

901 ESSA ROAD

Proposed Mixed-Use Development



DRAWING LIST			
Sheet Number	Sheet Name	Issued#1 (Nov 30, 2022)	Issued#2 (Jan 04, 2024)
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dA2.01	LEVEL P2 FLOOR PLAN & PARKING LEGEND	■	■
dA2.02	LEVEL P1 FLOOR PLAN & PARKING LEGEND	■	■
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dA5.02	SHADOW STUDY - JUNE	■	■
dA5.03	SHADOW STUDY - SEPTEMBER	■	■
dA5.04	SHADOW STUDY - DECEMBER	■	■
dA6.01	PERSPECTIVES	■	■
dA6.02	PERSPECTIVES	■	■

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Revisions:		
No.:	Revision:	Date:

No. :02	Issued For OPA & ZBA Submission	Date:Jan_04,2024
No. :01	Issued For OPA & ZBA Submission	Date:Nov_30,2022

Client:
ACE Development

901 Essa Road, BARRIE, ON
Proposed Mixed Use Development

Drawing Title:
COVER SHEET

Scale:

Drawn by:
D.N
Checked by:
N.D
Project No.:
22125
Date:
Jan 04,2024
Drawing No.:

dA0.00

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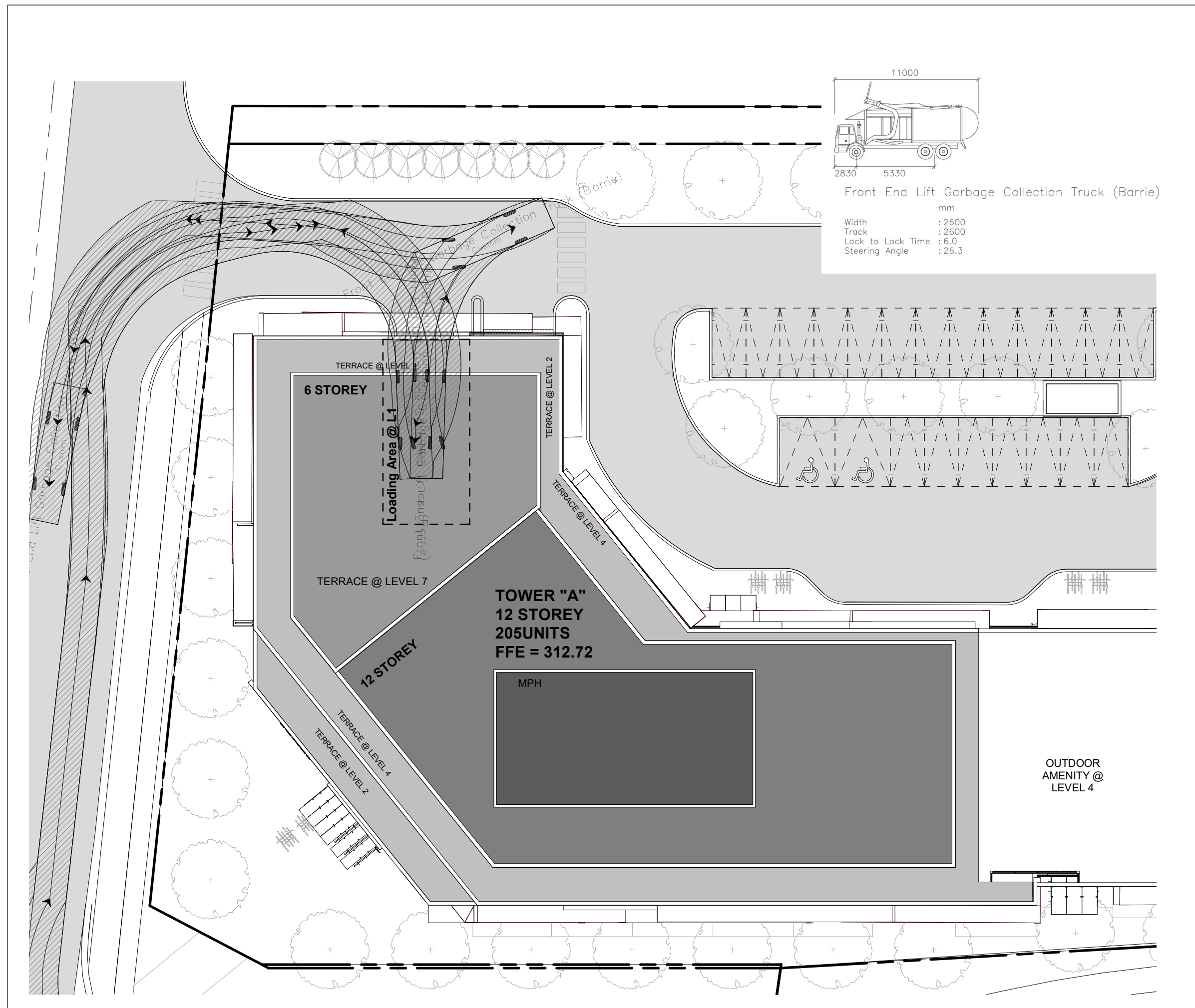
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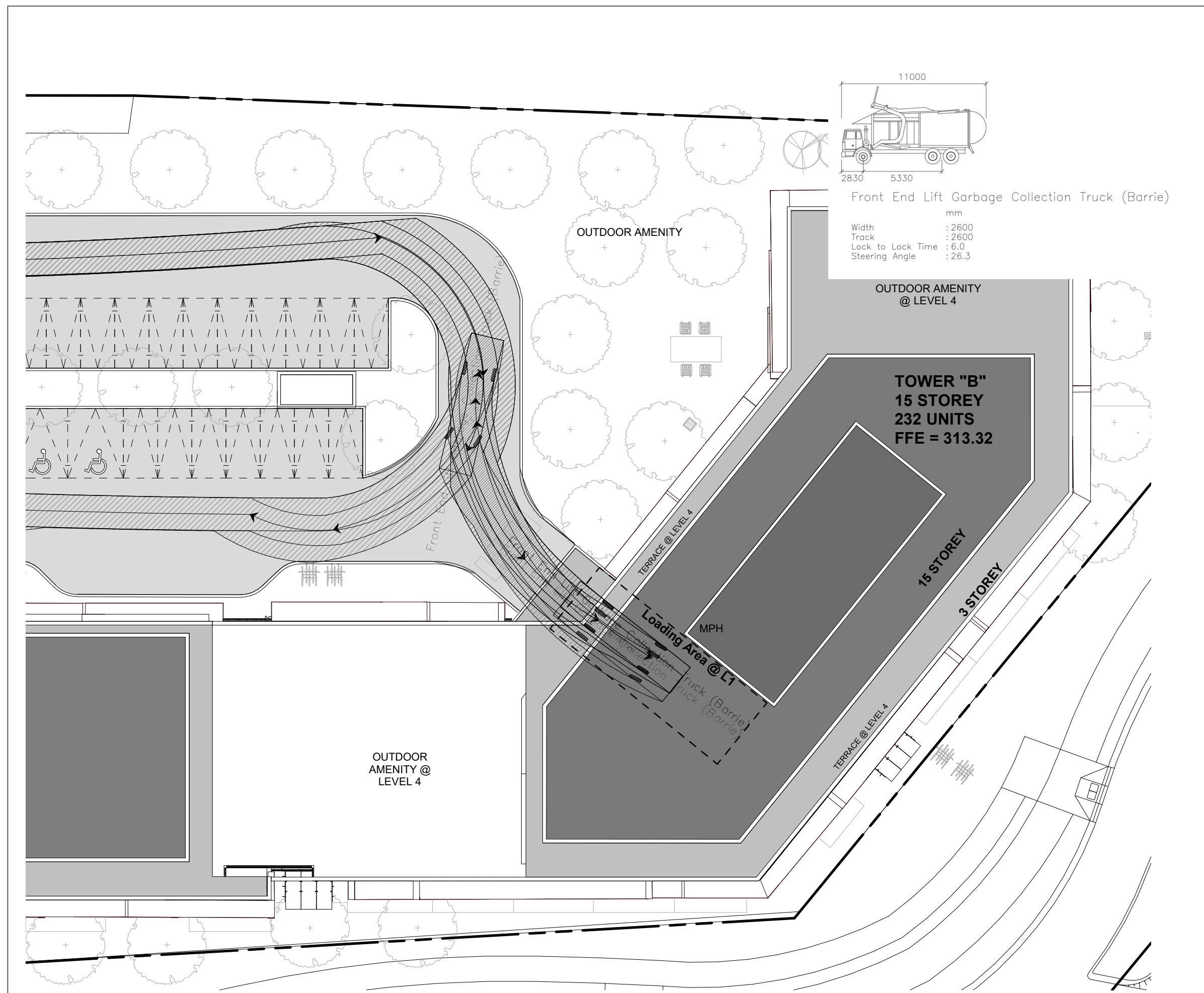
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Auto Turn-Tower A 3
1 : 300 dA1.01



Auto Turn-Tower B 2
1 : 300 dA1.01

901 Essa Rd
MIXED USE DEVELOPMENT
Barrie, ON

Project Statistics
January 9, 2024

Project No. 22-125

1.0 Site Information

1.1	Site Developable Area	hectare	acres	sq. m	sq. ft.
	Site without road widening	0.89	2.19	8,856.77	95,333
	Site with Assuming road widening	1.15	2.83	11,472.77	123,492

	Parking and Driveway Coverage on surface	Site Area 8,856.77 sqm	17.83%
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2.0 [Proposed GFA(Gross Floor Area)]

City of Barrie Zoning By-law 2005-141 (Office Consultation - January 2022)

Definitions:

Gross Floor Area shall mean the total area of all floors in a building, excepting a basement in a residential building, measured from the outside face of the exterior walls, but exclusive of any part of a building which is used for the storage or parking of motor vehicles other than for the automotive purposes defined in Section 3.0 of this By-law, for storage, showrooms, or for mechanical or electrical equipment providing services for the entire building. In addition to the exceptions, in calculating the gross floor area for "dwelling, apartment", the part of the gross corridor areas which are in excess of the minimum corridor areas required under the provisions of the Ontario Building Code and the area occupied by a recreational amenity shall not be included.

2.2	Residential GFA	floors	sq. m	sq. m	sq. ft.
	Level 1	1 x	2,105	2,122	22,841
	Level 2	1 x	2,050	2,088	22,463
	Level 3	1 x	3,416	3,416	36,770
	Level 4	1 x	1,761	1,761	18,955
	Levels 5 to 6	2 x	2,021	4,042	43,508
	Levels 7 to 12	6 x	1,862	9,972	107,338
	Levels 13 to 15	3 x	820	2,460	26,479
	Proposed Residential GFA	15		26,761	286,054

GFA Definition: Gross Leasable Area

shall mean in a commercial building or development, the total floor area designed for one or more commercial tenant occupancy and exclusive use, including basements, mezzanines, and upper floors, if any, measured from the centre line of front partitions and from outside wall faces.

2.2	Retail GLA	floors	sq. m	sq. m	sq. ft.
	Level 1	1 x	357	357	3,843
	Proposed Retail GFA			357	3,843
	Retail Coverage	Area of Level 1 excluding Amenities, Storages, Garbage rooms, shafts, Ramp and loading Areas	1749 sqm		28.41%

2.3	Total Proposed GFA & GLA	sq. m	sq. ft.
	Residential	26,761	286,054
	Retail	357	3,843
	Total Proposed GFA & GLA	27,118	291,896

3.0	[Proposed Floor Space Index(FSI) & Unit per Hectare(UPH)]	hectare	acres	sq. m	sq. ft.	UPH	FSI
	"Floor Space Index" the gross floor area of all buildings on a lot divided by the lot area.	0.89	2.19	8,856.77	95,333	493.4	3.06
	Site without road widening	1.15	2.83	11,472.77	123,492	380.9	2.36

4.0 Amenity Area

4.1	Required Amenity Area	12 sqm / unit	sq. m	sq. ft.
	Outdoor Amenity		5,244	56,446
	Total Required Amenity Area		5,244	56,446

4.2	Proposed Indoor Amenity	sq. m	sq. ft.
	Level 1-Tower A	1 x	1,776
	Level 1-Tower B	1 x	562
	Level 2-Tower A	1 x	1,625
	Level 4-Tower A	1 x	1,722
	Level 4-Tower B	1 x	1,464
	Total Indoor Amenity		1,174

4.3	Proposed Outdoor Amenity	sq. m	sq. ft.
	Level 1	616	6,631
	Level 1-15 (Patio, Balcony, Terrace)	2,969	31,953
	Level 4	626	6,736
	Total Outdoor Amenity	4,211	45,321

4.4	Total Proposed Amenity Area	Provided	sq. m	sq. ft.
	Indoor Amenity	2.5 sqm/unit	1,174	1,464
	Outdoor Amenity	9.5 sqm/unit	4,211	45,321
	Total Proposed Amenity Area	12 sqm/unit	5,385	56,785

5.0 Unit Count

5.1	Building A	floors	units / floor	Total
	Level 1	1 x	7	7
	Level 2	1 x	31	31
	Level 3	1 x	35	35
	Level 4	1 x	16	16
	Level 5 to 6	2 x	19	38
	Levels 7 to 12	6 x	13	78
	Total Unit Count			205

5.2	Building B	floors	units / floor	Total
	Level 1	1 x	8	8
	Level 2	1 x	27	27
	Level 3	1 x	29	29
	Level 4	1 x	11	11
	Level 5 to 7	3 x	15	45
	Levels 8 to 15	8 x	14	112
	Total Unit Count			232

6.0 Residential Unit Type Distribution

6.1 Building A		Studio	1 Bedroom		2 Bedroom			3 Bedroom			Total
		<45 sqm	1 Bed (Internal)	1 Bed	1 Bed + D	2 Bed (Internal)	2 Bed	2 Bed + Den	3 Bed	3 Bed + Den	
Level	1	0	0	0	1	6	0	0	0	0	7
Level	2	21	2	2	4	0	1	1	0	0	31
Level	3	19	2	2	5	3	2	0	1	0	35
Level	4	0	0	3	10	0	3	0	0	0	16
Level	5	0	0	3	13	0	3	0	0	0	19
Level	6	0	0	3	13	0	3	0	0	0	19
Level	7	0	0	3	7	0	2	1	0	0	13
Level	8	0	0	3	7	0	2	1	0	0	13
Level	9	0	0	3	7	0	2	1	0	0	13
Level	10	0	0	3	7	0	2	1	0	0	13
Level	11	0	0	3	7	0	2	1	0	0	13
Level	12	0	0	3	7	0	2	1	0	0	13
Sub-Total		40	4	31	88	9	24	8	1	0	205
		19.51%	1.95%	15.12%	42.93%	4.39%	11.71%	0.49%	0.00%		
		40					41		1		
		19.51%		60.00%			20.00%		FALSE		

6.2	Building B	Studio	1 Bedroom		2 Bedroom			3 Bedroom			
		<45 sqm	1 Bed(internal)	1 Bed	1Bed+D	2Bed (internal)	2Bed	2Bed+Den	3Bed	3Bed+Den	Total
Level	1	0	0	0	3	3	1	1	0	0	8
Level	2	10	0	1	13	0	2	1	0	0	27
Level	3	9	0	1	12	2	3	2	0	0	29
Level	4	0	0	4	5	0	2	0	4	3	11
Level	5	1	0	8	6	0	0	0	0	0	15
Level	6	1	0	8	6	0	0	0	0	0	15
Level	7	1	0	8	6	0	0	0	0	0	15
Level	8	0	0	6	7	0	0	0	1	0	14
Level	9	0	0	6	7	0	0	0	1	0	14
Level	10	0	0	6	7	0	0	0	1	0	14
Level	11	0	0	6	7	0	0	0	1	0	14
Level	12	0	0	6	7	0	0	0	1	0	14
Level	13	0	0	6	7	0	0	0	1	0	14
Level	14	0	0	6	7	0	0	0	1	0	14
Level	15	0	0	6	7	0	0	0	1	0	14
Sub-Total		22	0	78	107	5	8	4	8	0	
		9.48%	0.00%	33.62%	46.12%	2.16%	3.45%	1.72%	3.45%	0.00%	
		22		185		17			8		232
		9.5%		79.74%		7.33%			3.45%		

6.3	Building A& B	Studio	1 Bedroom			2 Bedroom			3 Bedroom	Total
		1 Bed(internal)	1Bed	1Bed+D	2Bed (internal)	2Bed	2Bed+Den	3Bed		
		4	109	195	14	32	12	9		
		26%		45%	10.6%		2.7%			
		62	308		58			9		
		14.19%	70%		13.27%		2.06%		437	

7.0 Parking

7.1	Proposed Parking Ratio	Ratio	Number of Units or Area
	Residential	0.80 / unit	437
	Visitor and Retail Combined	0.10 / unit	44
			393

7.2	Provided Parking	Residents	Retail / Visitor	Barrier Free Retail	Barrier Free Residents
	P2	201	25	201	7
	P1	172	21	197	7
	Surface (Retail/Visitor)	1	22	1	1
	Total	374	46	420	15

7.3	Bicycle Parking Provided	Short Term	Long Term
	Surface	30.00	0
	Level 1		66
	P1		166
	Total Bicycle Parking Provided	30.00	222

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ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
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Revisions:
No.: Revision: Date:

No.:02 Issued For:OPA,ZBA SUBMISSION Date:Jan 04,2024
No.:01 Issued For:OPA,ZBA SUBMISSION Date:Nov.30,2022

Client:
ACE Development

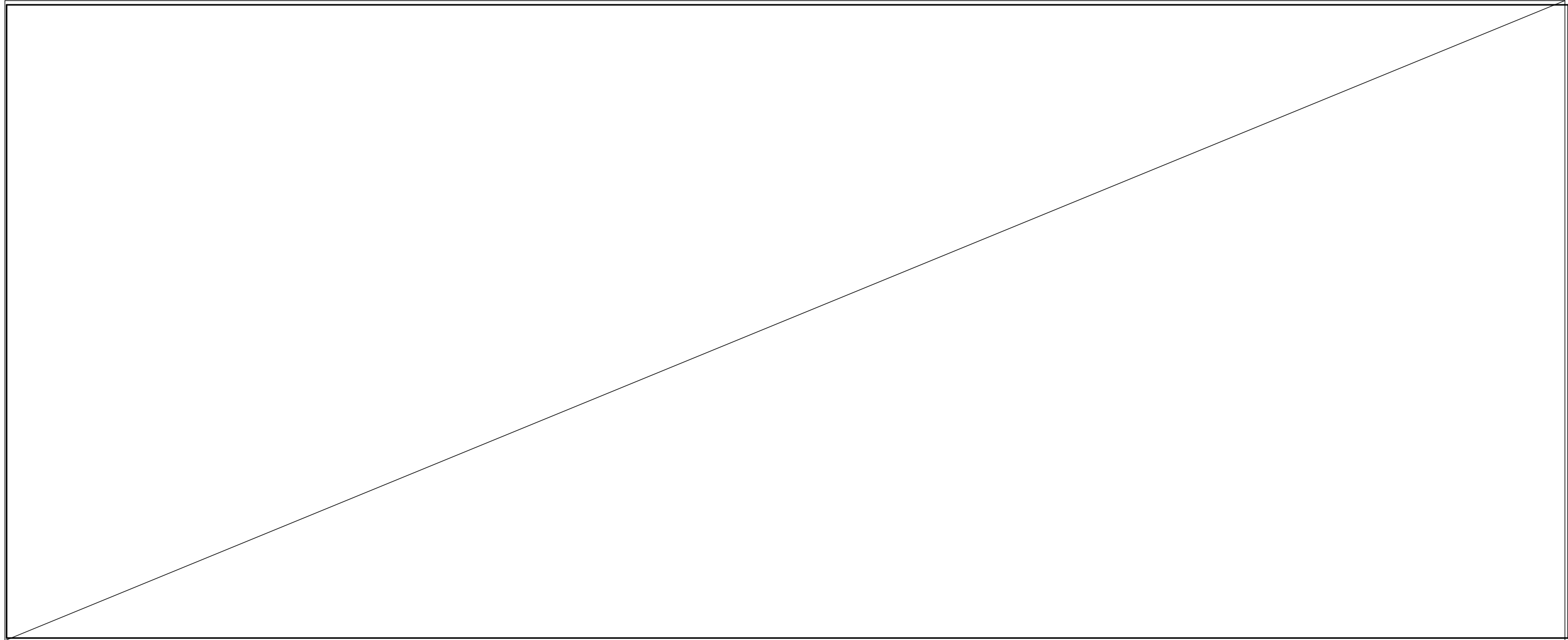
901 Essa Road, BARRIE, ON
Proposed Residential Development

Drawing Title:
SITE
STATISTICS/AUTOTURN

Scale:
1 : 300
Drawn by:
D.N
Checked by:
N.D
Project No.:
22125
Date:
Jan 04,2024
Drawing No.:

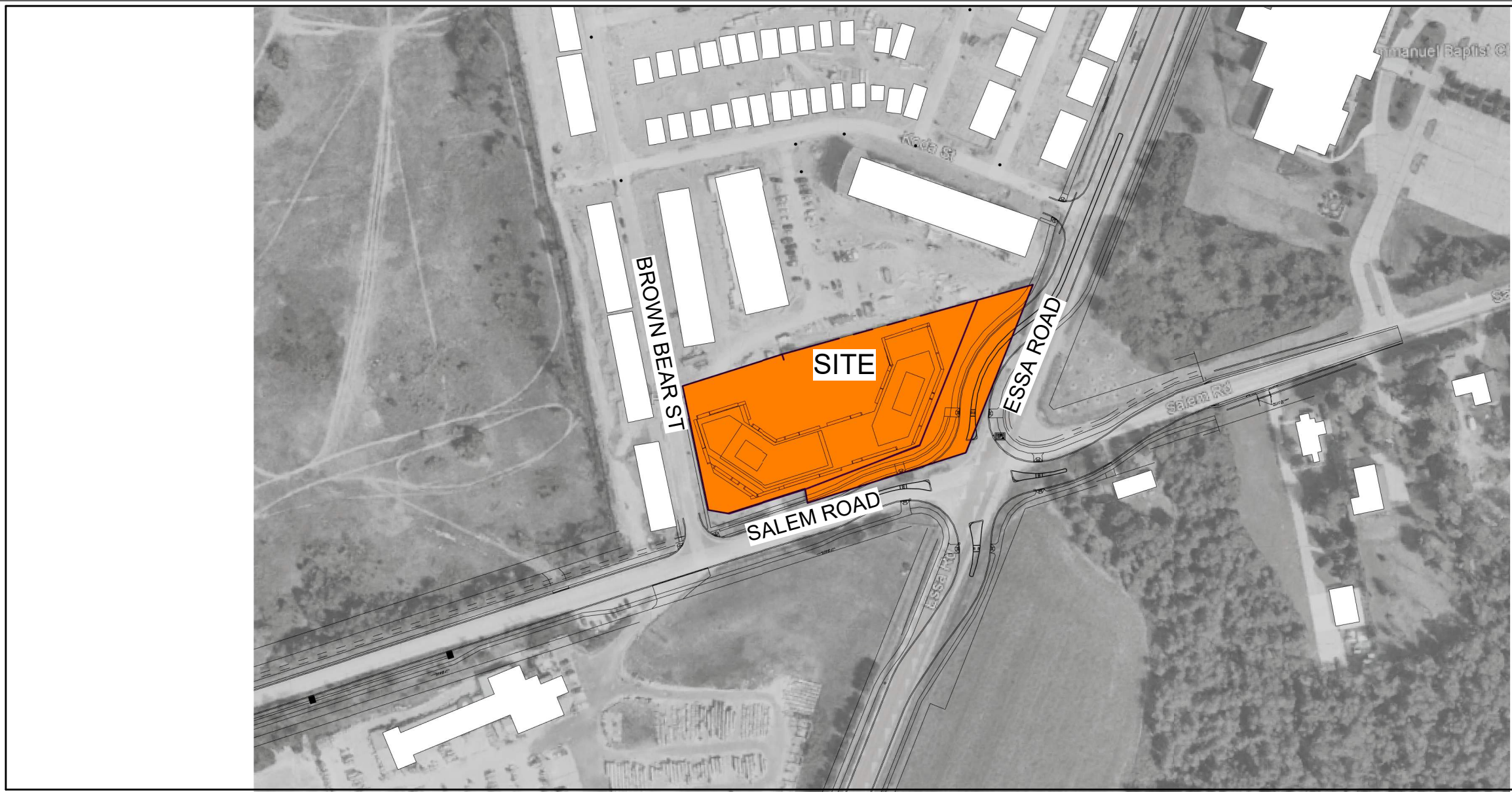
dA1.01

Project Statistics 1
NTS dA1.01



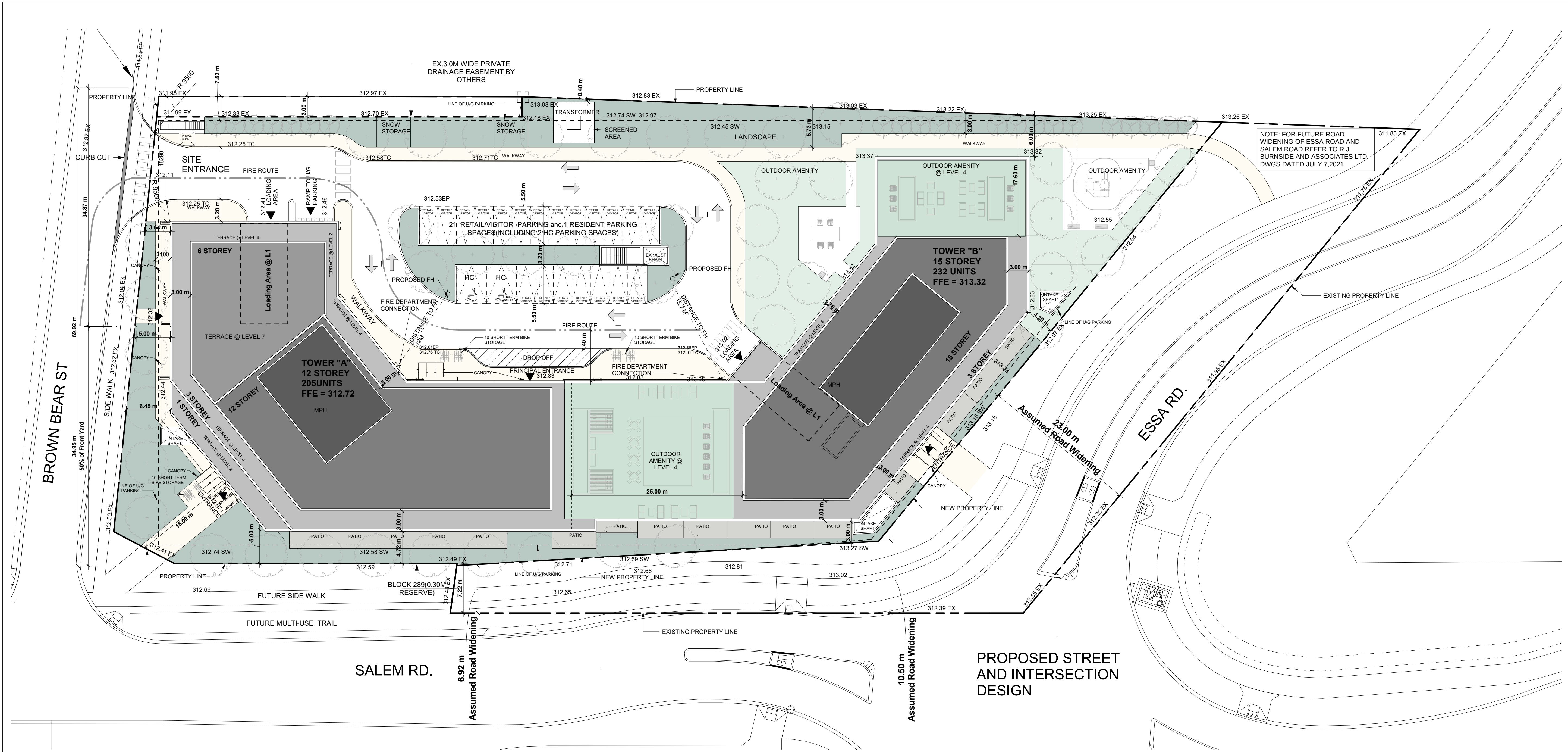
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2
dA1.02



