><u>Noncombustible in lieu of rating?</u></th></tr> </thead> <tbody> <tr> <td>Floors over basement</td><td><u>2hr</u></td><td><u>2hr</u></td><td>☐ No ☐ Yes ☒ N/A</td></tr> <tr> <td>Floors</td><td><u>1hr</u></td><td><u>1hr</u></td><td>☐ No ☐ Yes ☒ N/A</td></tr> <tr> <td>Mezzanine</td><td><u>N/A</u></td><td><u>N/A</u></td><td>☐ No ☐ Yes ☒ N/A</td></tr> <tr> <td>Roof</td><td><u>1hr</u></td><td><u>0</u></td><td>☐ No ☐ Yes ☒ N/A</td></tr> </tbody> </table>	<u>Horizontal Assembly</u>	<u>Rating</u>	<u>Supporting Assembly (H)</u>	<u>Noncombustible in lieu of rating?</u>	Floors over basement	<u>2hr</u>	<u>2hr</u>	☐ No ☐ Yes ☒ N/A	Floors	<u>1hr</u>	<u>1hr</u>	☐ No ☐ Yes ☒ N/A	Mezzanine	<u>N/A</u>	<u>N/A</u>	☐ No ☐ Yes ☒ N/A	Roof	<u>1hr</u>	<u>0</u>	☐ No ☐ Yes ☒ N/A	3.2.2.20. - 83. & 3.2.1.4.				
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