Context Plan

3
dA1.02



Site Plan

1
dA1.02

1 : 300

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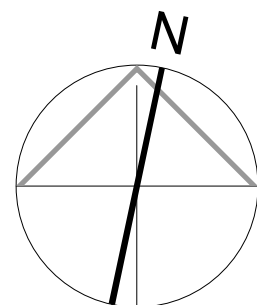
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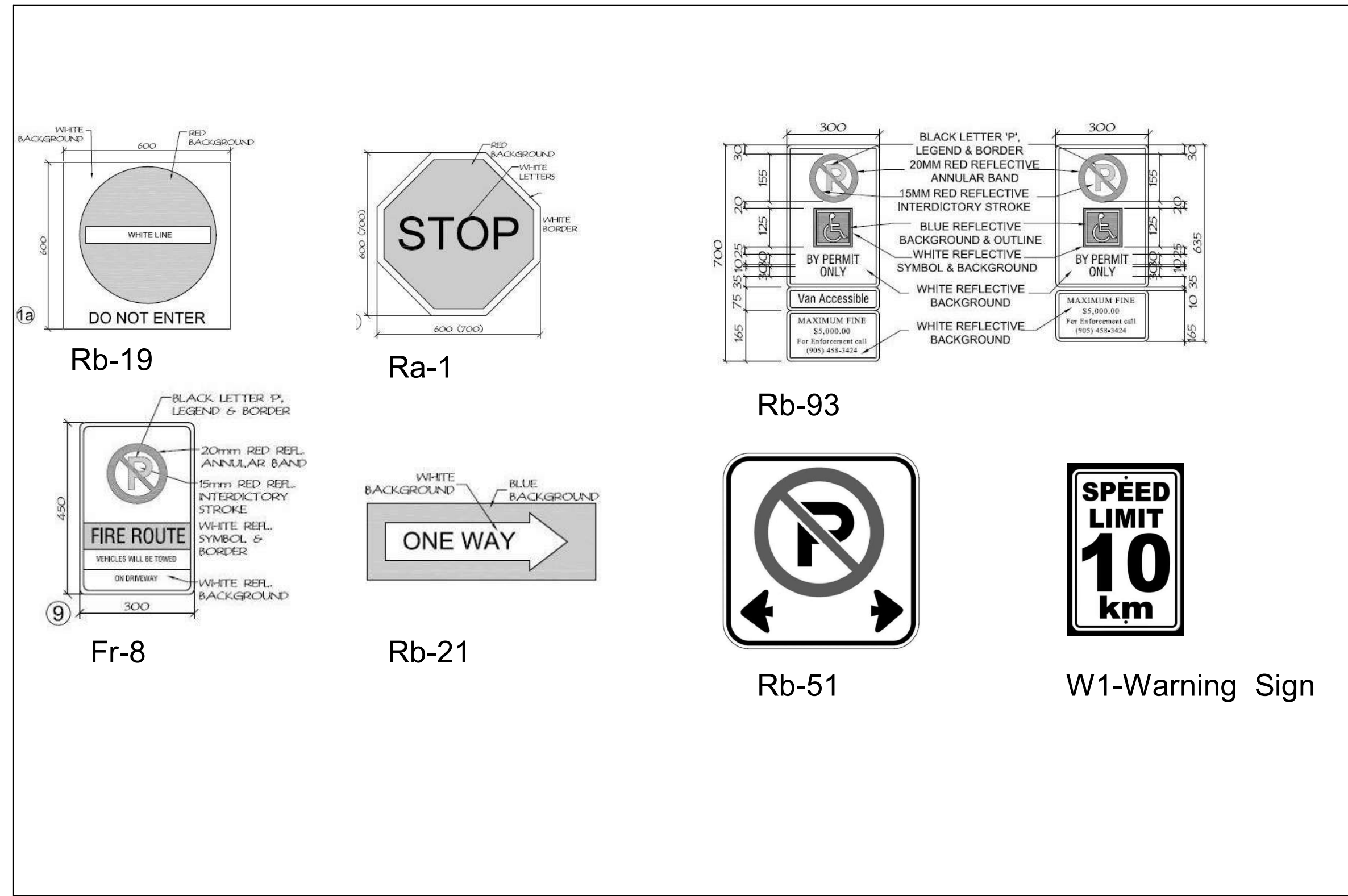
901 Essa Road, BARRIE, ON
Proposed Residential Development

Drawing Title:
SITE PLAN

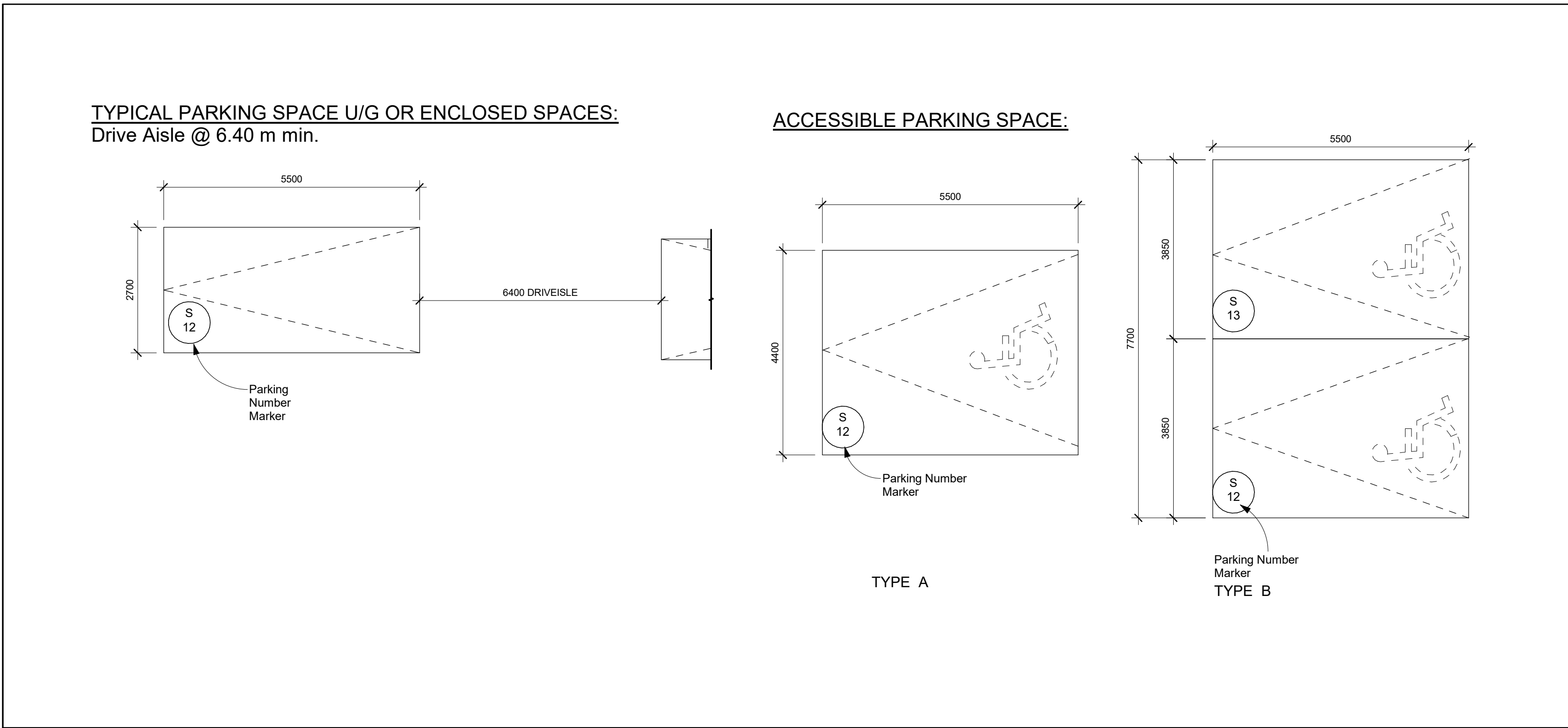


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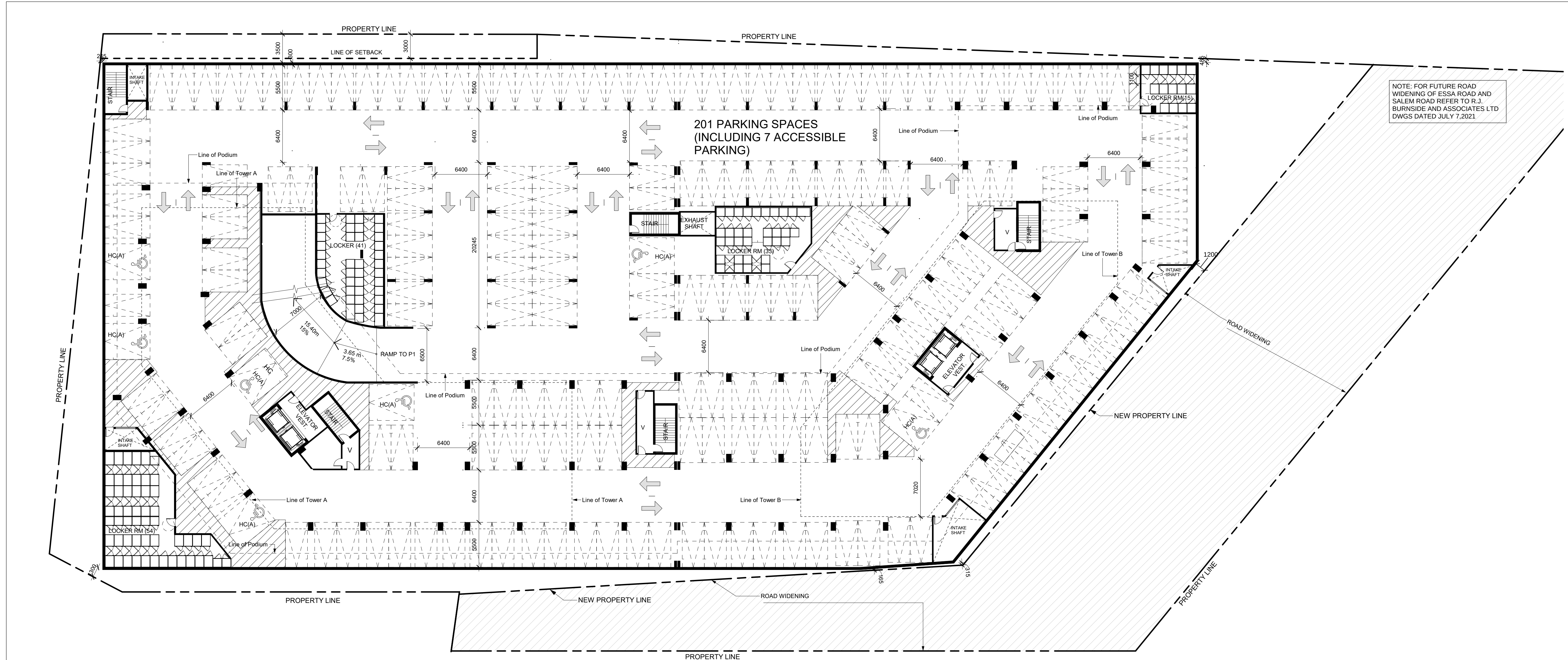
dA1.02



Traffic Legend 2
NTS dA2.01



Parking Info 3
NTS dA2.01



Under Ground Parking Floor Plan - Level P2 1
1 : 250 dA2.01

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901 Essa Road, BARRIE, ON
Proposed Residential Development

Drawing Title:
LEVEL P2 FLOOR PLAN & PARKING LEGEND

Scale:
As indicated

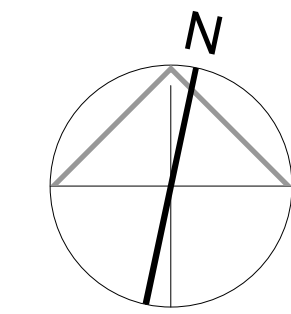
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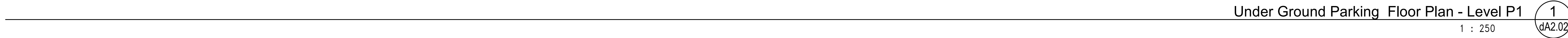
Drawing No.:
1



dA2.01

	Drawing Title: LEVEL P1 FLOOR PLAN & PARKING LEGEND
Scale: As indicated Drawn by: D.N Checked by: N.D Project No.: 22125 Date: Jan 04, 2024 Drawing No.:	

dA2.02



Under Ground Parking Floor Plan - Level P1

GENERAL NOTES:

1. Maximum Height Development Standards are measured are measured to the tallest point of the proposed buildings.
2. In Fire route,Load support will be sufficient to support the expected loads imposed by fire fighting equipment, meet the requirements of the Canadian Highway Bridge Design Code, CAN/CSA-S6, and will be surfaced in order to be accessible under all climatic conditions.
3. Trained onsite staff will be available to manoeuvre bins for the collection driver and a flagman when truck is reversing.
4. For landscape details please refer to MHBC Landscape Architects Inc. drawings.
5. For Grading and Site Servicing details please refer to IBI Group drawings .
6. For Traffic Signage plan other Traffic information please refer to NexTrans Consulting drawings.

WASTE DIVERSION SYSTEM
SINGLE CHUTE WITH TRI-SORTER

ACCESS DRIVEWAY FOR DRIVEWAY FOR COLLECTION VEHICLES WILL HAVE:

WASTE COLLECTION VEHICLES REQUIRE 5M OF VERTICAL CLEARANCE THROUGHOUT THE VEHICLE ACCESS ROUTE, 7M OF VERTICAL AND 6M WIDE CLEARANCE IN AND AROUND THE WASTE COLLECTION/LOADING AREAS.

INTERNAL PRIVATE ROADWAYS MUST BE DESIGNED TO PERMIT CONTINUOUS COLLECTION WITHOUT REVERSING TO ACCESS WASTE COLLECTION/LOADING AREAS. WHERE THE REQUIREMENT FOR CONTINUOUS COLLECTION CANNOT BE MET, THE PRIVATE ROADWAY MUST BE DESIGNED FOR THE WASTE COLLECTION VEHICLE TO TURN AROUND WITH A MINIMUM TURNING RADIUS OF 13 METERS.

TRAINED ON SITE STAFF DURING COLLECTION

A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY..

CONSTRUCTION OF LOADING AND STAGE AREA

CONSTRUCTION OF LOADING AND STAGE AREA TO BE MIN. 200 mm THICK REINFORCED CONCRETE PAD CAPABLE OF WITHSTANDING 35,000kg
NO MORE THAN 2% SLOPE 6.1 m CLEAR VERTICAL HEIGHT
THERE IS 2 TYPE G LOADING AREA IN SITE(UNDER BUILDING A& B)

WASTE COLLECTION VEHICLE DIMENSIONS

Side Loading Recycling Collection Truck (collects 95-gallon carts):cc

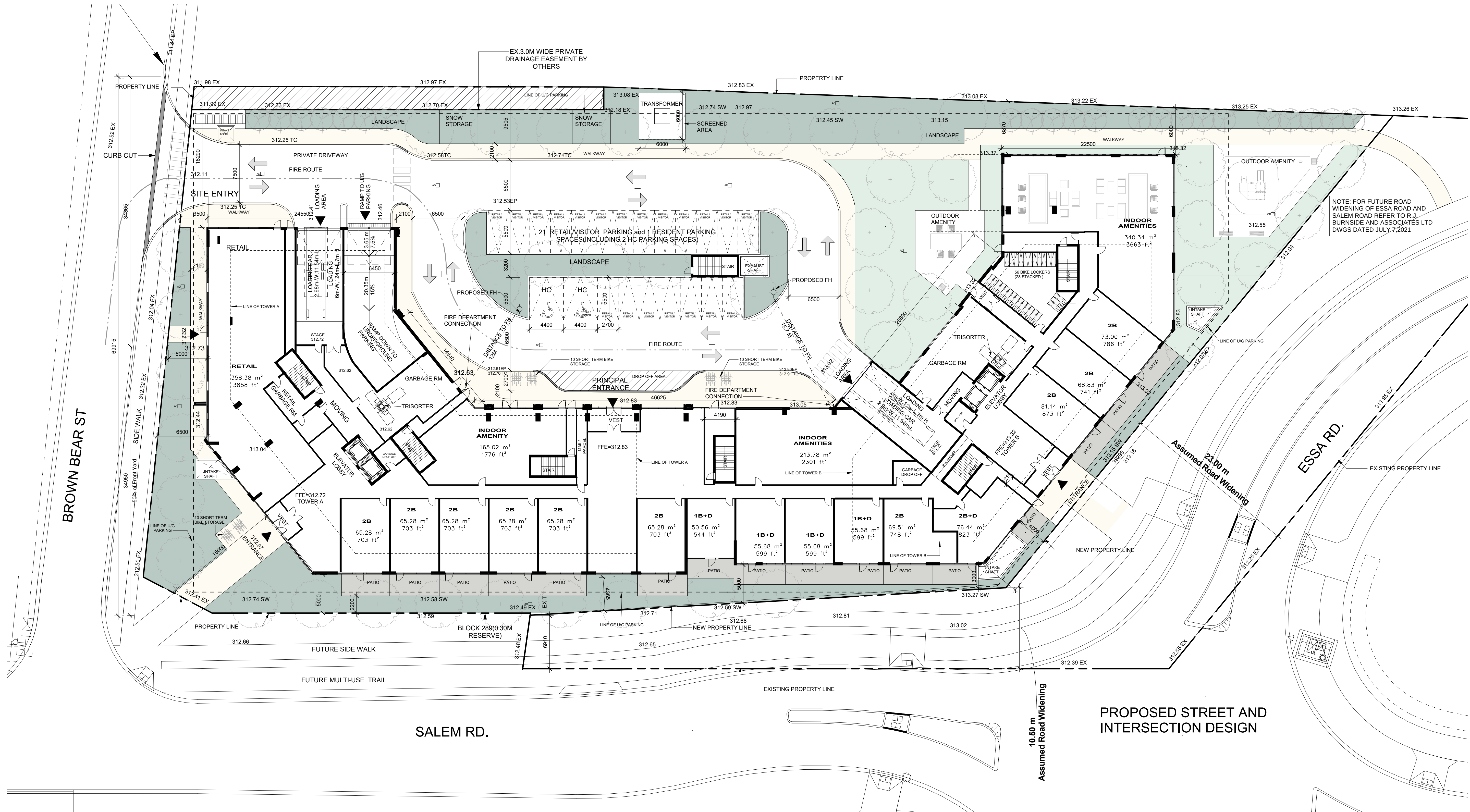
- Length – 11.5m
- Width – 2.6m (does not include side loading mechanism)
- Height – 4m (additional vertical clearance required to service 95-gallon carts)
- Wheelbase – 6.12m

Front End Lift Garbage Collection Truck (collected 2-8yd bins):

- Length – 11m (does not include forks)
- Width – 2.6m
- Height – 4.1m (additional vertical clearance required to service front end bin)
- Wheelbase – 5.33m

Rear Loading Organics Collection Truck (collects 35-gallon carts):

- Dimensions for this vehicle are like the front-end lift truck without the overhead clearance requirement.



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Client:
ACE Development

901 Essa Road, BARRIE, ON
Proposed Residential Development

Drawing Title:

LEVEL 1 FLOOR PLAN

Scale:
As indicated

Drawn by:

D.N

Checked by:

N.D

Project No.:

22125

Date:

Jan 04, 2024

Drawing No.:

dA2.03

Floor Plan Level 1

1 : 250

1
dA2.03

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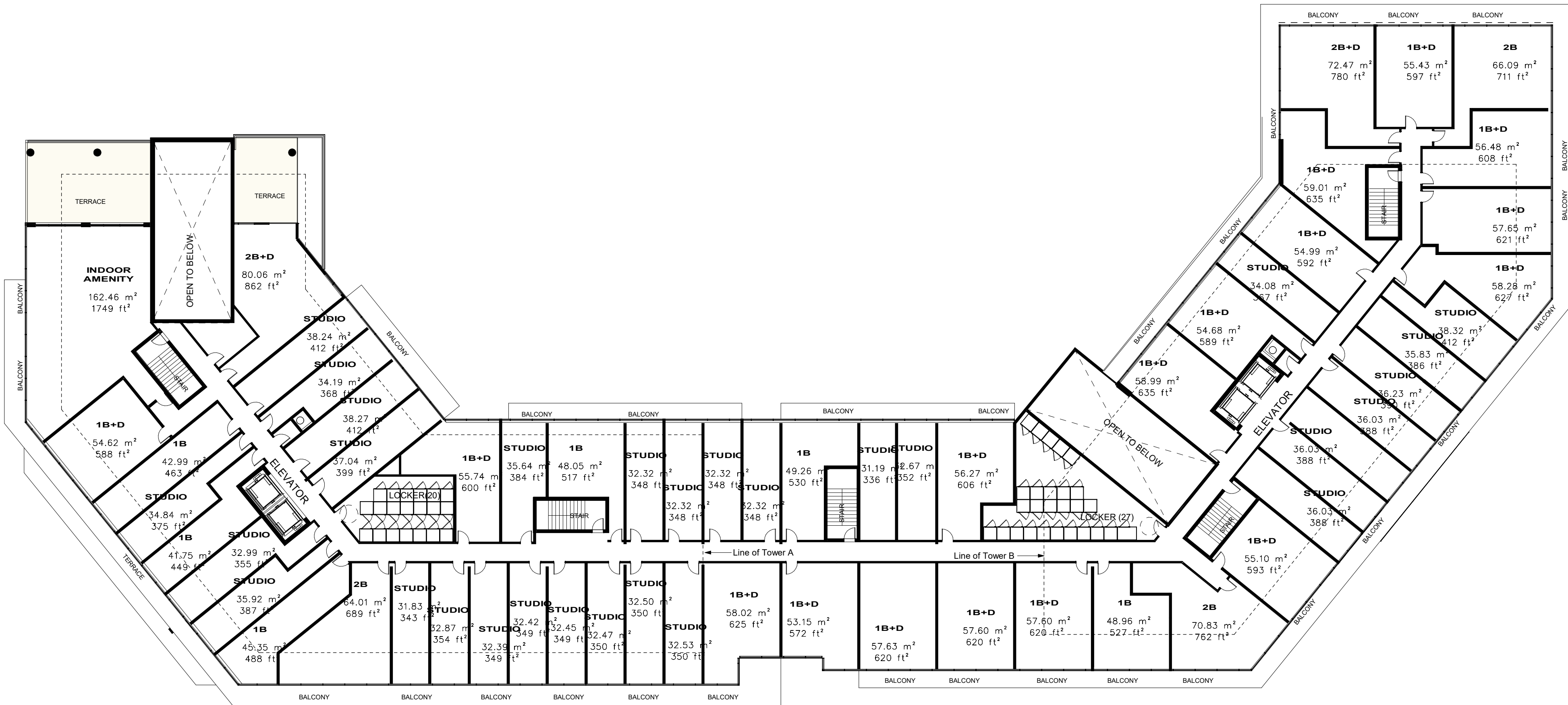
Revisions:

No.:	Revision:	Date:

Floor Plan - Level 3

2
dA2.04

1 : 250



Floor Plan Level 2

1
dA2.04

1 : 250

No. :02	Issued For OPA,ZBA SUBMISSION	Date: Jan 04, 2024
No. :01	Issued For OPA,ZBA SUBMISSION	Date: Nov.30, 2022

Client:
ACE Development

901 Essa Road, BARRIE, ON
Proposed Residential Development

Drawing Title:
LEVELS 2 & 3 FLOOR PLANS

Scale:

1 : 250

Drawn by:

D.N

Checked by:

N.D

Project No.:

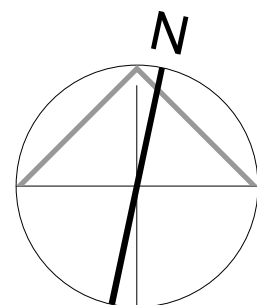
22125

Date:

Jan 04, 2024

Drawing No.:

dA2.04



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ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:

No.:	Revision:	Date:

Floor Plan - Level 5-6

2
dA2.05

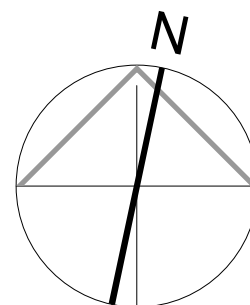
1 : 250



Floor Plan - Level 4

1
dA2.05

1 : 250



Client:
ACE Development

901 Essa Road, BARRIE, ON
Proposed Residential Development

Drawing Title:
LEVELS 4 & 5-6 FLOOR PLANS

Scale:

1 : 250

Drawn by:

D.N

Checked by:

N.D

Project No.:

22125

Date:

Jan 04, 2024

Drawing No.:

dA2.05

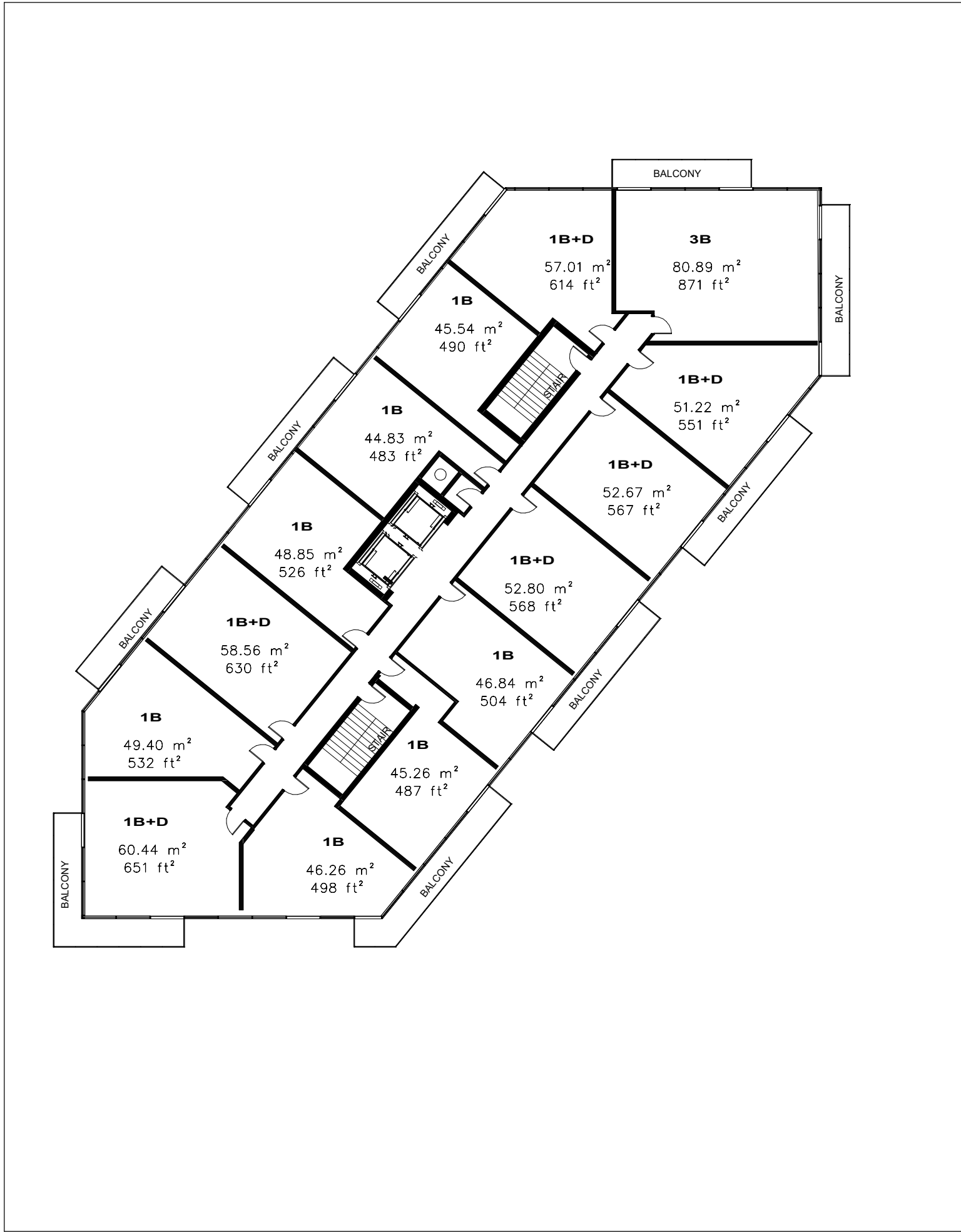


LEVEL 8-12

2

1 : 250

dA2.06

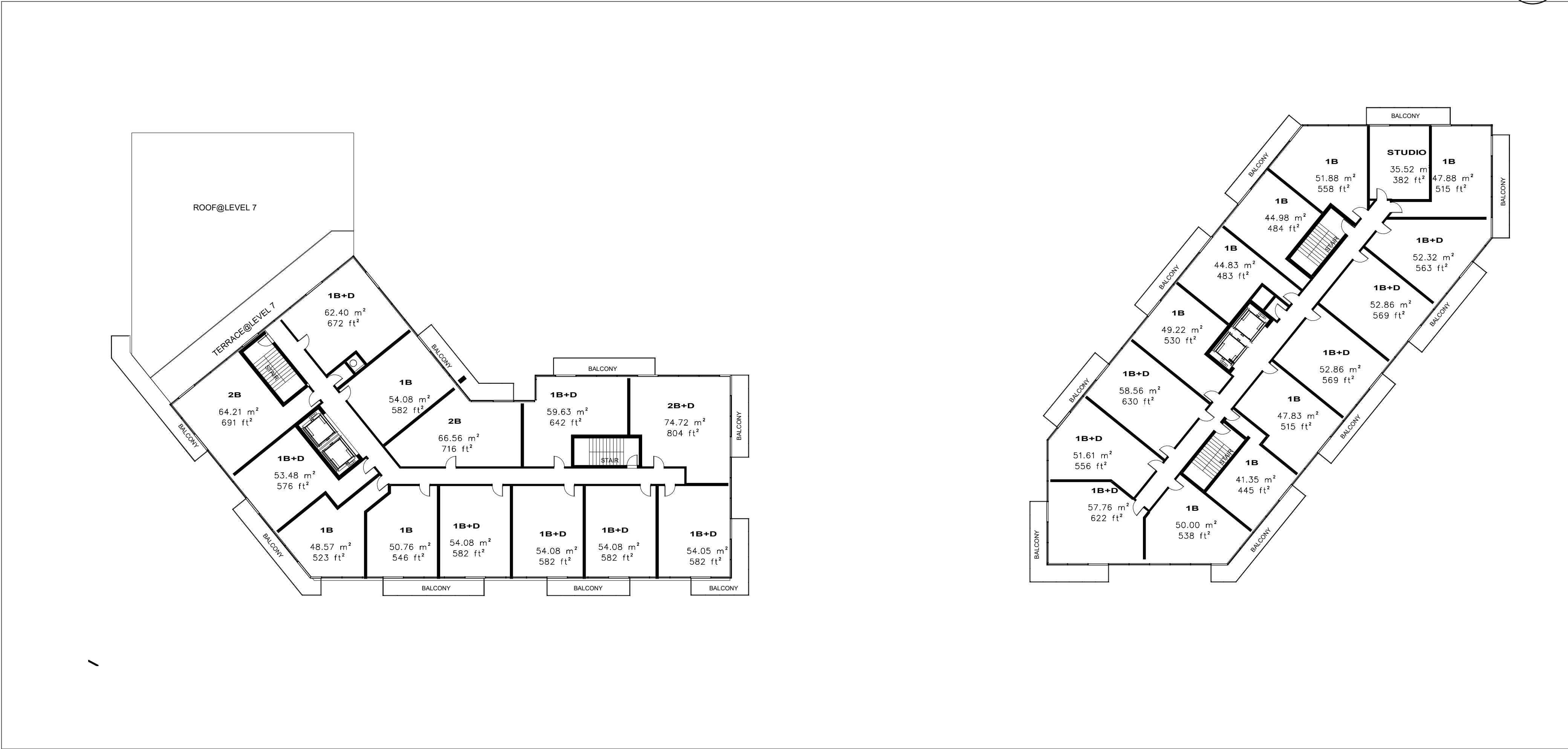


Level 13-15

3

1 : 250

dA2.06



LEVEL 7

1

1 : 250

dA2.06

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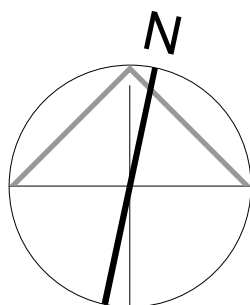
Revisions:		
No.:	Revision:	Date:

No.:02	Issued For:OPA,ZBA SUBMISSION	Date:Jan 04,2024
No.:01	Issued For:OPA,ZBA SUBMISSION	Date:Nov.30,2022

Client:
ACE Development

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Proposed Residential Development

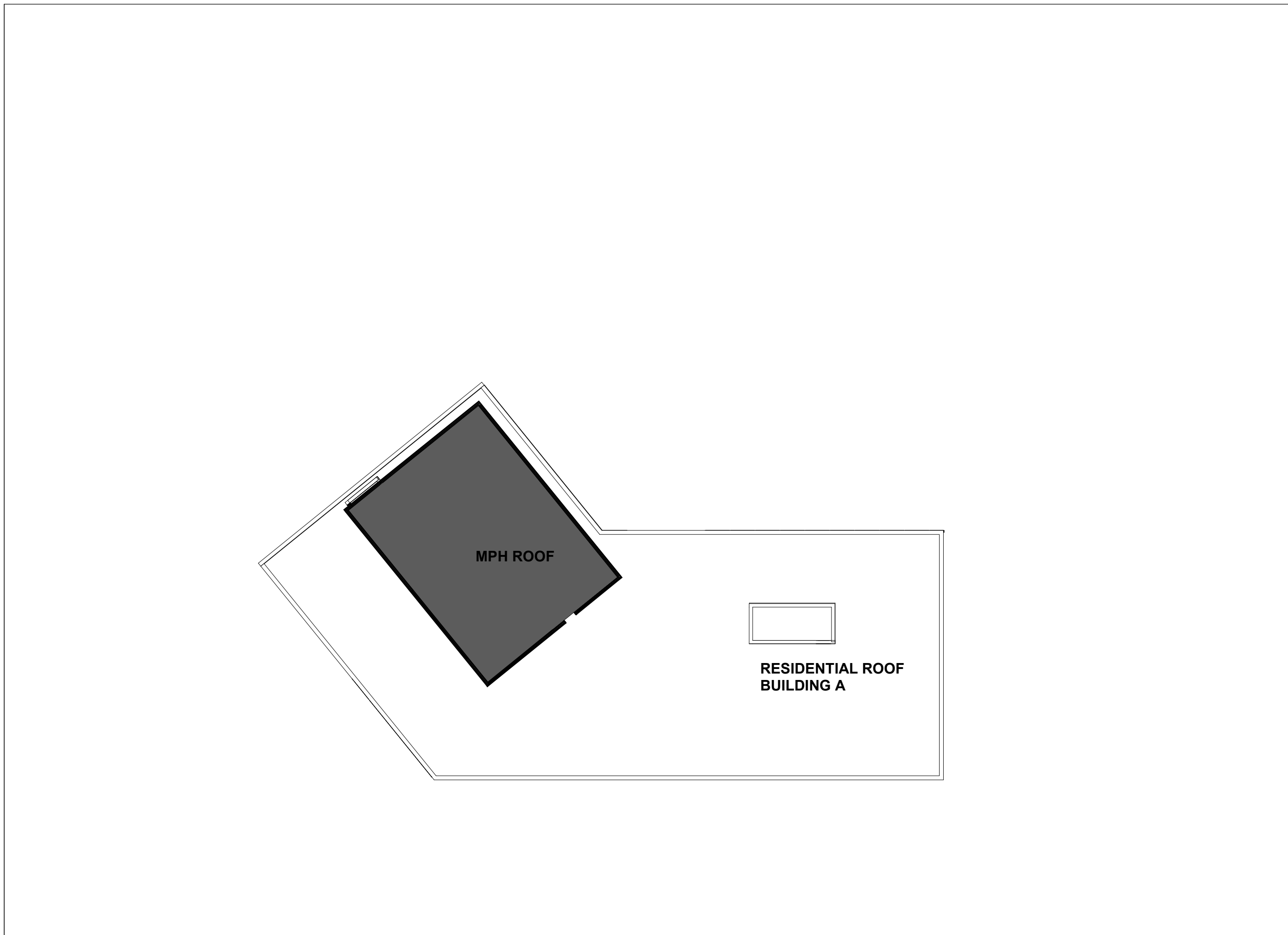
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**Floor Plans -Level
7-9,10-12,13-15**



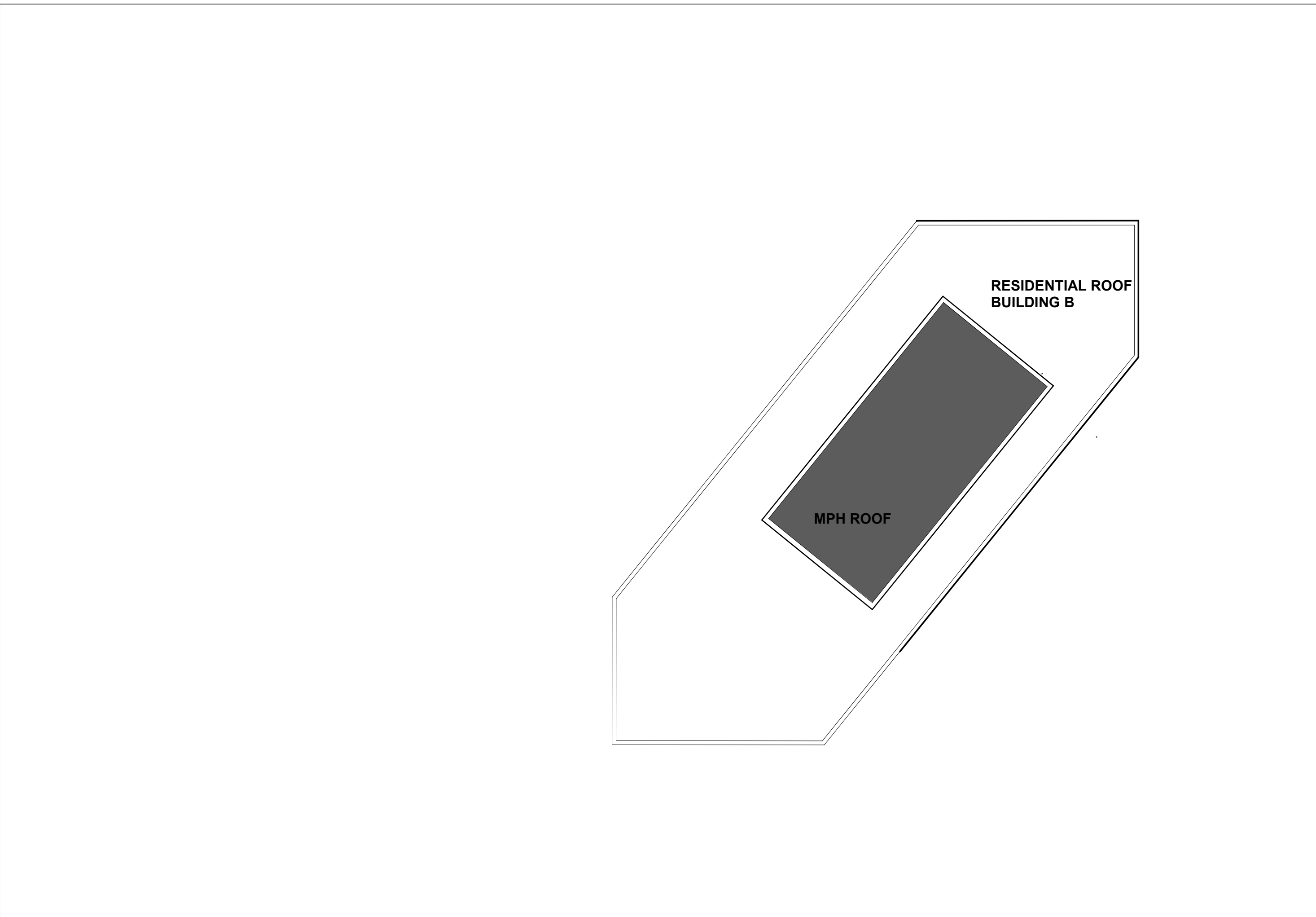
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Drawn by:
Author
Checked by:
Checker
Project No.:
22125
Date:
Jan 04,2024
Drawing No.:

dA2.06

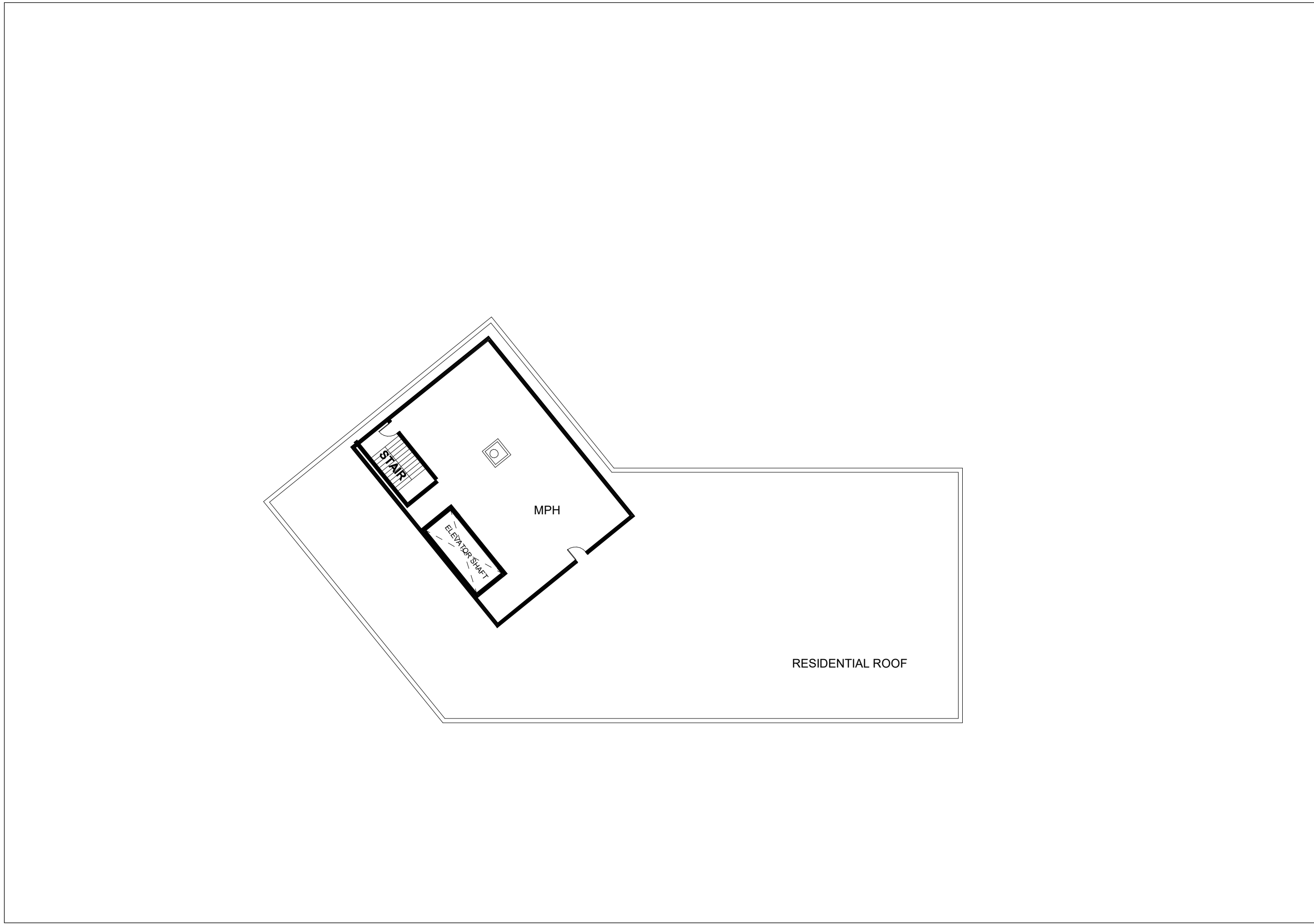
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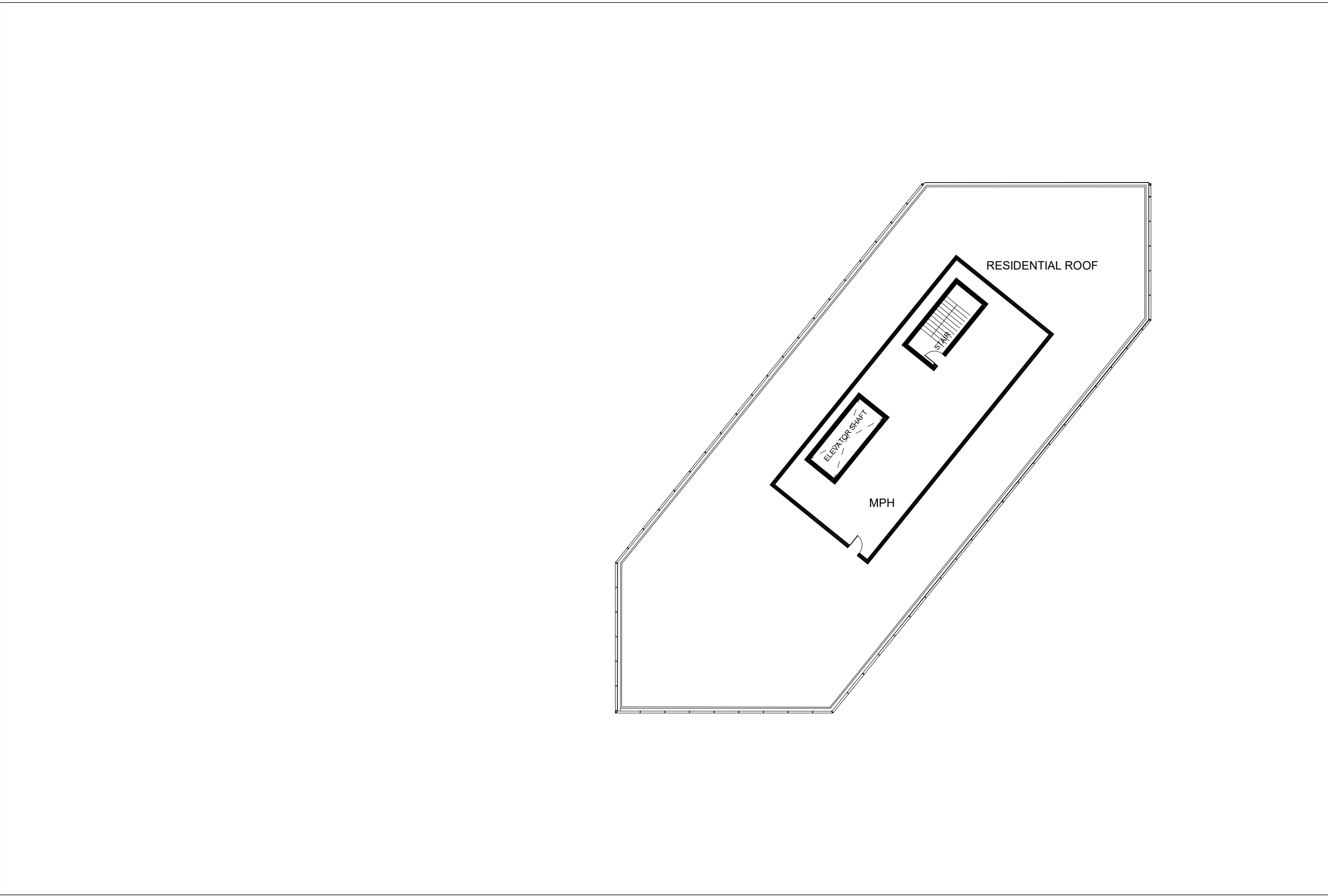
MPH Roof-Building A 4
1 : 250 dA2.07



MPH Roof-Building B 3
1 : 250 dA2.07



MPH Floor Plan-Building A 2
1 : 250 dA2.07



MPH Floor Plan-Building B 1
1 : 250 dA2.07

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No. :01	Issued For:OPA,ZBA SUBMISSION	Date: Nov.30,2022

Client:
ACE Development

901 Essa Road, BARRIE, ON
Proposed Residential Development

Drawing Title:
MPH FLOOR & ROOF PLANS

Scale:

1 : 250

Drawn by:

D.N

Checked by:

N.D

Project No.:

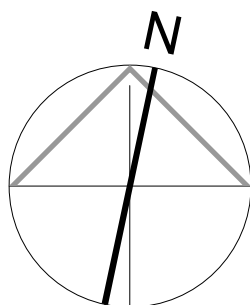
22125

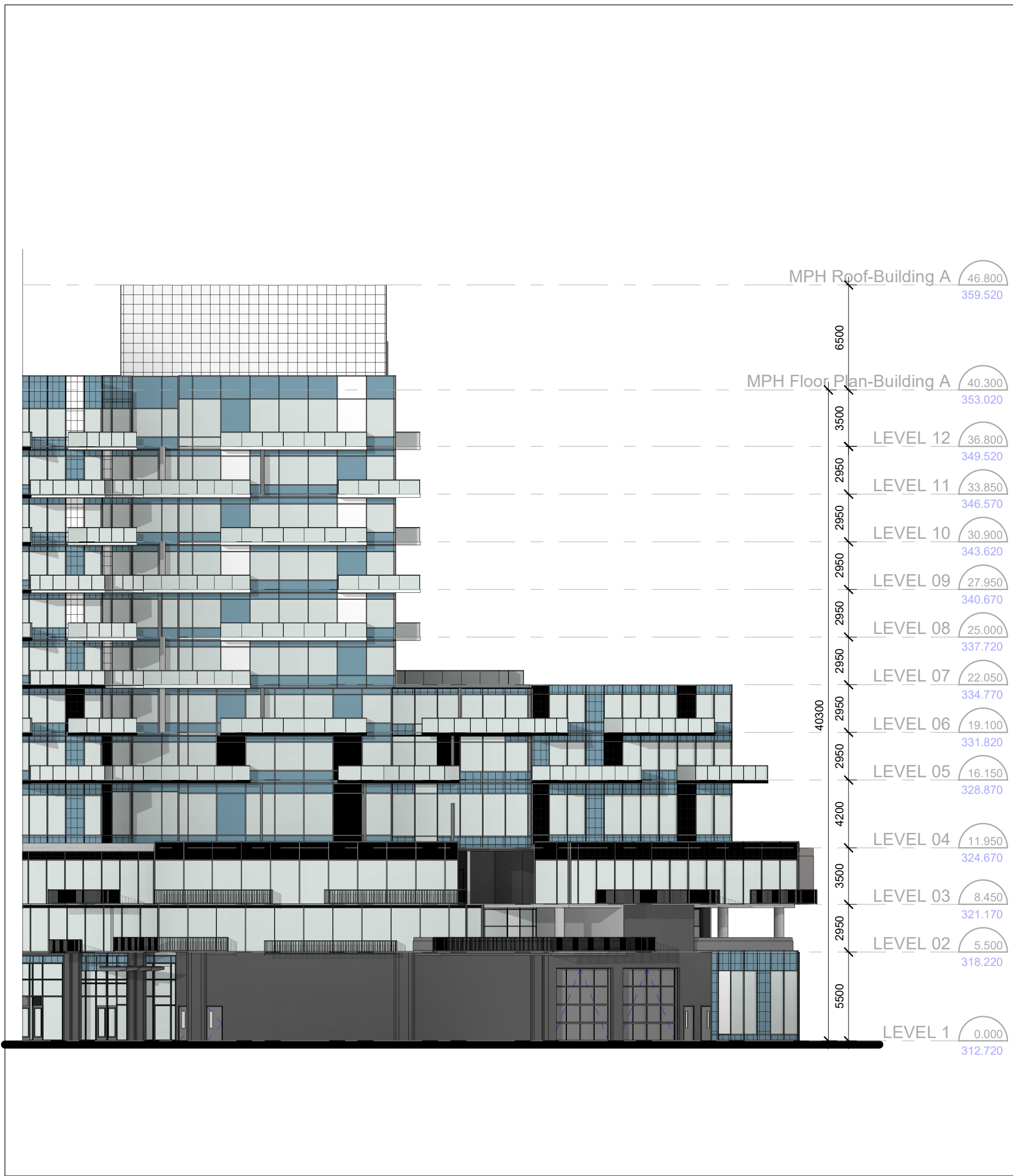
Date:

Jan 04,2024

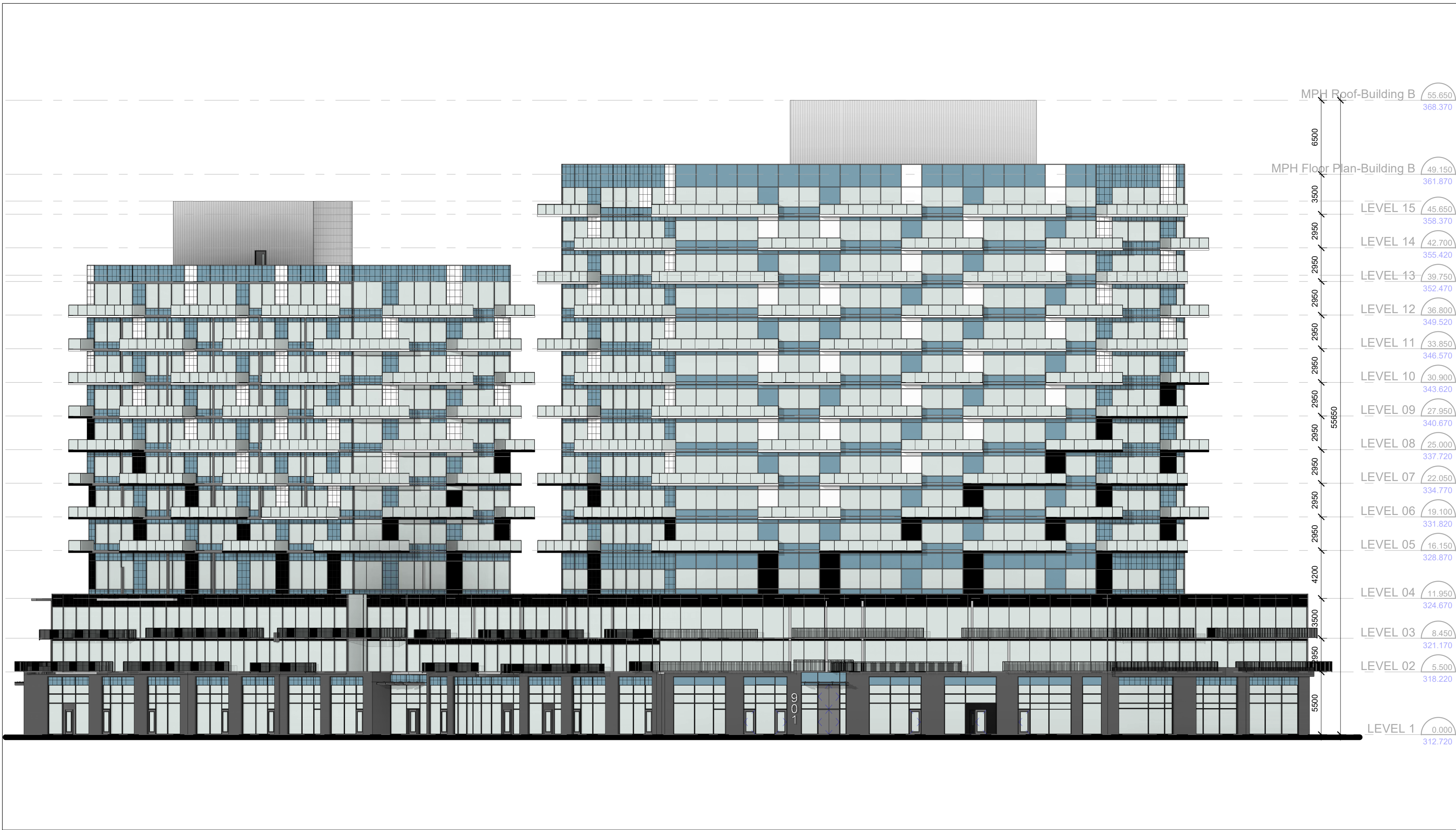
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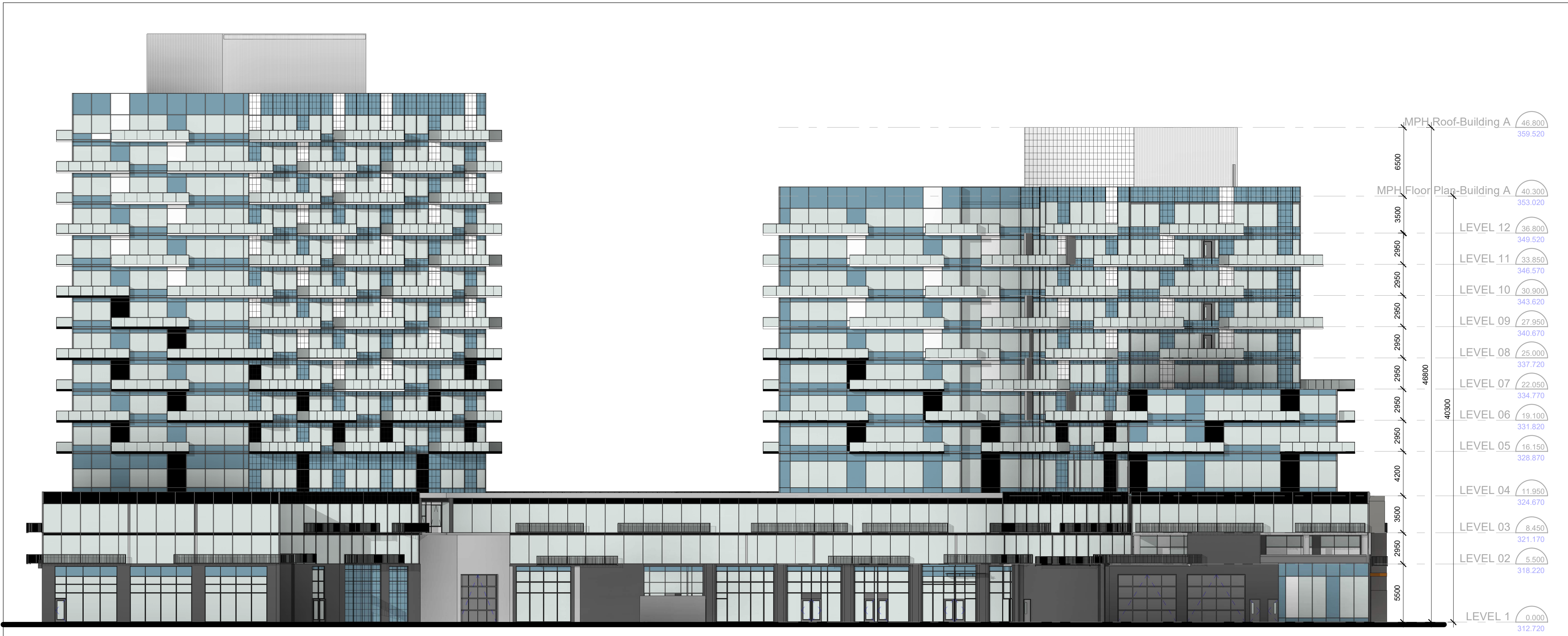




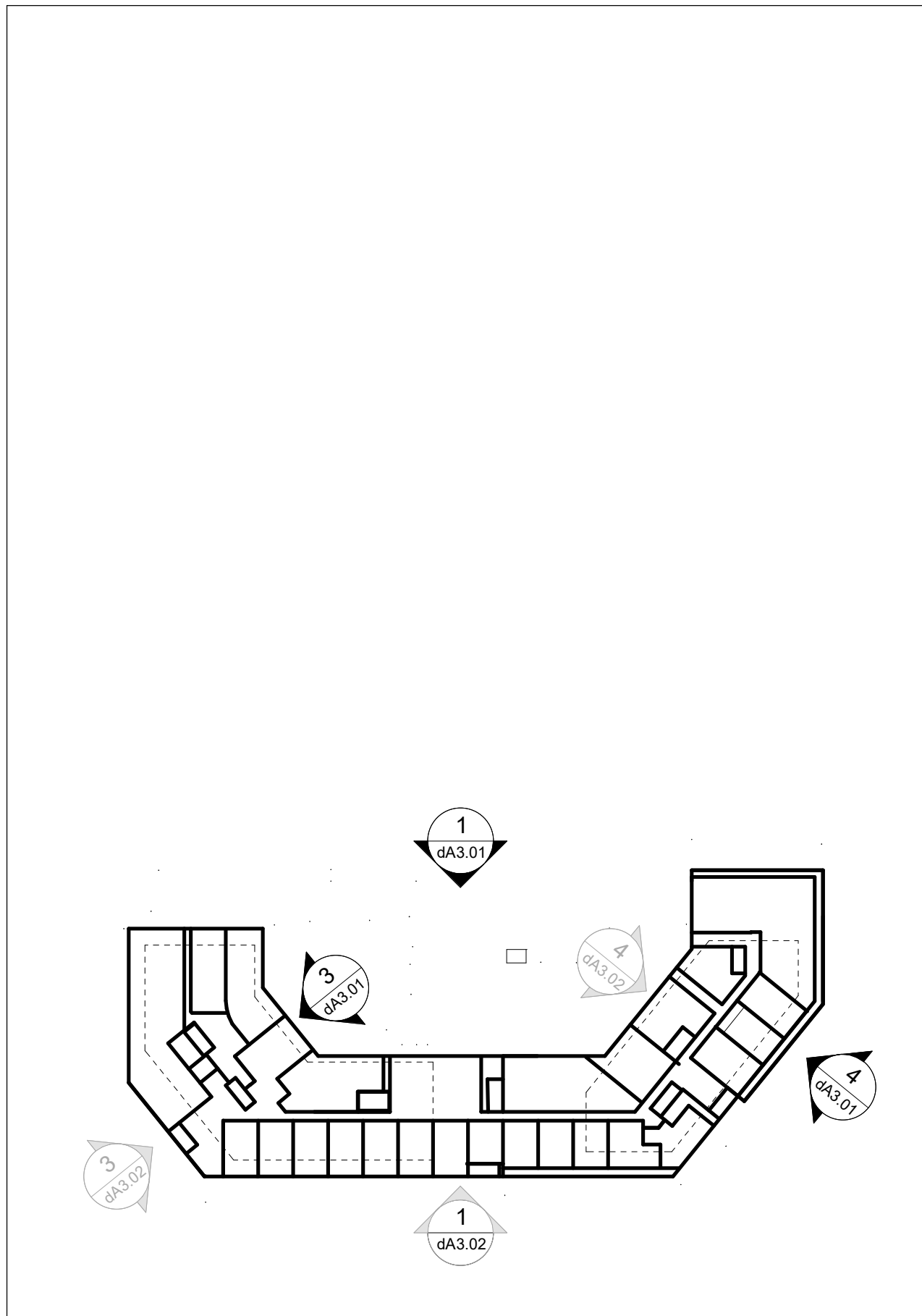
Elevation B 3
1 : 250 dA3.01



Elevation F 4
1 : 250 dA3.01



Elevation A 1
1 : 250 dA3.01



Elevation - Key Plan 2
1 : 1000 dA3.01

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No. :02	Issued For OPA,ZBA SUBMISSION	Date: Jan 04, 2024
No. :01	Issued For OPA,ZBA SUBMISSION	Date: Nov 30, 2022

Client:
ACE Development
901 Essa Road, BARRIE, ON
Proposed Residential Development

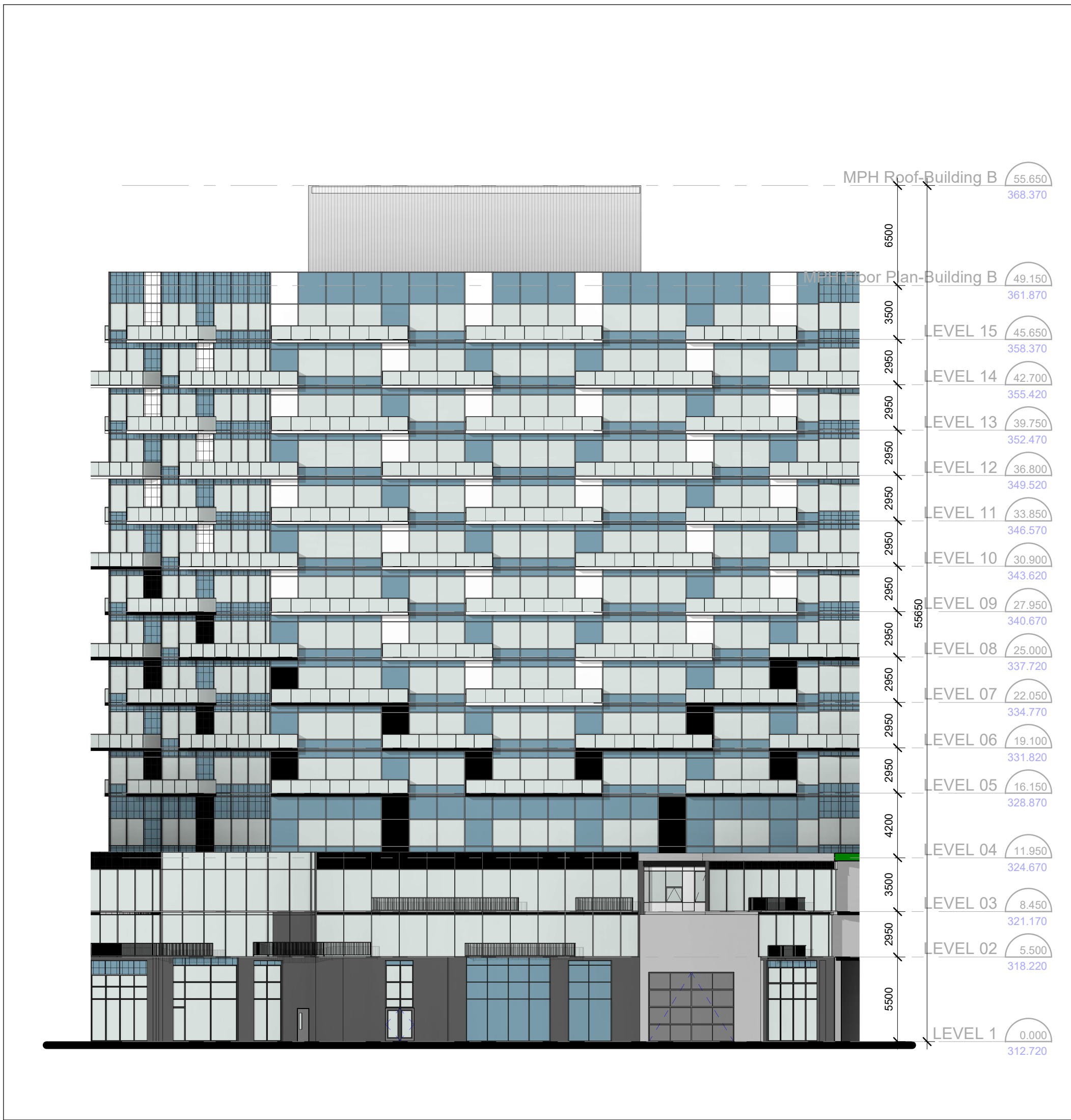
Drawing Title:
ELEVATIONS

Scale:
As indicated
Drawn by:
D.N
Checked by:
N.D
Project No.:
22125
Date:
Jan 04, 2024
Drawing No.:

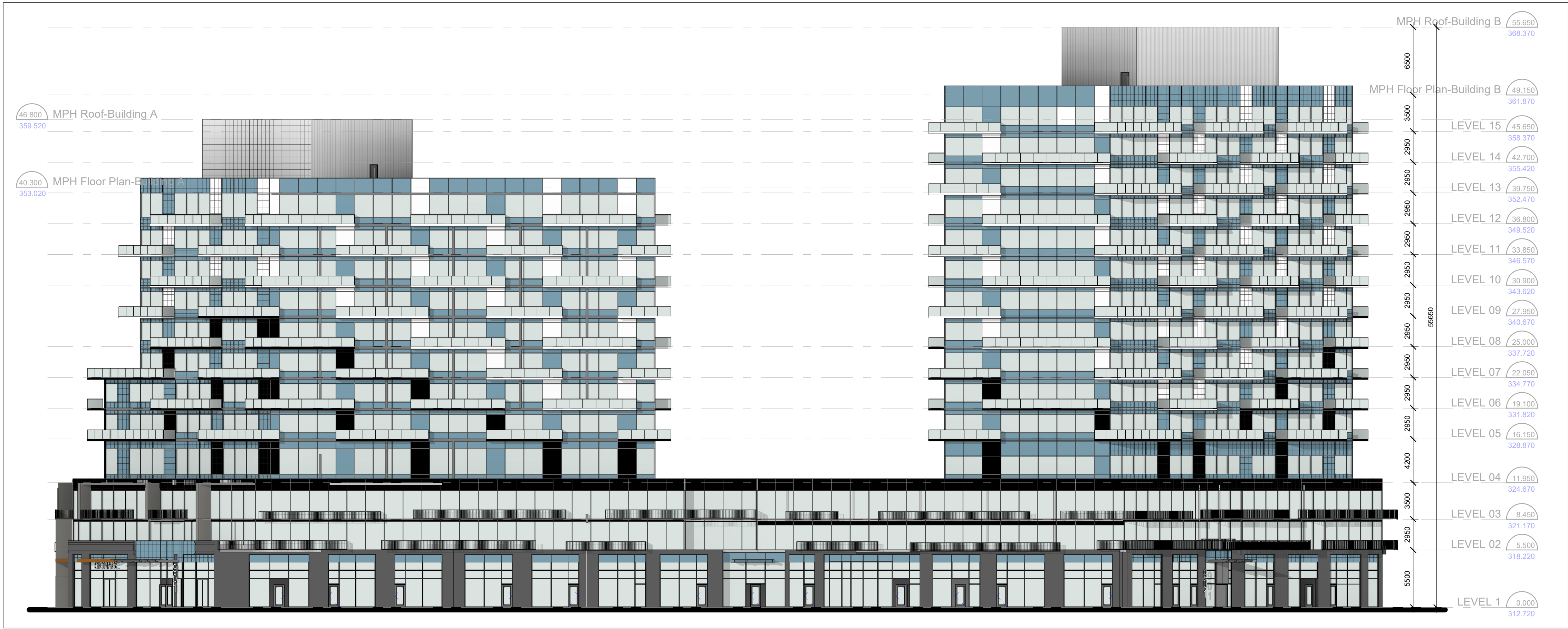
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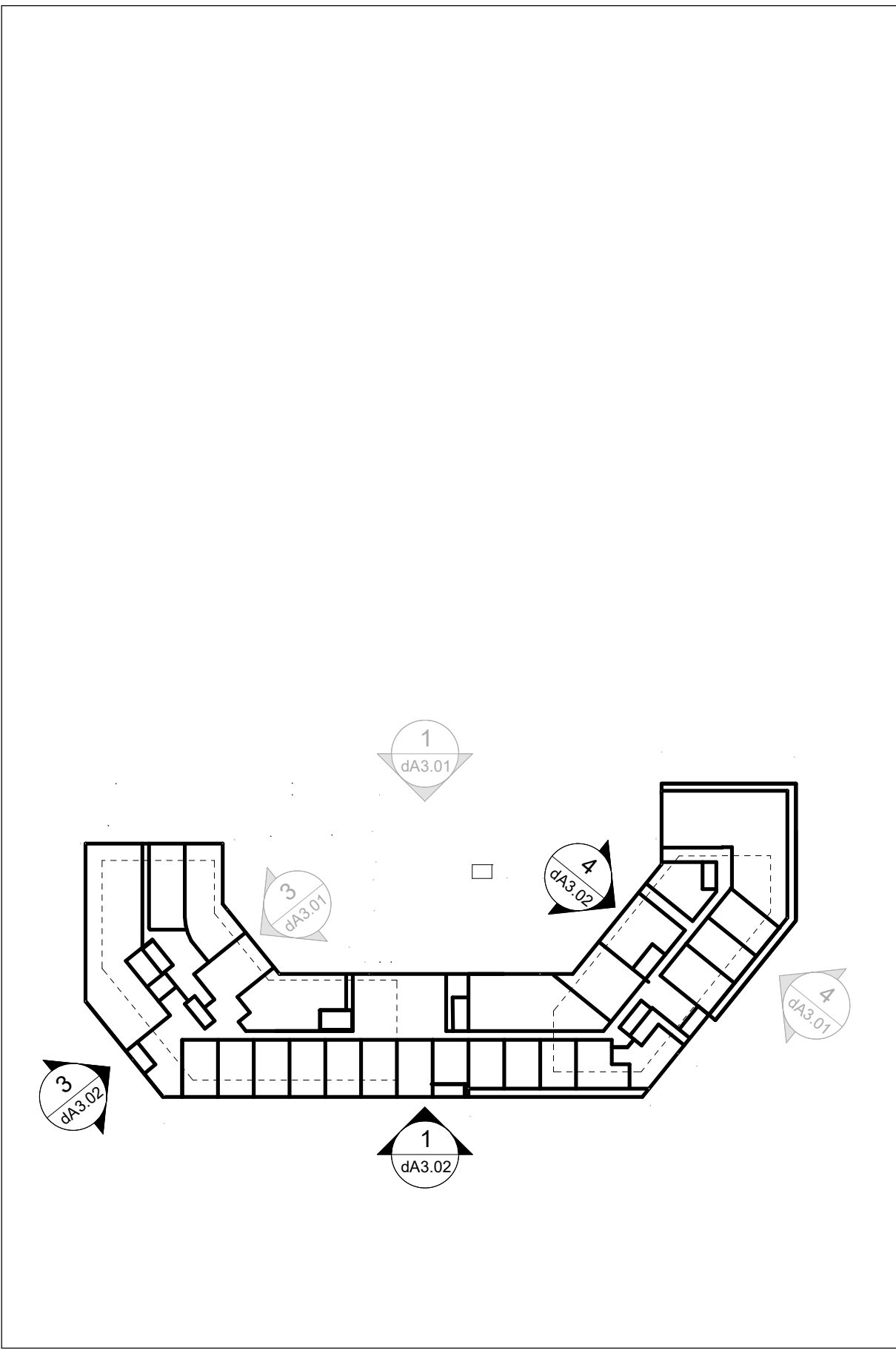
Elevation E 3
1 : 250
dA3.02



Elevation C 4
1 : 250
dA3.02



Elevation D 1
1 : 250
dA3.02



Elevation - Key Plan 2
1 : 1000
dA3.02

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No. :02	Issued For OPA,ZBA SUBMISSION	Date: Jan 04, 2024
No. :01	Issued For OPA,ZBA SUBMISSION	Date: Nov.30,2022

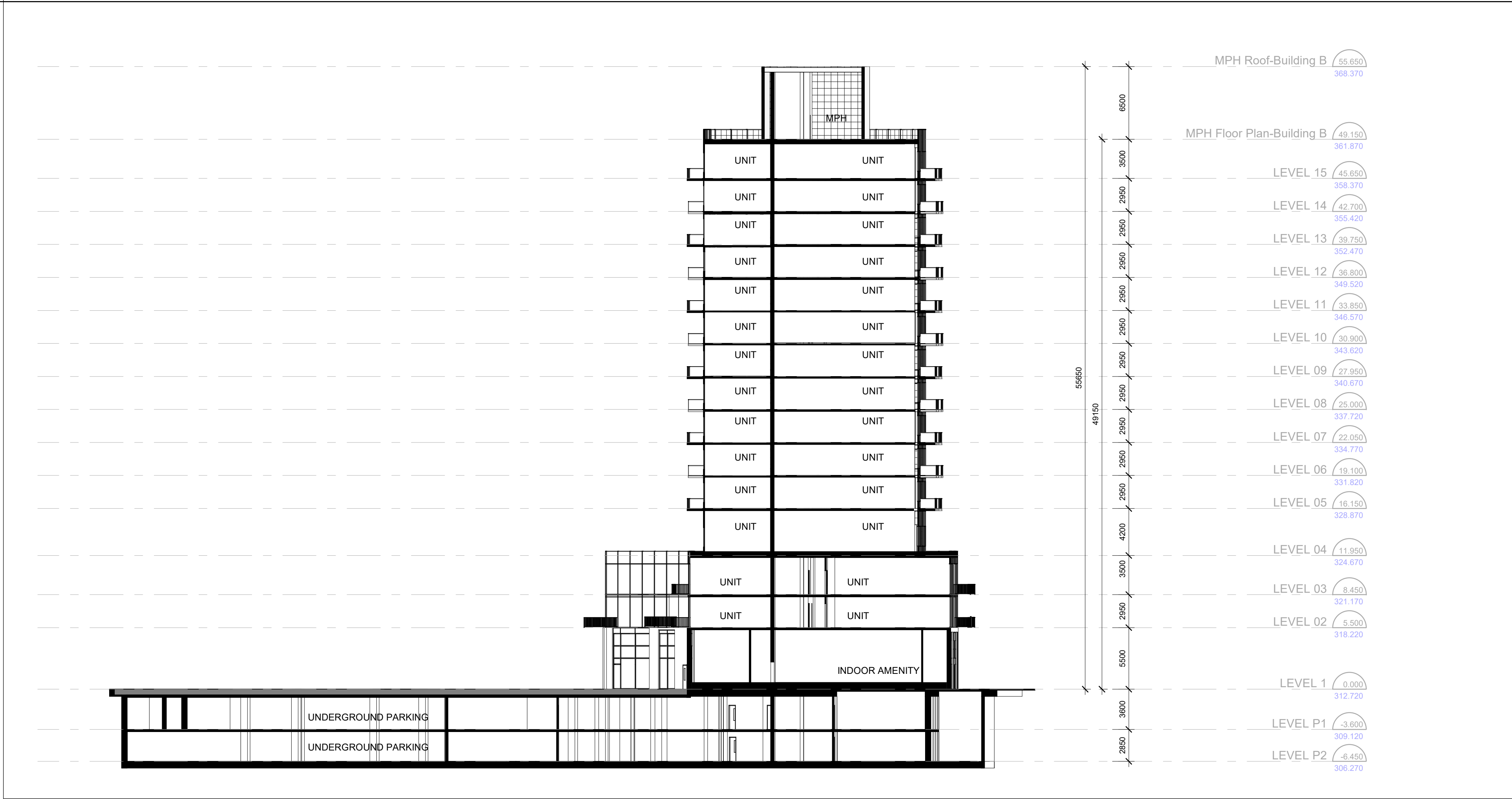
Client:
ACE Development

901 Essa Road, BARRIE, ON
Proposed Residential Development

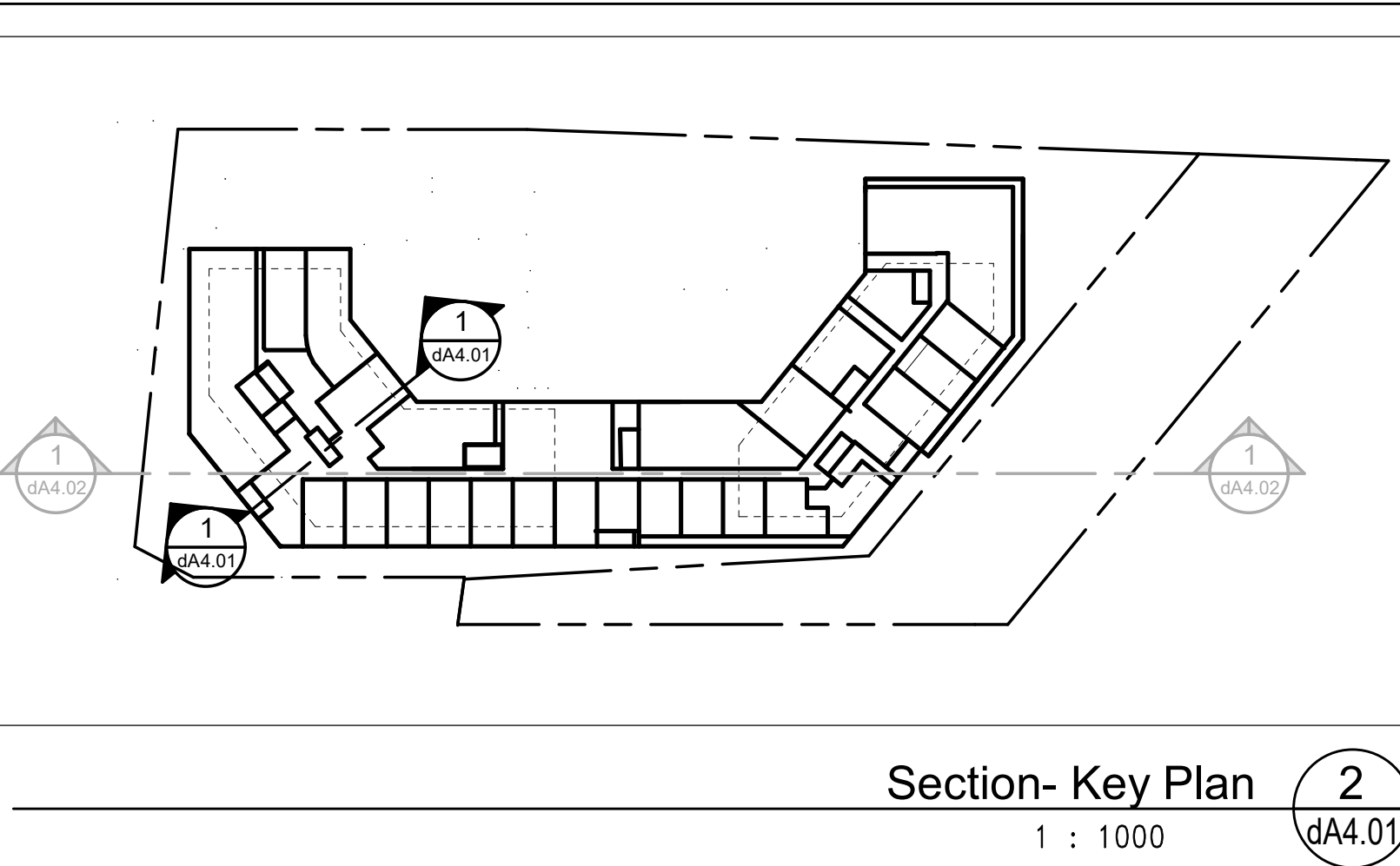
Drawing Title:
ELEVATIONS

Scale:
As indicated
Drawn by:
D.N
Checked by:
N.D
Project No.:
22125
Date:
Jan 04, 2024
Drawing No.:

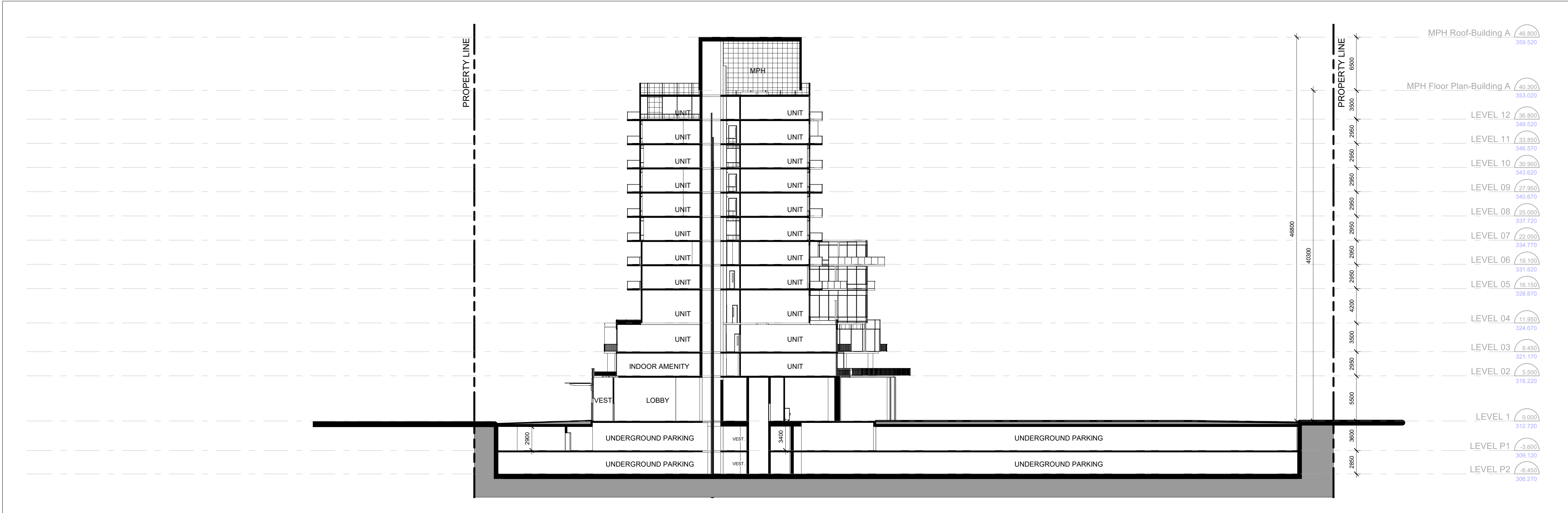
dA3.02



Section B 3
1 : 250
dA4.01



Section- Key Plan 2
1 : 1000
dA4.01



Section A 1
1 : 250
dA4.01

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No. :02	Issued For:OPA,ZBA SUBMISSION	Date:Jan 04,2024
No. :01	Issued For:OPA,ZBA SUBMISSION	Date: Nov.30,2022

Client:

ACE Development

901 Essa Road, BARRIE, ON
Proposed Residential Development

Drawing Title:

BUILDING SECTIONS

Scale:

As indicated

Drawn by:
D.N

Checked by:
N.D

Project No.:
22125

Date:
Jan 04,2024

Drawing No.:

dA4.01

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No.:	Revision:	Date:

No.:02	Issued For:OPA,ZBA SUBMISSION	Date:Jan 04,2024
No.:01	Issued For:OPA,ZBA SUBMISSION	Date:Nov 30,2022

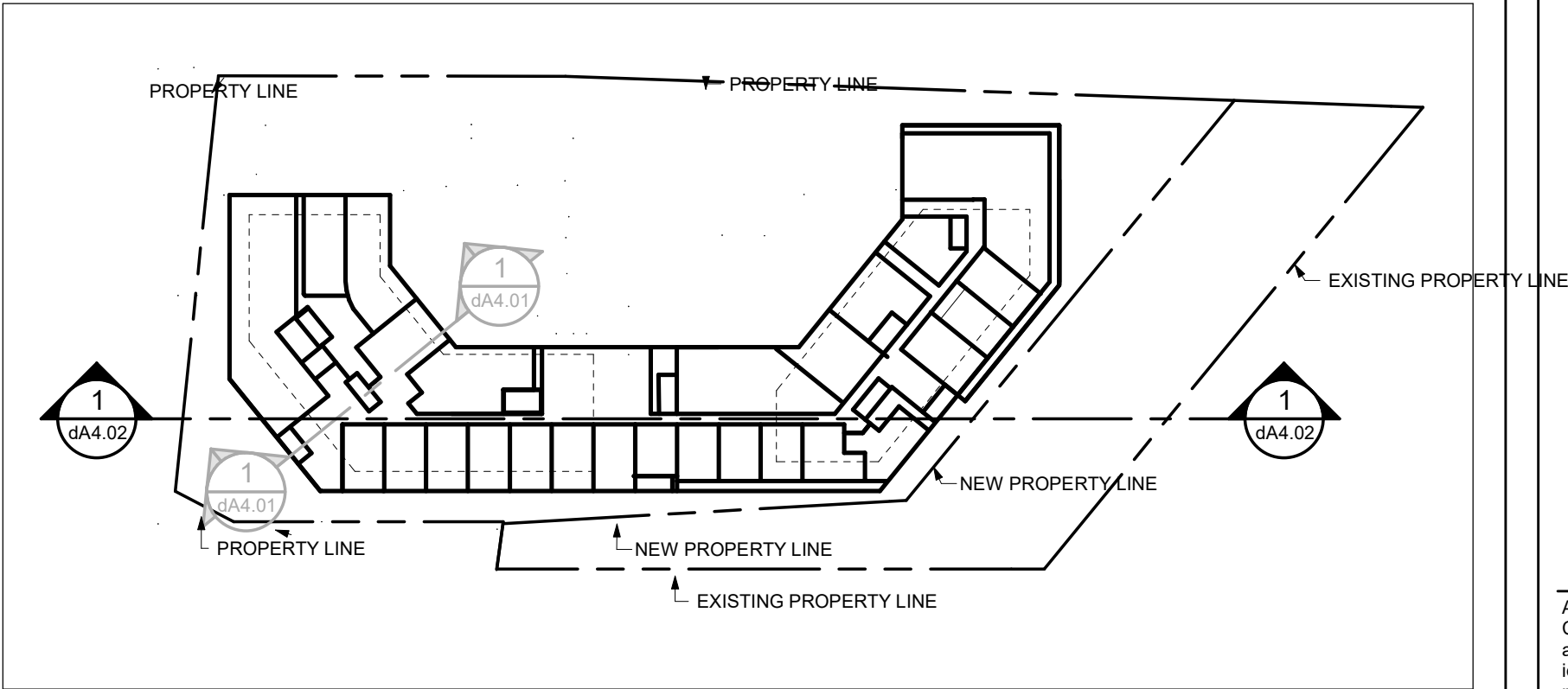
Client:
ACE Development

901 Essa Road, BARRIE, ON
Proposed Residential Development

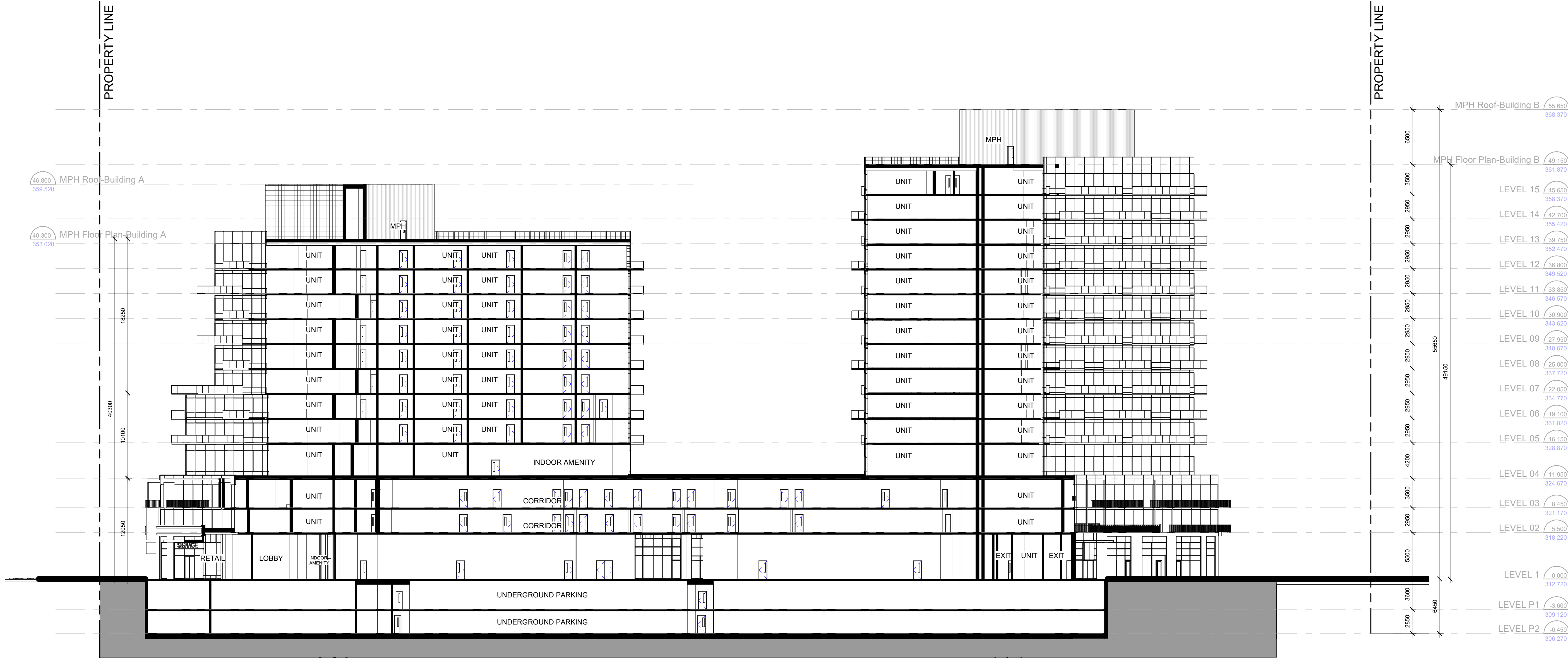
Drawing Title:
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Scale:
As indicated
Drawn by:
D.N
Checked by:
N.D
Project No.:
22125
Date:
Jan 04,2024
Drawing No.:
1

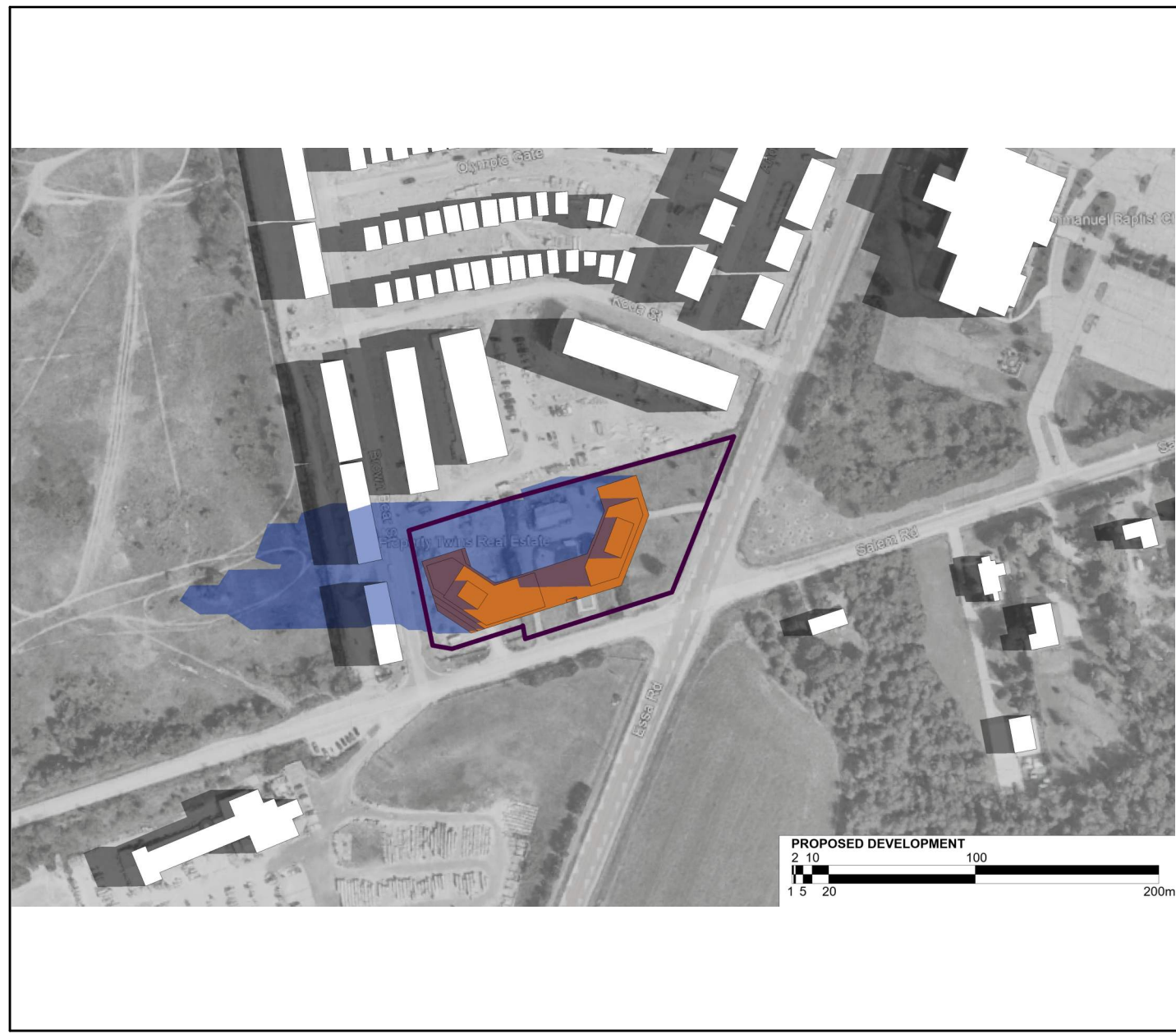
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Section- Key Plan **2**
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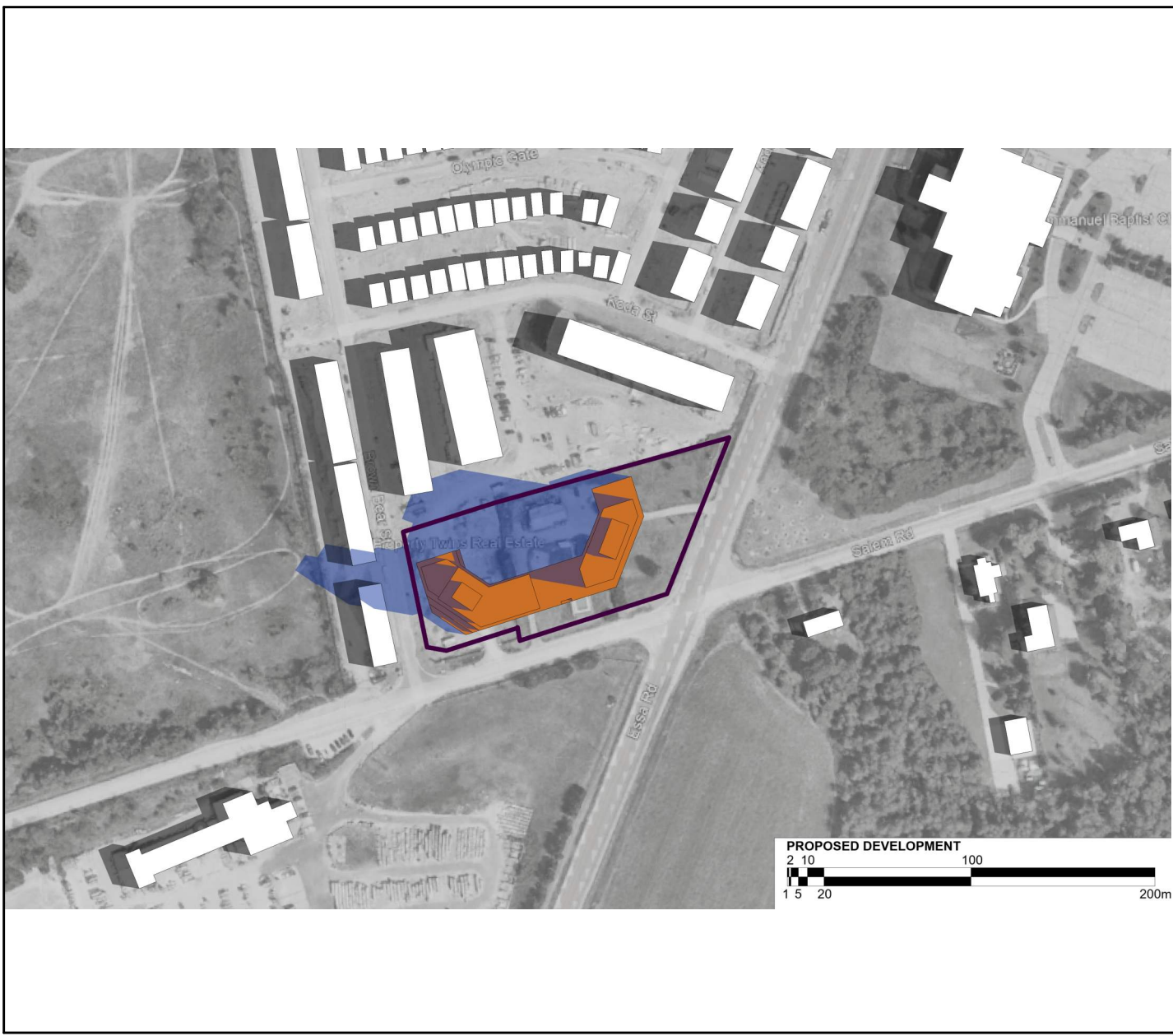


Section C **1**
1 : 250
dA4.02



April 21 @ 8:01am
NTS

1
dA5.01



April 21 @ 9:01am
NTS

2
dA5.01



April 21 @ 10:01am
NTS

3
dA5.01



April 21 @ 11:01am
NTS

4
dA5.01



April 21 @ 12:01pm
NTS

5
dA5.01



April 21 @ 1:01pm
NTS

6
dA5.01



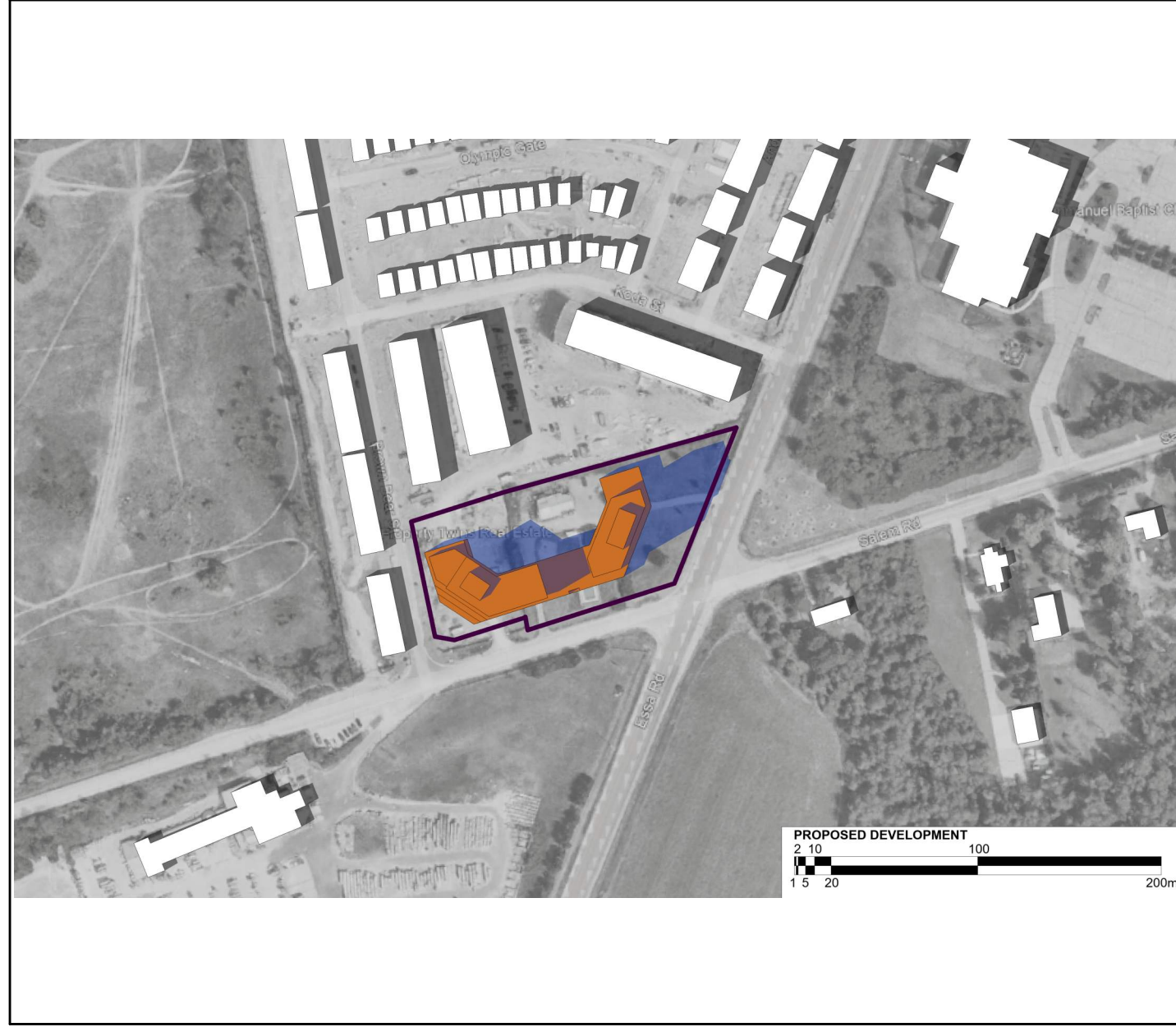
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7
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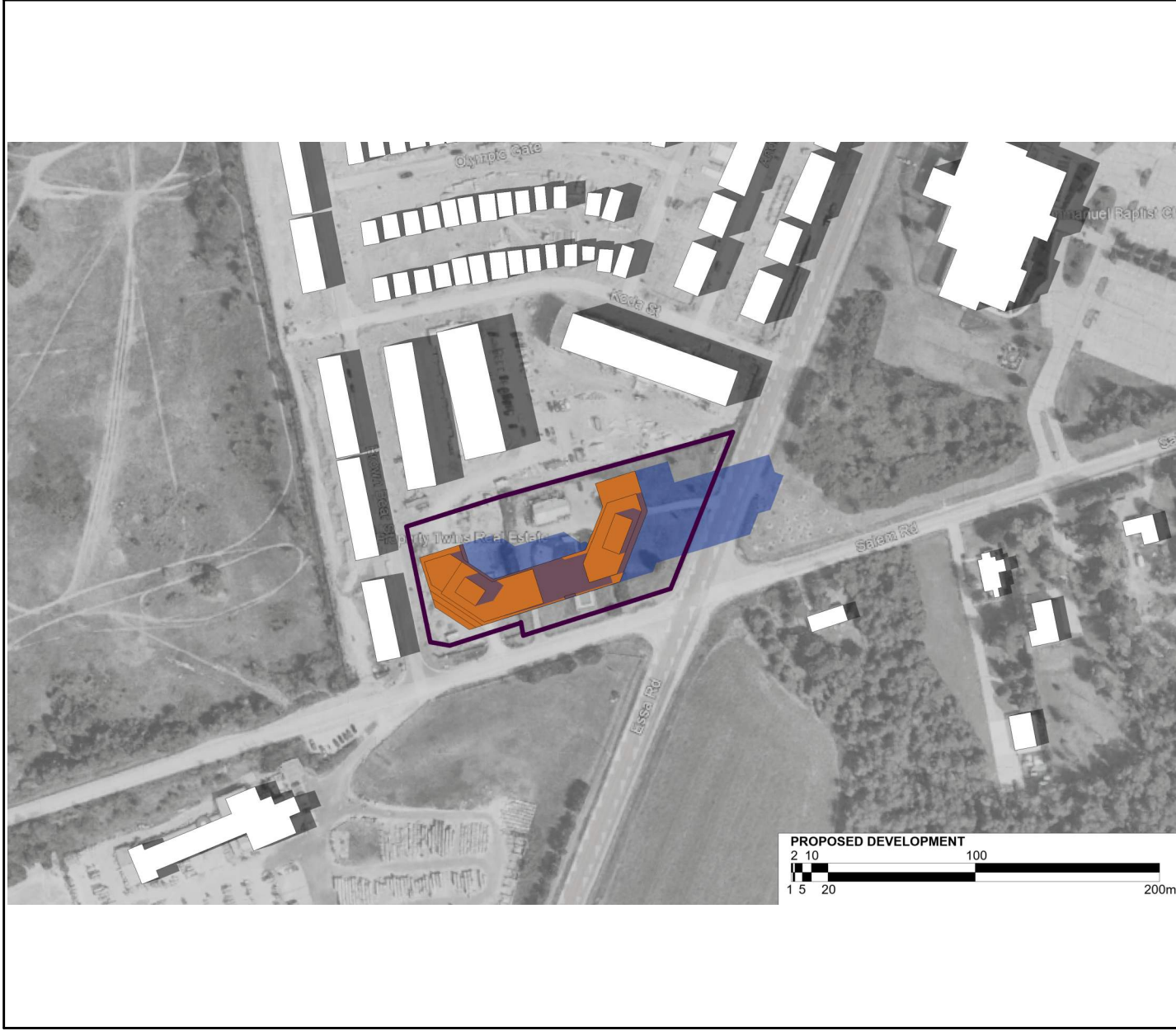
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8
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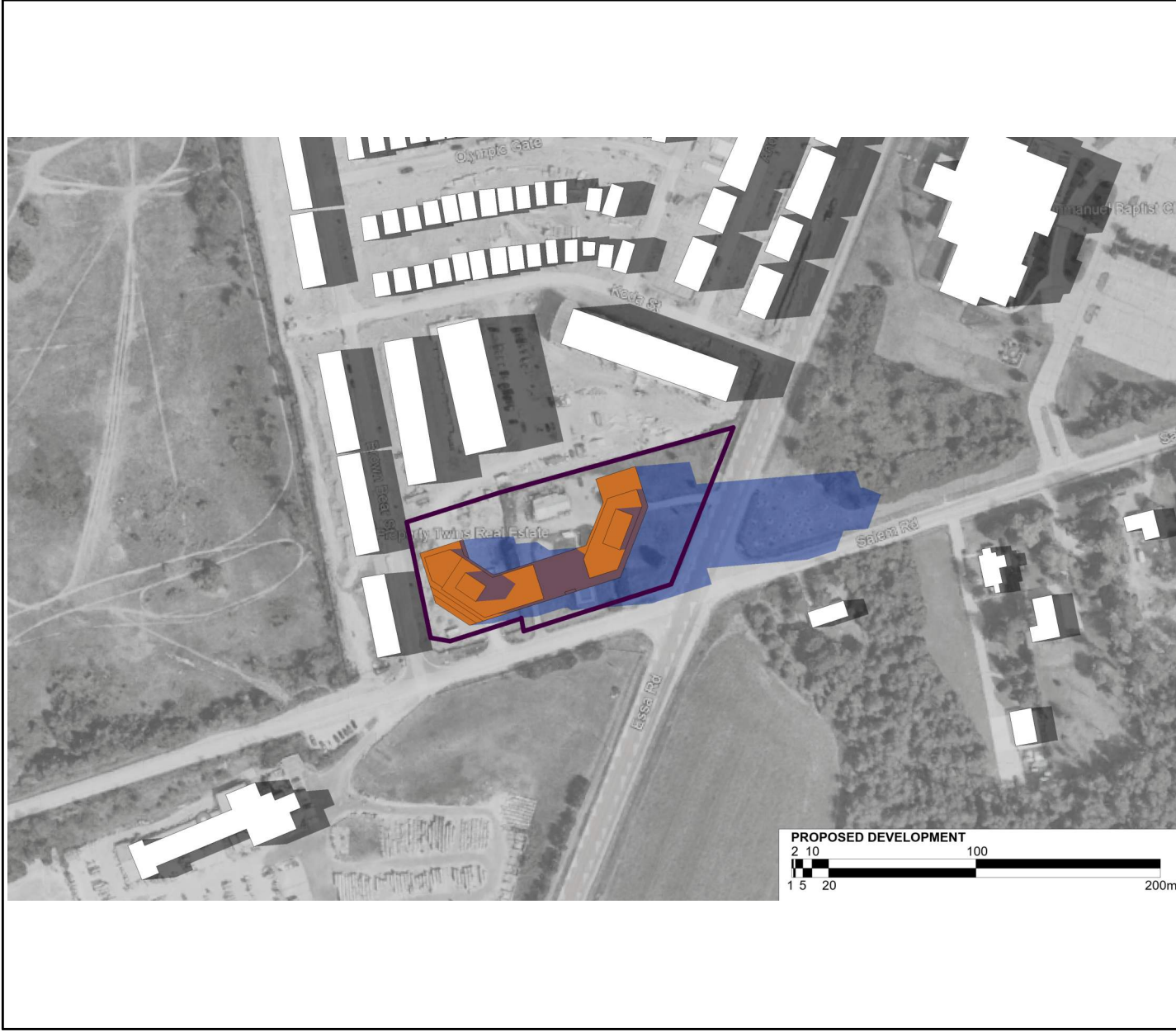
April 21 @ 4:01pm
NTS

9
dA5.01



April 21 @ 5:01pm
NTS

10
dA5.01



April 21 @ 6:01pm
NTS

11
dA5.01

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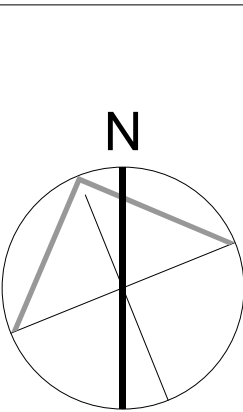
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No.:	Revision:	Date:

No. :02	Issued For: OPA, ZBA SUBMISSION	Date: Jan 04, 2024
No. :01	Issued For: OPA, ZBA SUBMISSION	Date: Nov. 30, 2023

Client:
ACE Development

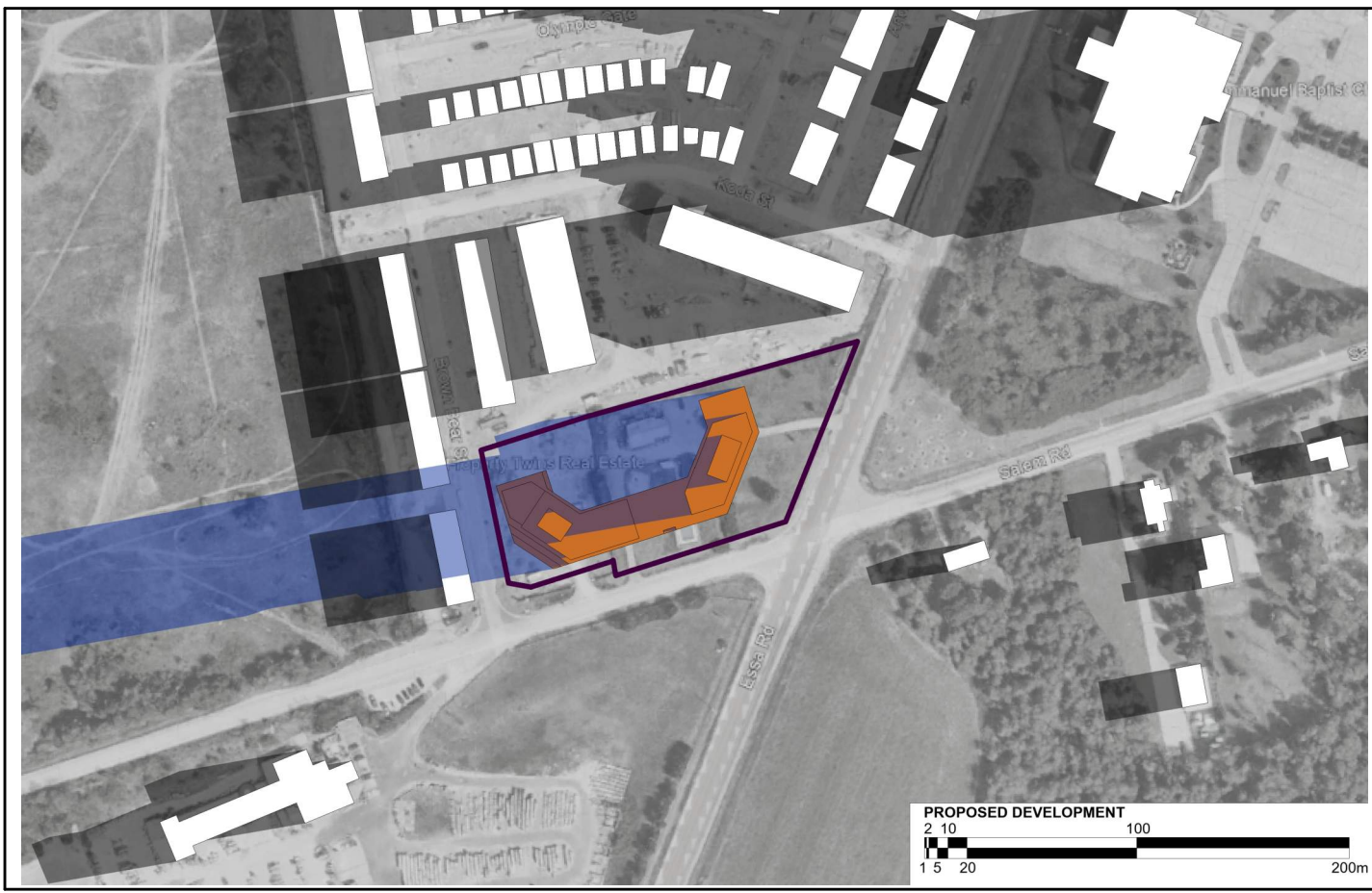
901 Essa Road, BARRIE, ON
Proposed Residential Development

Drawing Title:
SHADOW STUDY - APRIL



Scale:
Drawn by:
D.N
Checked by:
N.D
Project No.:
22125
Date:
Jan 04, 2024
Drawing No.:

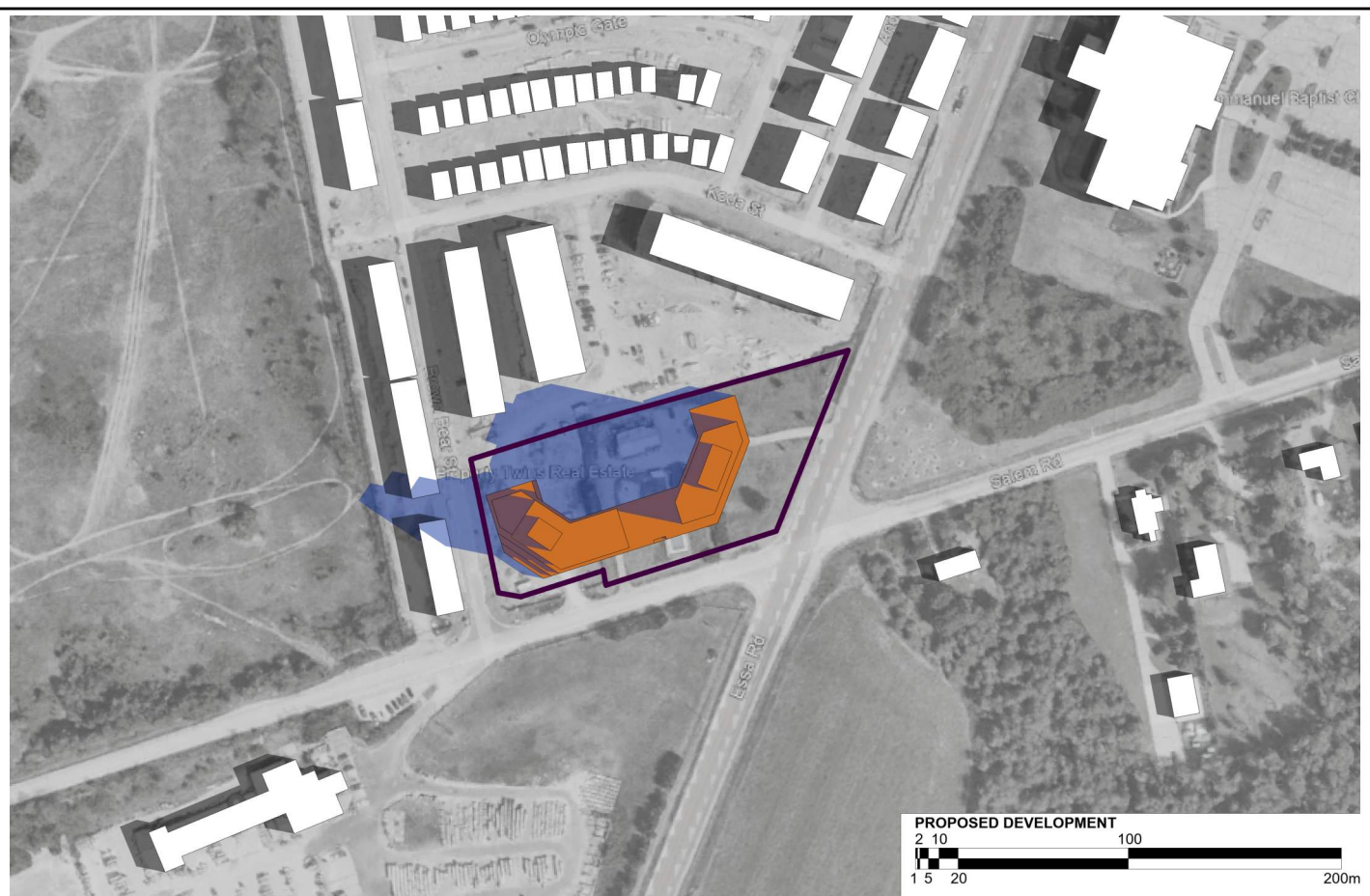
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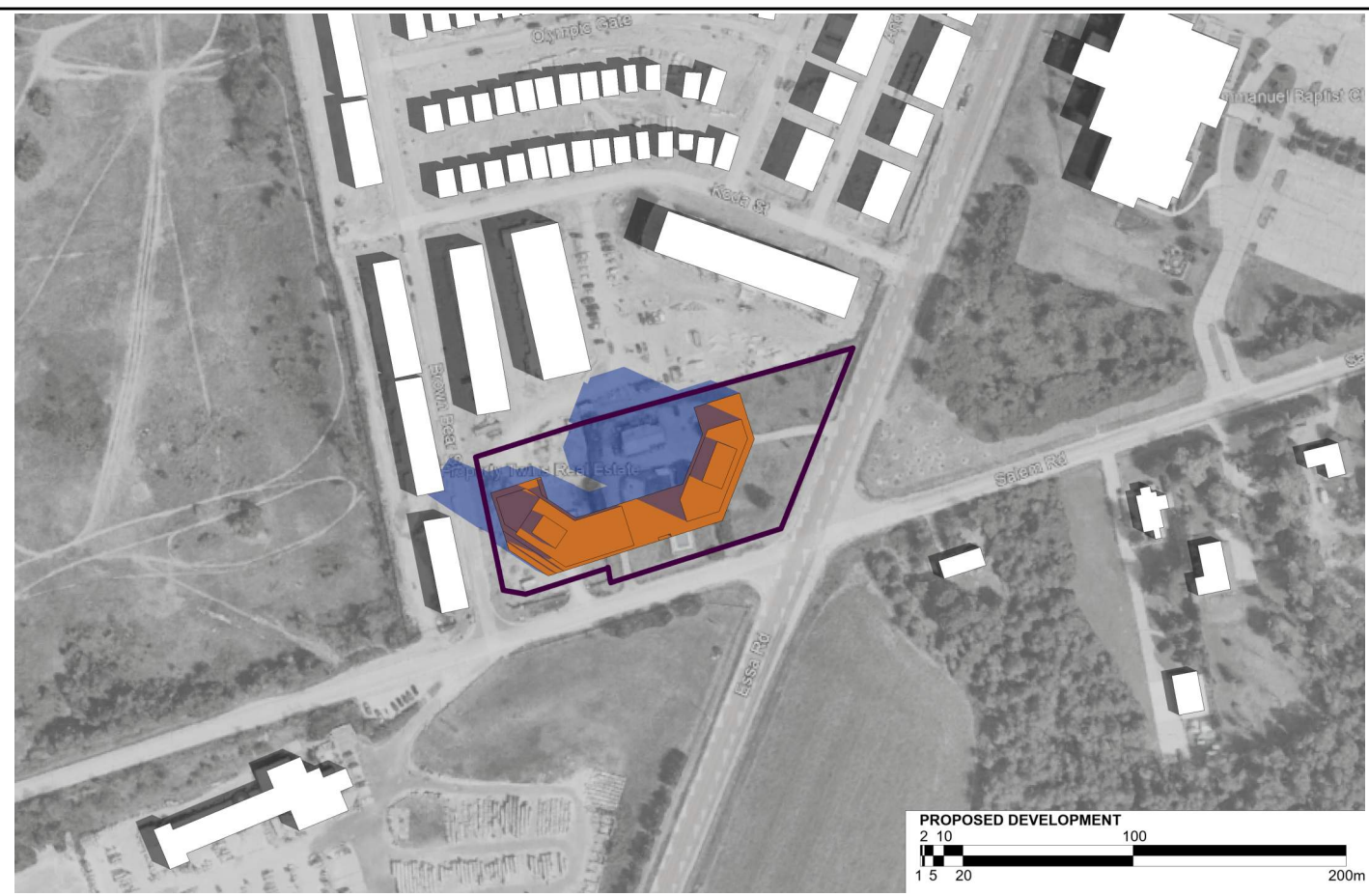
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NTS
1
dA5.02



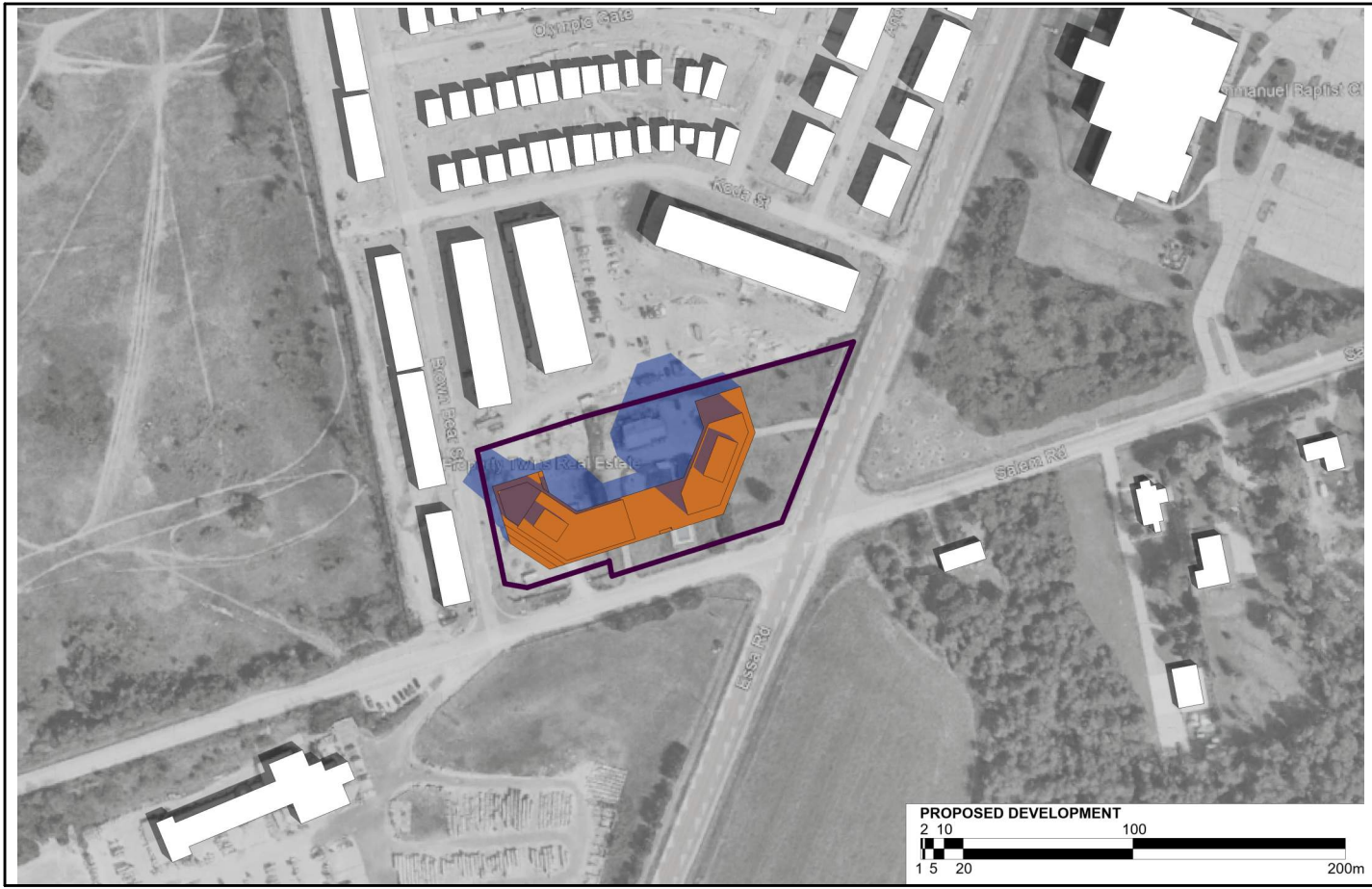
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NTS
2
dA5.02



June 21 @ 9:05am
NTS
3
dA5.02



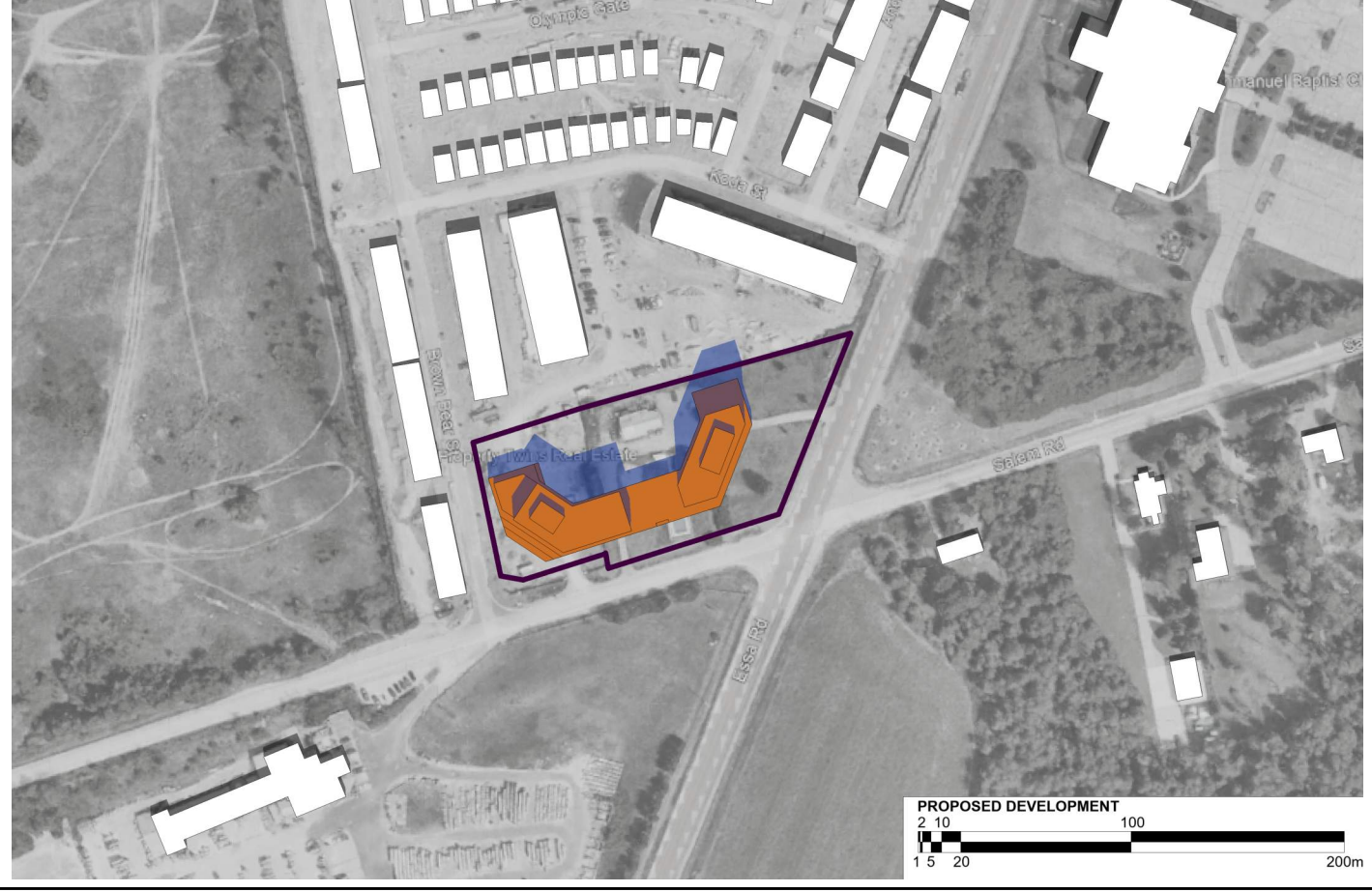
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NTS
4
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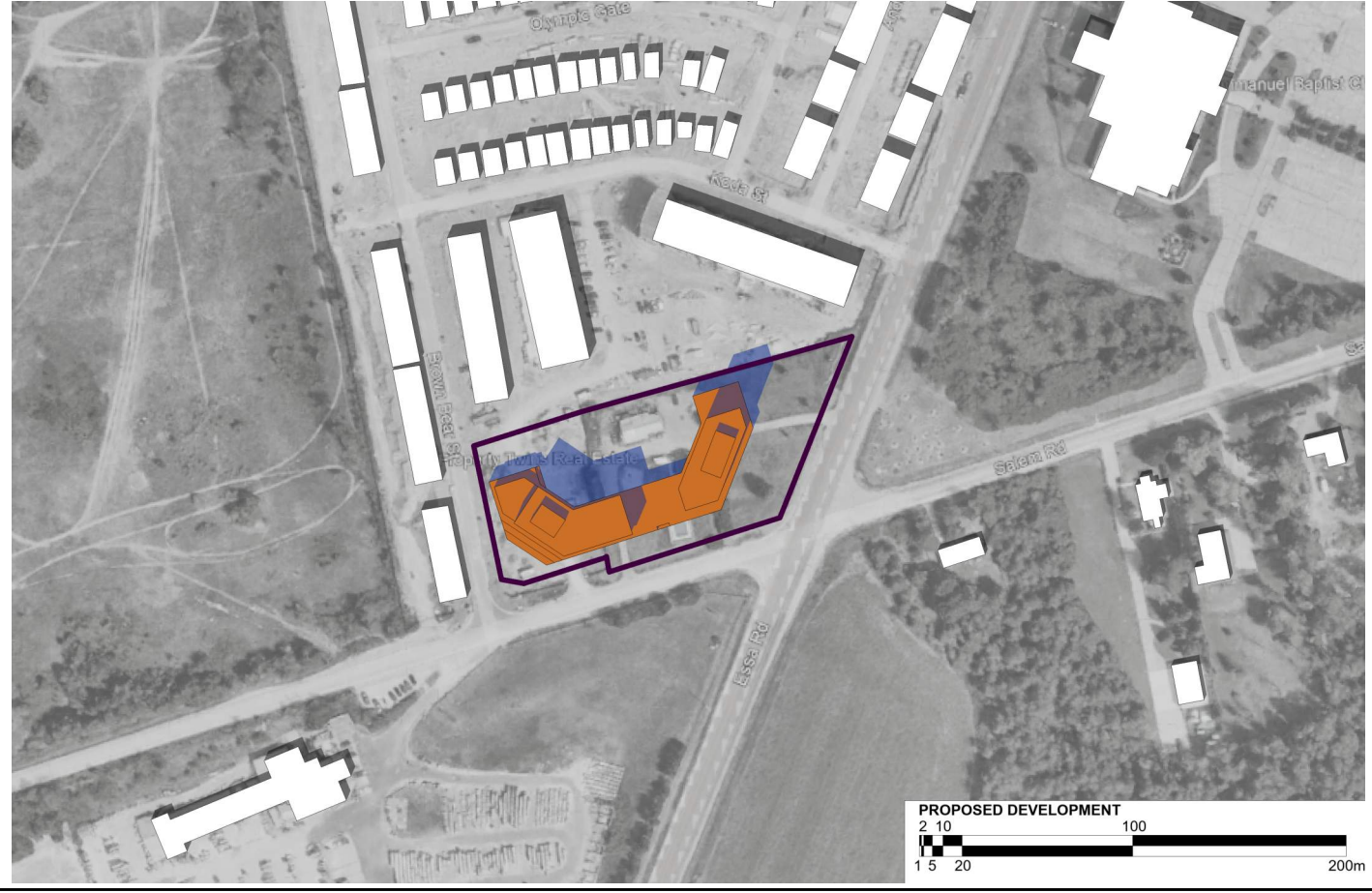
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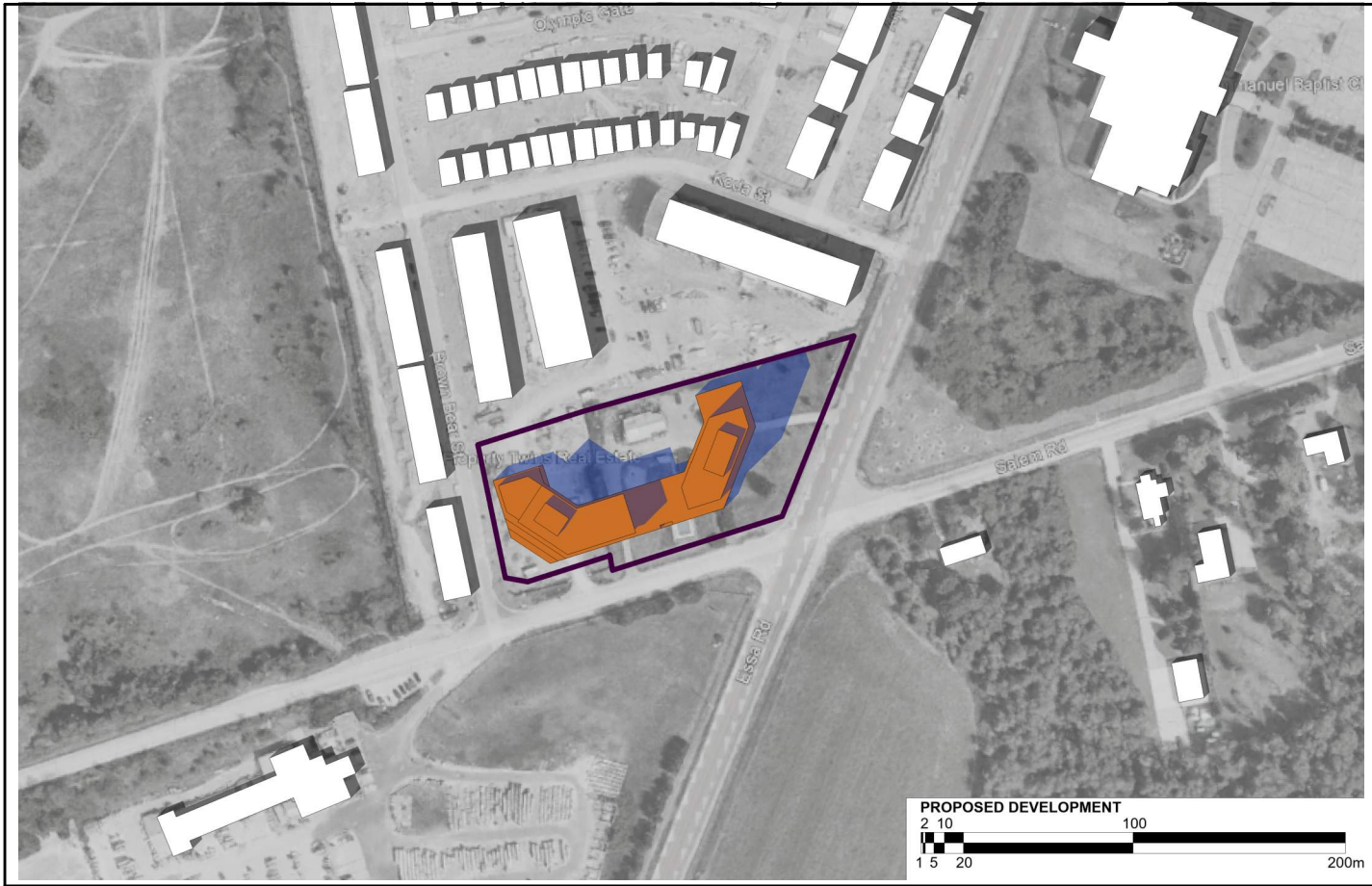
June 21 @ 12:05pm
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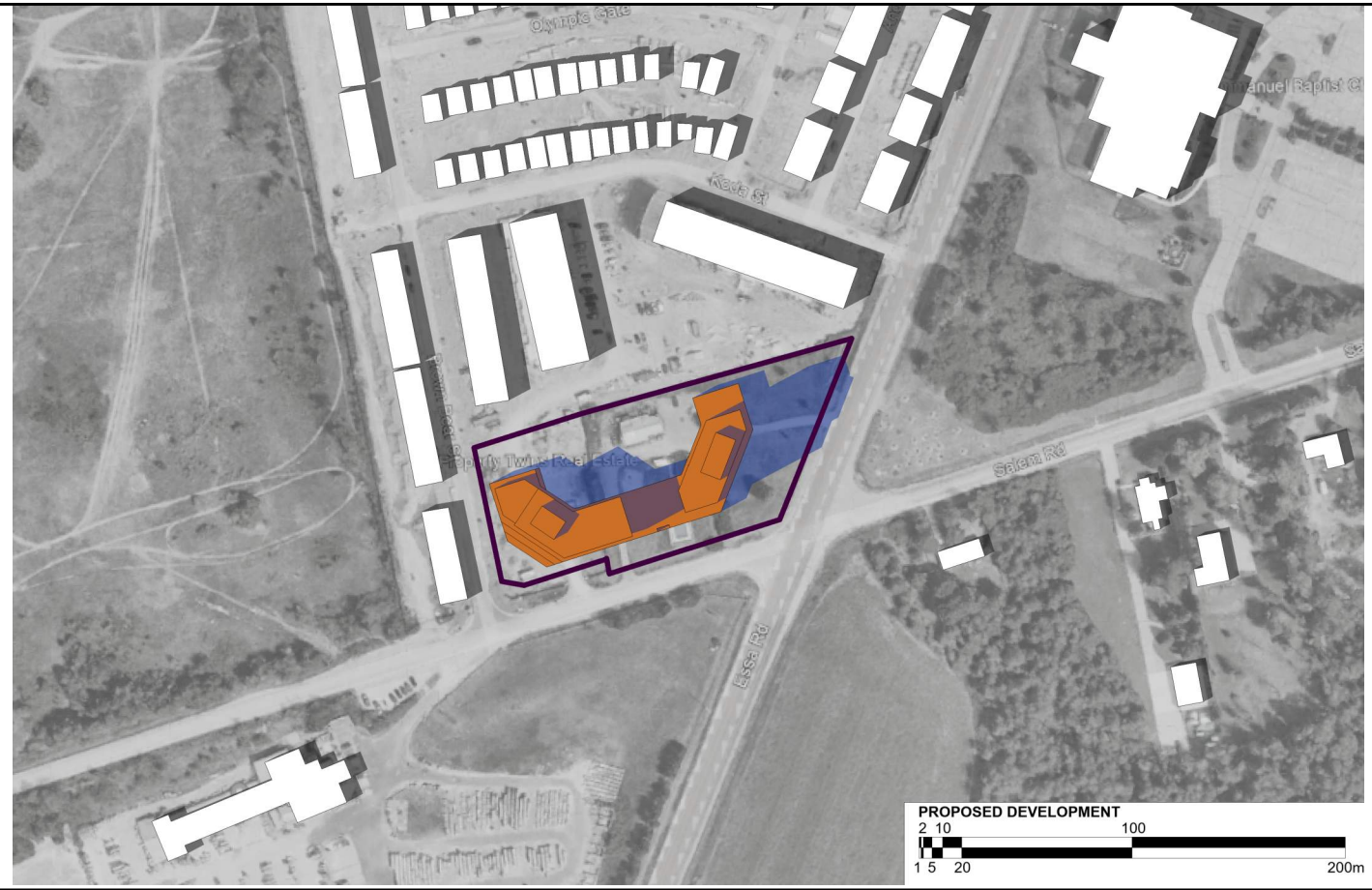
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7
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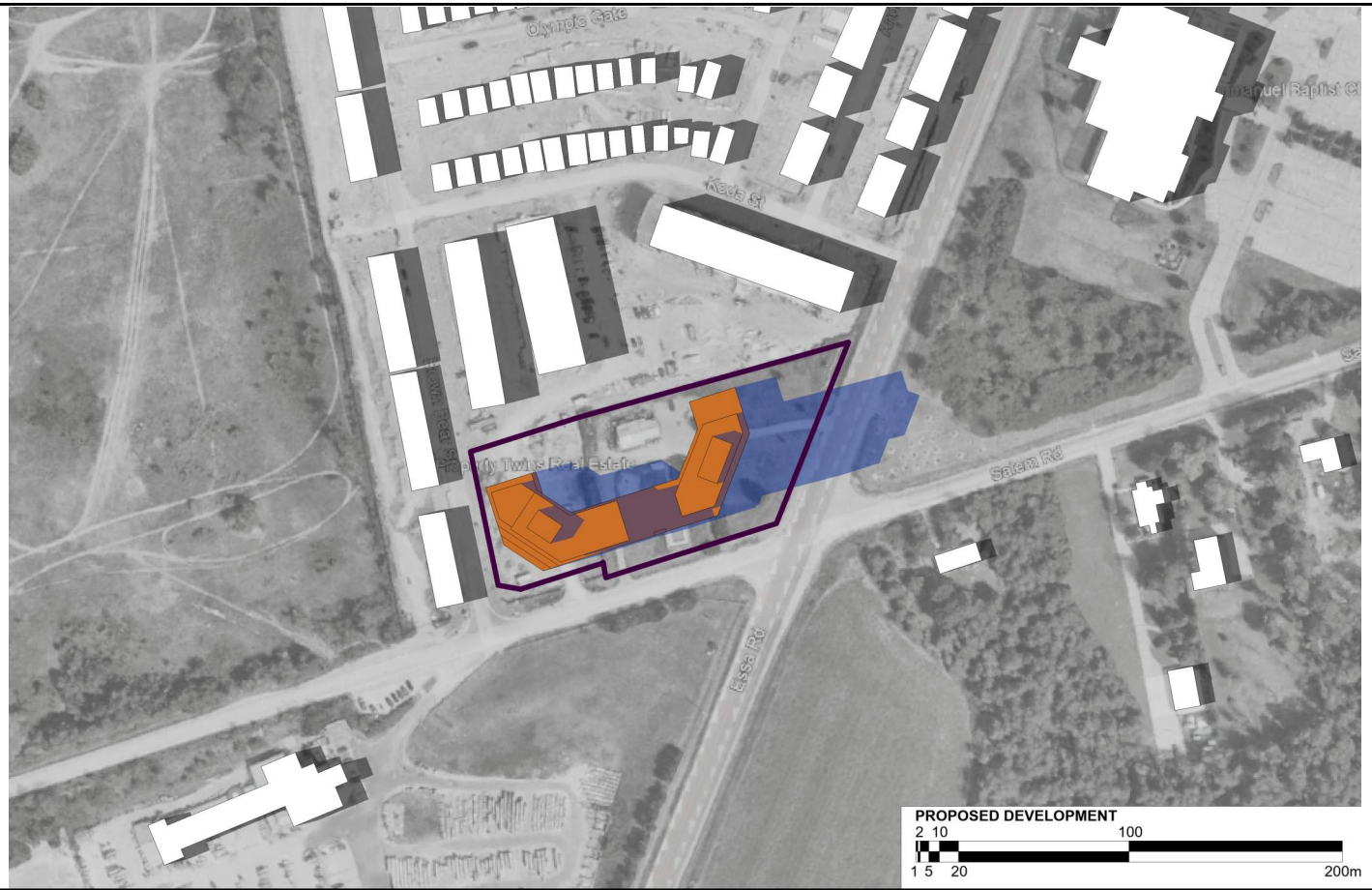
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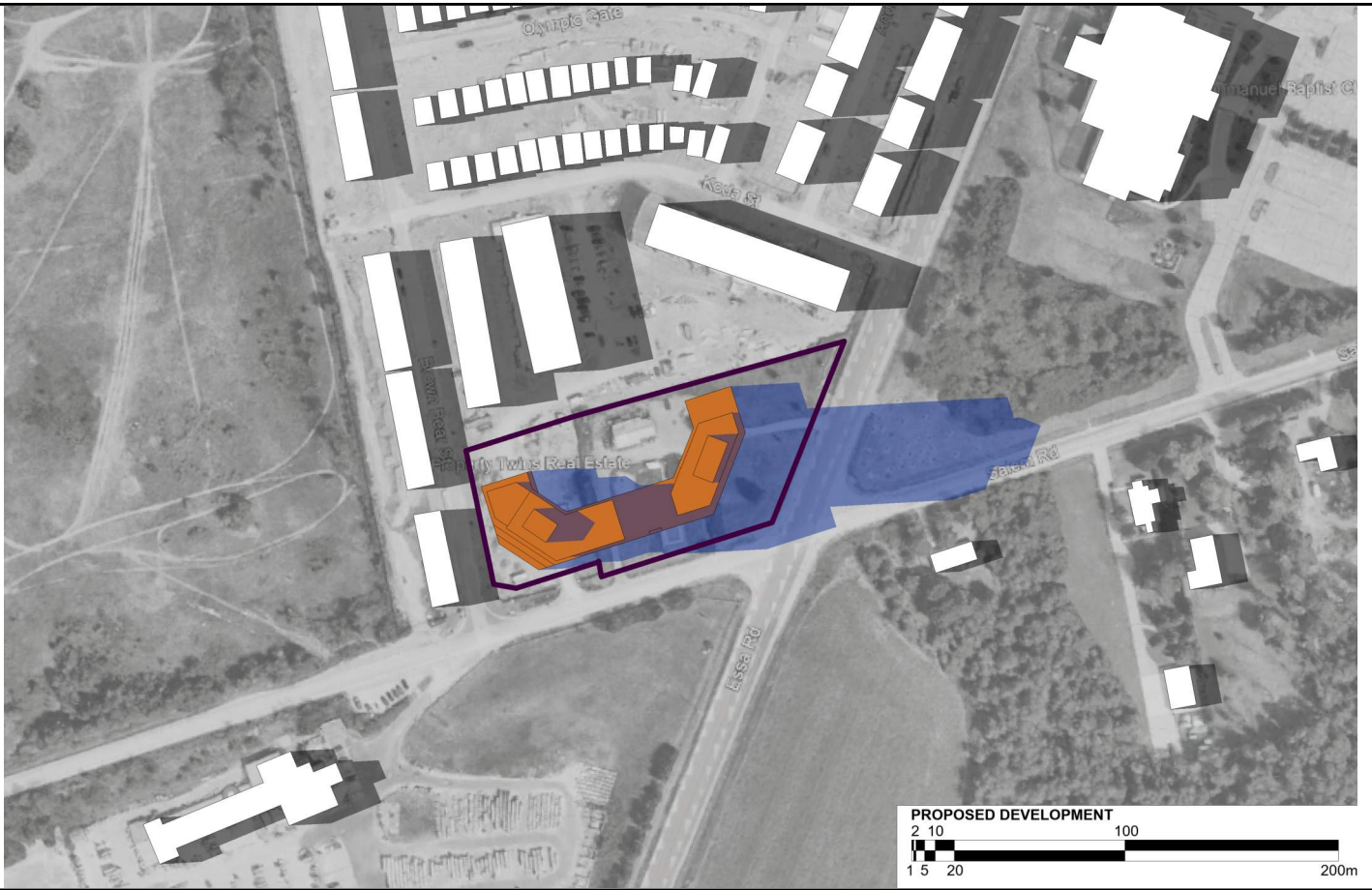
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9
dA5.02



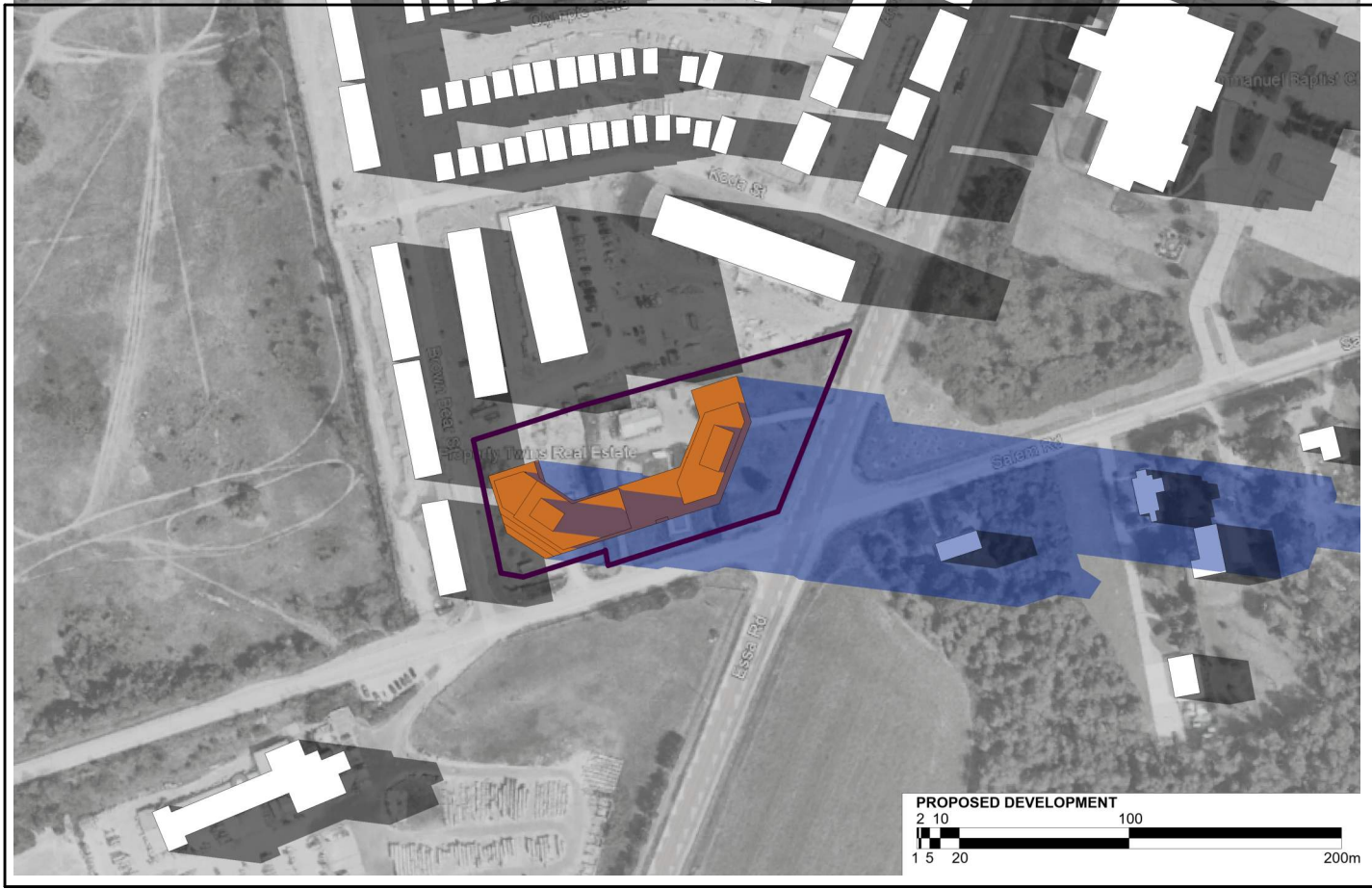
June 21 @ 4:05pm
NTS
10
dA5.02



June 21 @ 5:05pm
NTS
11
dA5.02



June 21 @ 6:05pm
NTS
12
dA5.02



June 21 @ 7:05pm
NTS
13
dA5.02

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No.:	Revision:	Date:

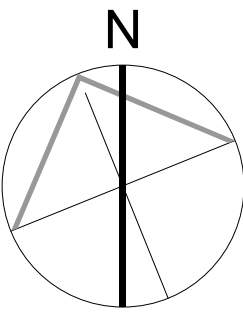
No.:02	Issued For OPA,ZBA SUBMISSION	Date:Jan 04,2024
No.:01	Issued For OPA,ZBA SUBMISSION	Date:Nov.30,2022

Client:
ACE Development

901 Essa Road, BARRIE, ON
Proposed Residential Development

Drawing Title:
SHADOW STUDY - JUNE

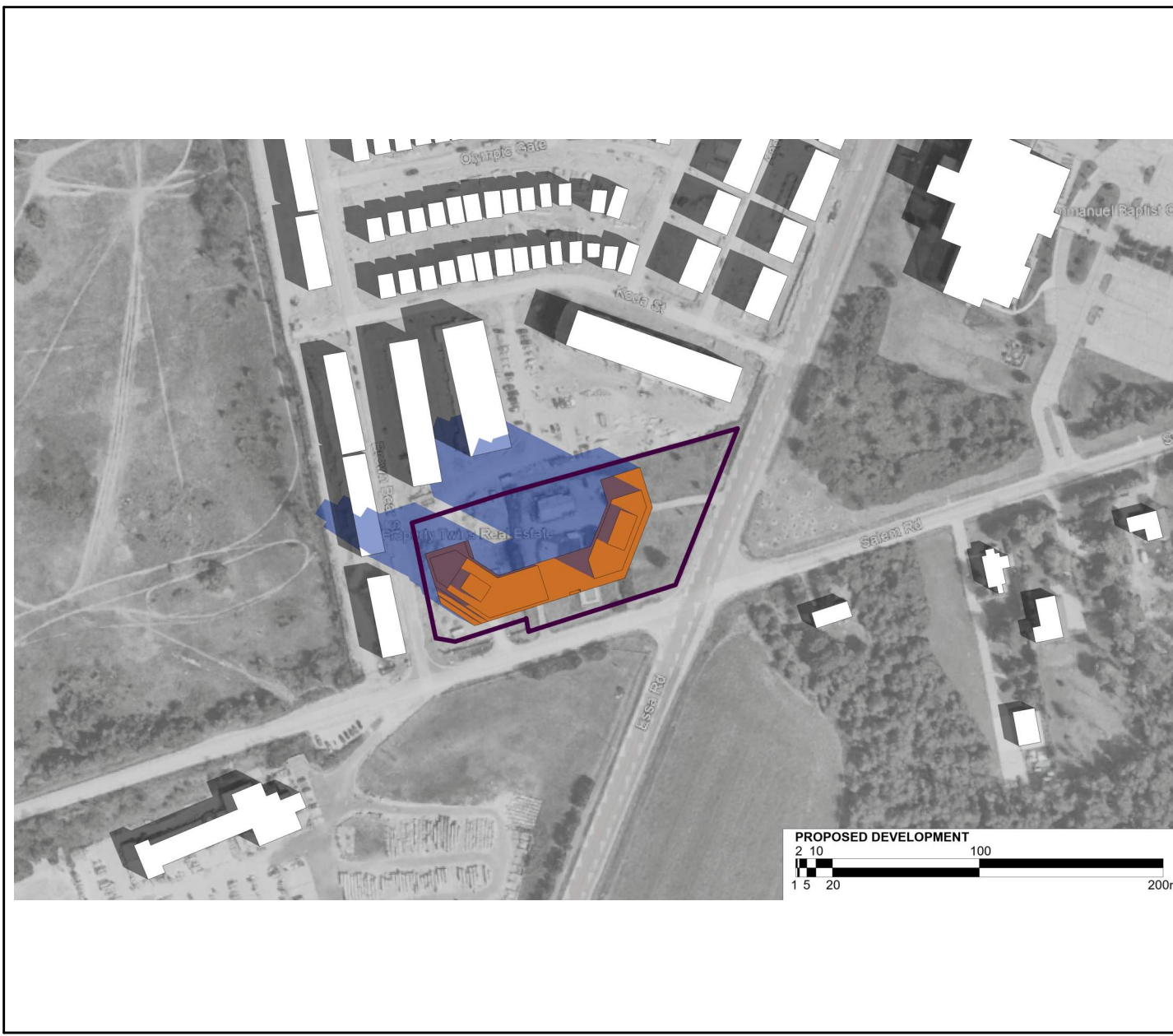
Scale:	
Drawn by:	D.N
Checked by:	N.D
Project No.:	22125
Date:	Jan 04,2024
Drawing No.:	



dA5.02



September 21 @ 8:34am
NTS
1
dA5.03



September 21 @ 9:34am
NTS
2
dA5.03



September 21 @ 10:34am
NTS
3
dA5.03



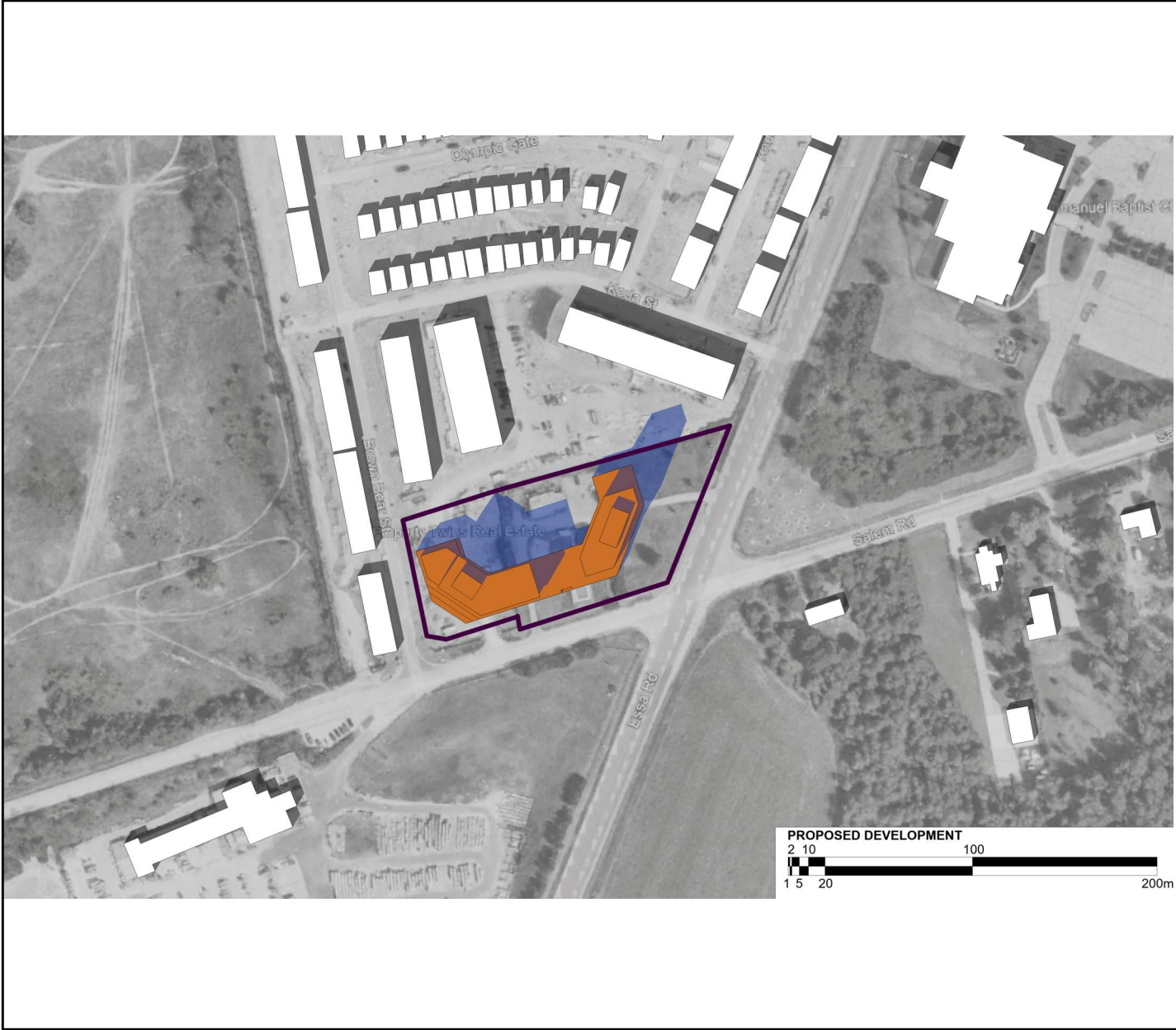
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4
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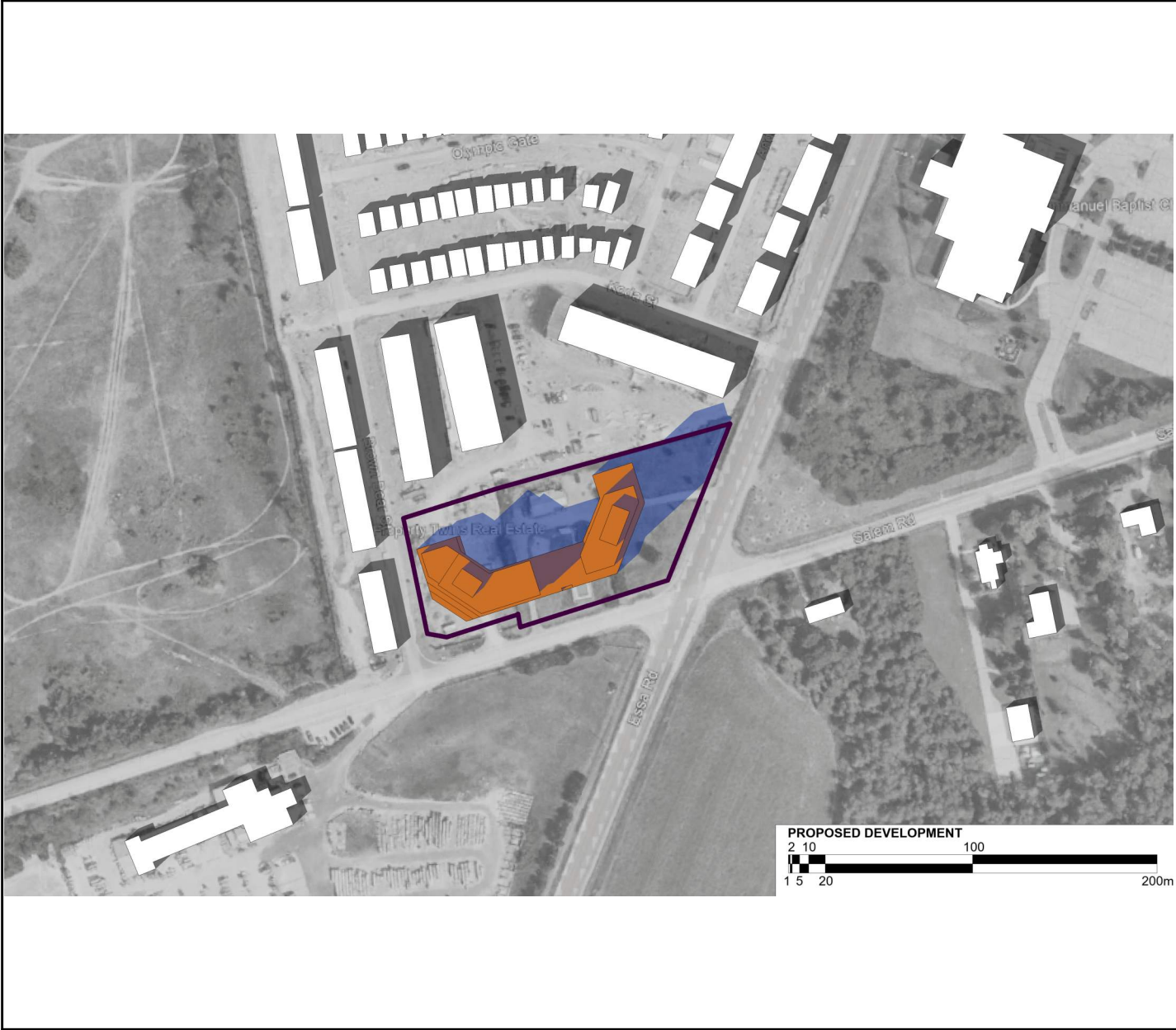
September 21 @ 12:34pm
NTS
5
dA5.03



September 21 @ 1:34pm
NTS
6
dA5.03



September 21 @ 2:34pm
NTS
7
dA5.03



September 21 @ 3:34pm
NTS
8
dA5.03



September 21 @ 4:34pm
NTS
9
dA5.03



September 21 @ 5:34pm
NTS
10
dA5.03

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Date:

KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:		
No.:	Revision:	Date:

No. :02	Issued For: OPA, ZBA SUBMISSION	Date: Jan 04, 2024
No. :01	Issued For: OPA, ZBA SUBMISSION	Date: Nov. 30, 2022

Client:
ACE Development

901 Essa Road, BARRIE, ON
Proposed Residential Development

Drawing Title:
**SHADOW STUDY -
SEPTEMBER**

Scale:

Drawn by:

D.N

Checked by:

N.D

Project No.:

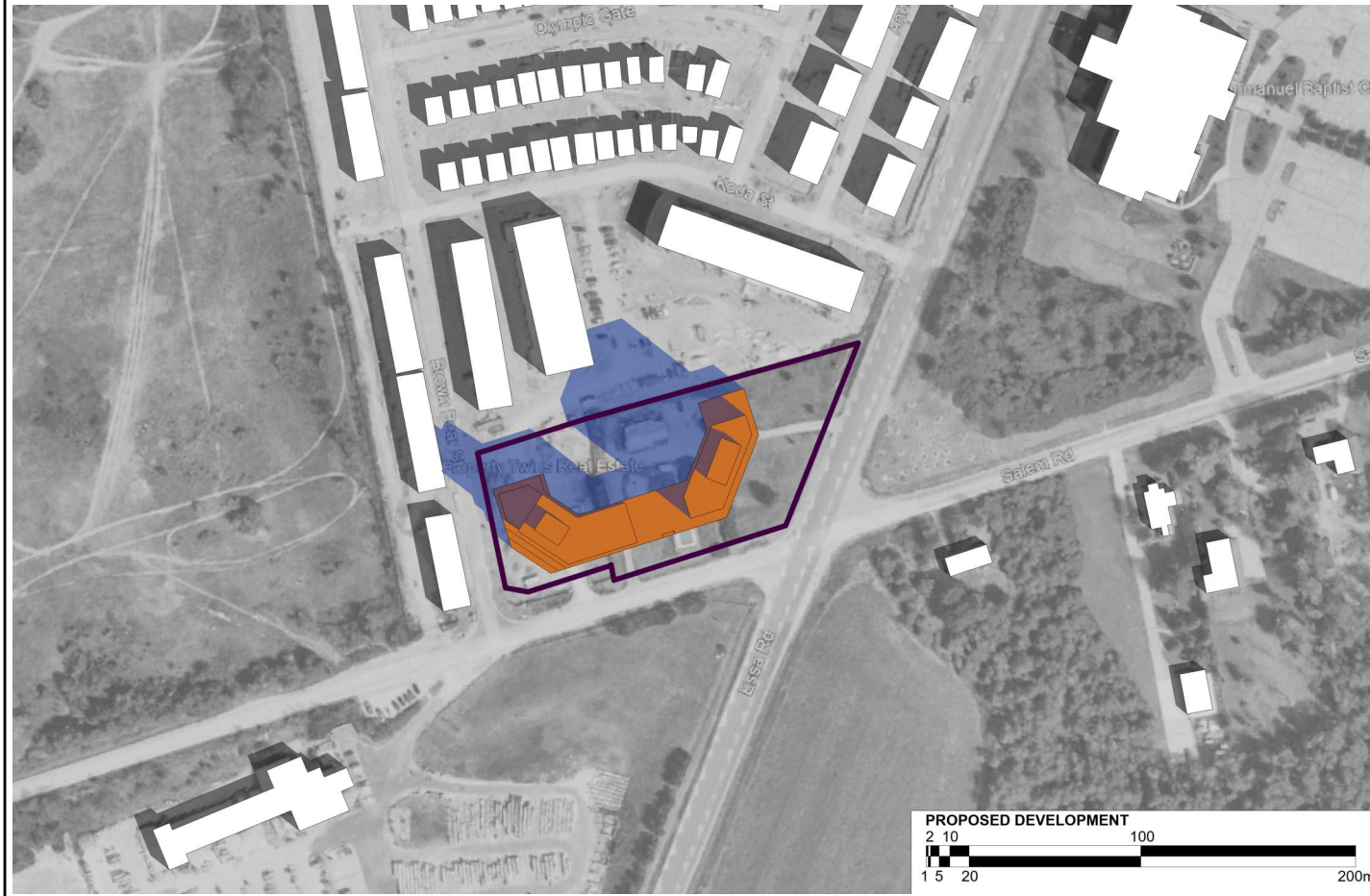
22125

Date:

Jan 04, 2024

Drawing No.:

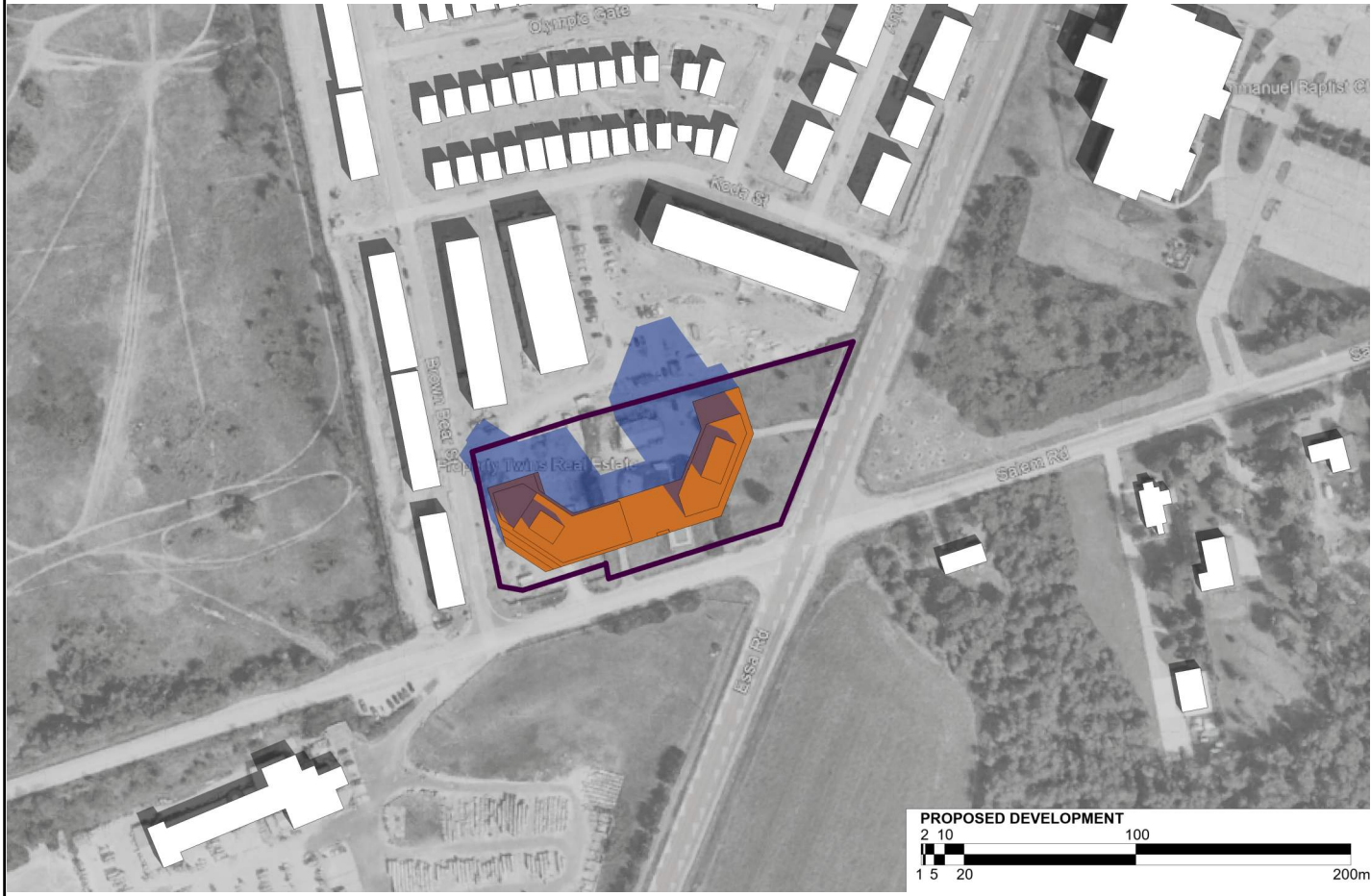
dA5.03



December 21 @ 10:27am

1
dA5.04

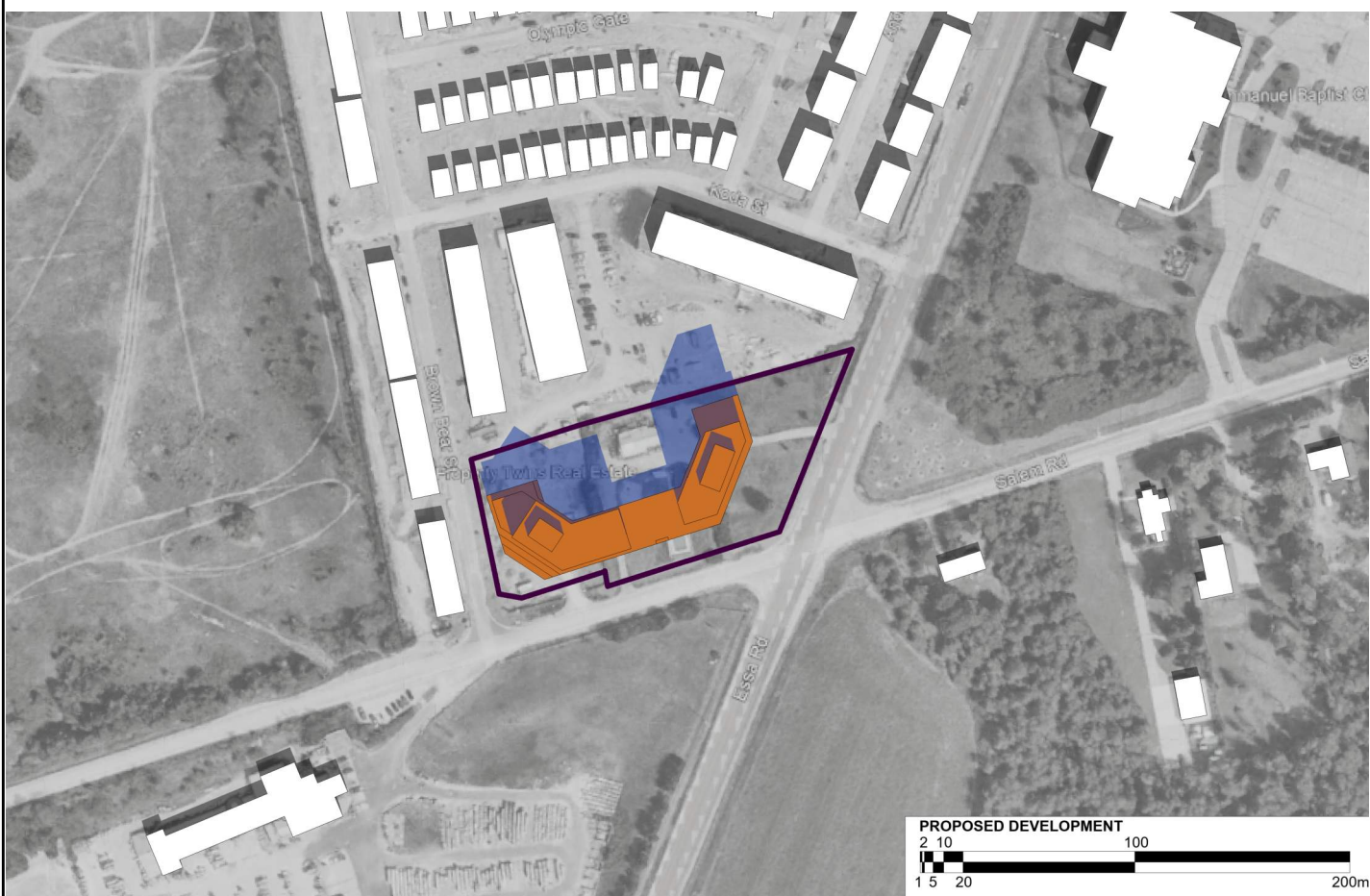
NTS



December 21 @ 11:27am

2
dA5.04

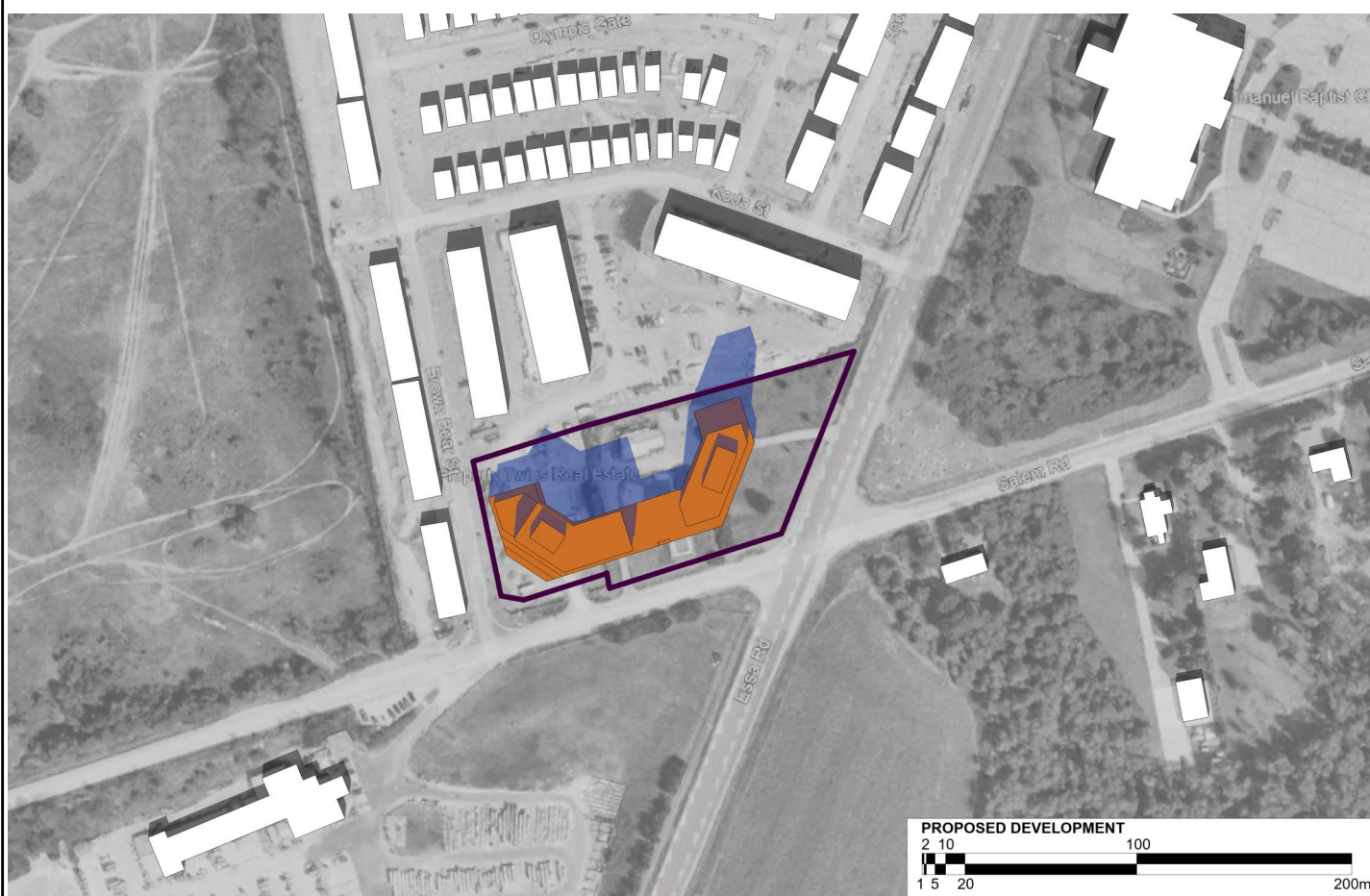
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December 21 @ 12:27pm

3
dA5.04

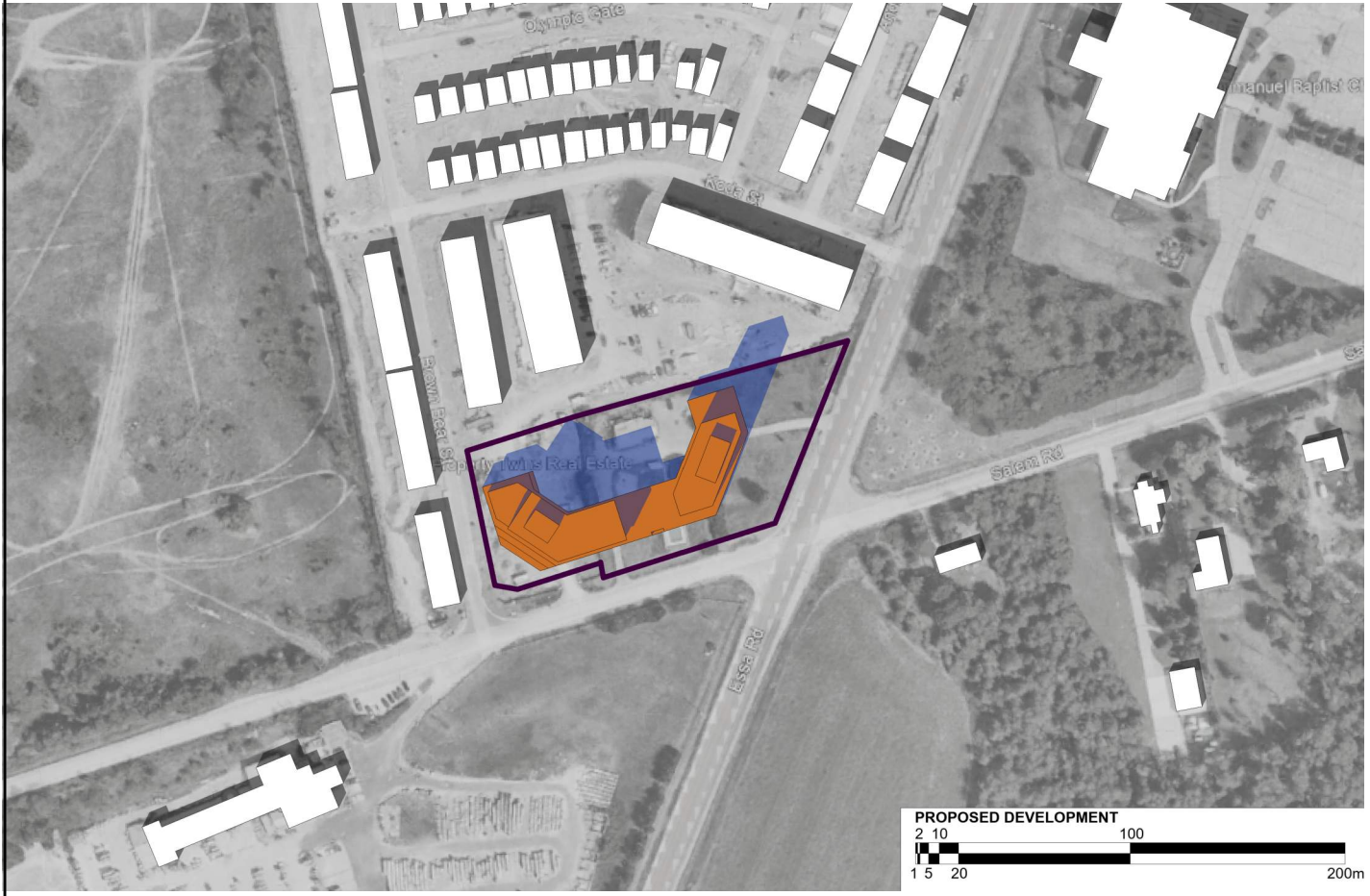
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December 21 @ 1:27pm

4
dA5.04

NTS



December 21 @ 2:27pm

5
dA5.04

NTS



December 21 @ 3:27pm

6
dA5.04

NTS

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Client:
ACE Development

901 Essa Road, BARRIE, ON
Proposed Residential Development

Drawing Title:
**SHADOW STUDY -
DECEMBER**

Scale:

Drawn by:

D.N

Checked by:

N.D

Project No.:

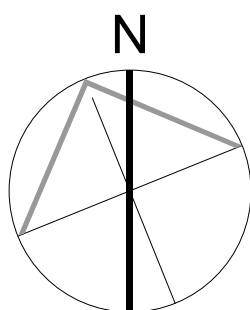
22125

Date:

Jan 04, 2024

Drawing No.:

dA5.04





Perspective 3- View from Essa Rd. & Salem Rd. Intersection

2

NTS

dA6.01



Perspective 4

3

NTS

dA6.01



Perspective -Drop Off Area

1

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dA6.01

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Toronto ON M3J 0H1

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No.:	Revision:	Date:
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No. :01	Issued For: OPA, ZBA SUBMISSION	Date: Nov 30, 2022

Client:
ACE Development

901 Essa Road, BARRIE, ON
Proposed Residential Development

Drawing Title:
PERSPECTIVES

Scale:

Drawn by:
D.N
Checked by:
N.D
Project No.:
22125
Date:
Jan 04, 2024
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No.:01	Issued For:OPA,ZBA SUBMISSION	Date:Nov 30,2022

Client:
ACE Development

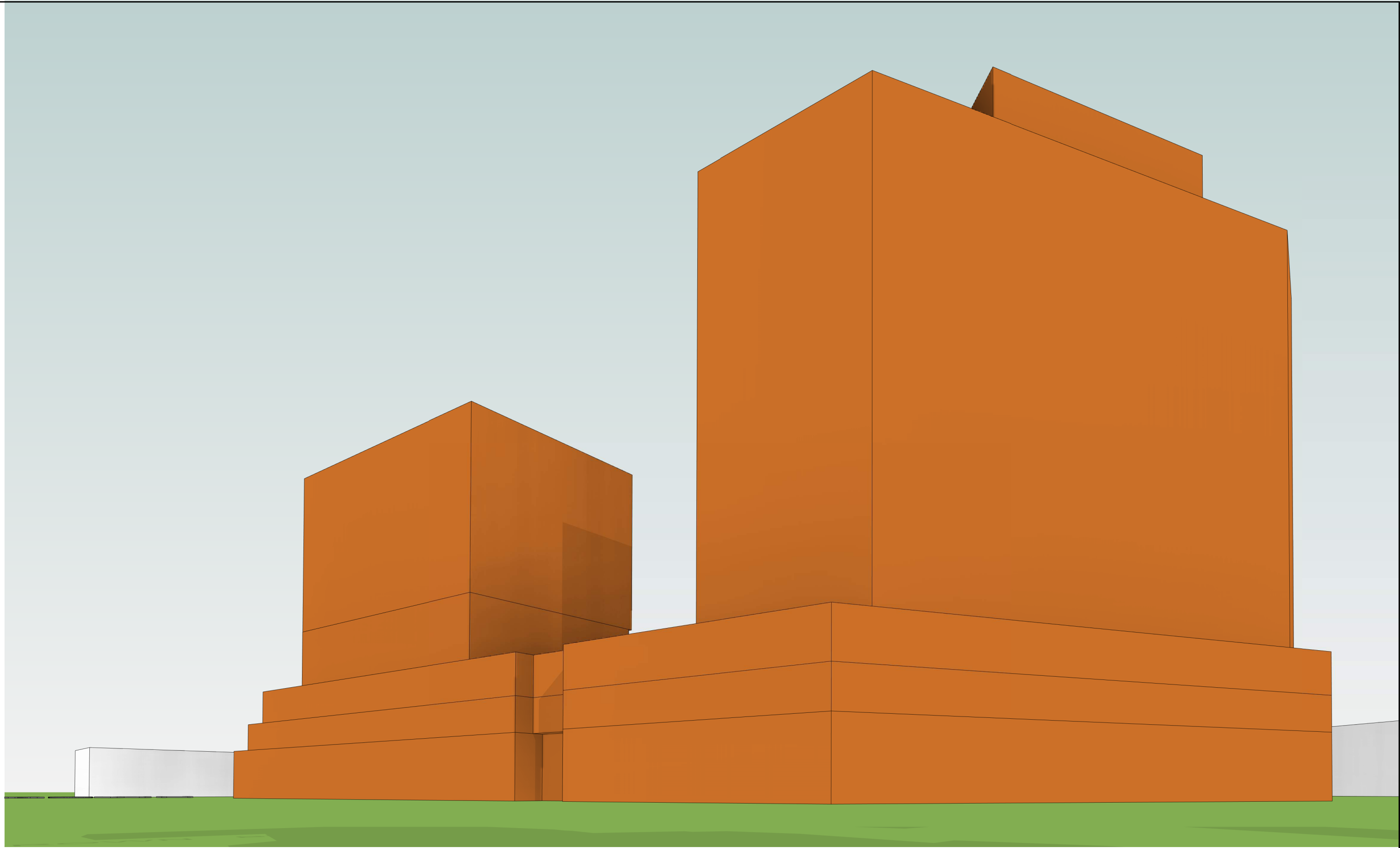
901 Essa Road, BARRIE, ON
Proposed Residential Development

Drawing Title:
PERSPECTIVES

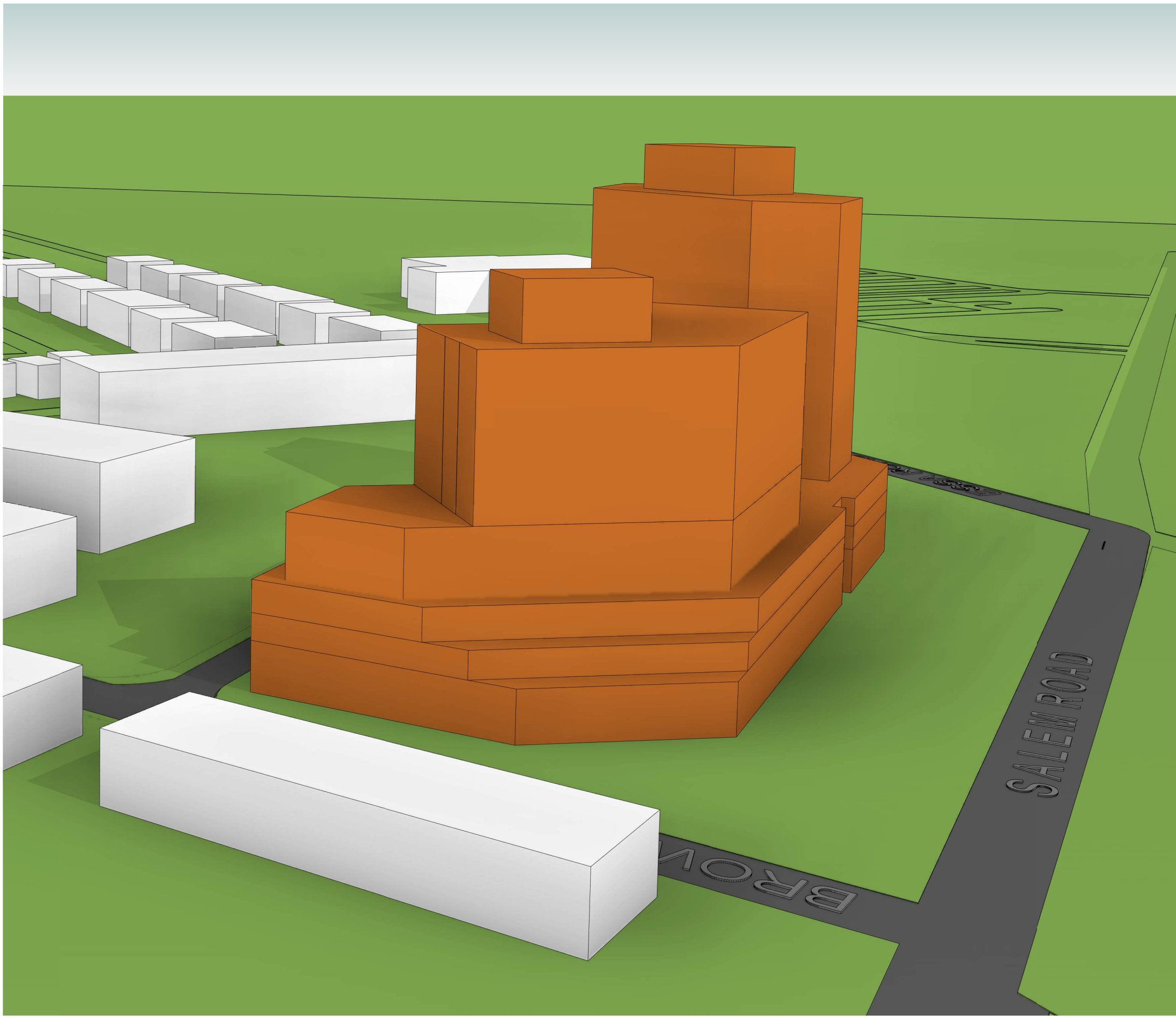
Scale:

Drawn by:
D.N
Checked by:
N.D
Project No.:
22125
Date:
Jan 04,2024
Drawing No.:

dA6.02



Perspective 3- View from Essa Rd. & Salem Rd. Intersection **3**
NTS dA6.02



Perspective 4-Brown Bear Street & Salem Rd. Intersection **4**
NTS dA6.02



Perspective 1-Angular Plane **1**
NTS dA6.02



Perspective 2-Angular Plane **2**
NTS dA6.02