

context plan



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notes:

Statistics

Firm Name: architecture unfolded		368 dufferin street, toronto, on, m6k 1z8, tel: (416) 601-6416	
Certificate of Practice Number: 4647		368 Dufferin St. Suite Toronto, ON M6K 1Z8	
The Certificate of Practice Number of the holder is the holder's BCDN.		The architect noted above has exercised responsible control with respect to design activities.	
Name of Project: -		STATISTICS - 427 YONGE ST., BARRIE, ONTARIO	
Location: 427 YONGE STREET, BARRIE ON		April 10, 2024 21-47	
ZONING			
SITE AREA	TOTAL	6,353.2 m ²	68,385 ft ² 1.57 acres 2.4 density (F5)
PROPOSED PARKING	P1	2,874.5 m ²	30,941 ft ²
	P2	2,874.5 m ²	30,941 ft ²
	TOTAL	5,749.0 m²	61,881.7 ft²
PROPOSED TOTAL FLOOR AREA (TFA) AND PROPOSED GFA	GR 2ND - 5TH	1,795.4 m ²	19,205 ft ²
	6th	9,299.8 m ²	100,102 ft ²
	7th	2,272.8 m ²	24,464 ft ²
	TOTAL	15,297.7 m²	164,663.5 ft²
PROPOSED SALEABLE AREA	GR-RETAIL	709.7 m ²	7,639 ft ²
	2ND - 5TH	8,341.0 m ²	89,781 ft ²
	6th	2,033.2 m ²	21,885 ft ²
	7th	1,679.6 m ²	18,079 ft ²
	TOTAL	12,763.4 m²	137,384.4 ft²
UNIT BREAKDOWN			
	GND FLOOR	0	0
	2ND - 5TH FLOOR	4	16
	6TH FLOOR	0	4
	7TH FLOOR	0	4
	TOTAL	4	24
	PERCENTAGE	2%	12%
PARKING REQUIREMENT	RESIDENTIAL (including visitors)	1/unit	196
	RETAIL	1/30m ²	24
	TOTAL		220
	ACCESSIBLE PARKING	1+3% OF REQUIRED	8
PROPOSED PARKING	GND. P1		91
	P2		67
	TOTAL		228
	INCLUDED ACCESSIBLE PARKING		8
	INCLUDED 10% EV PROVISIONS		22
	INCLUDED RES. VISITOR PARKING		24
AMENITY	REQUIRED OUTDOOR AMENITY	12m ² /unit	2352 m ²
	PROVIDED:		
	GROUND AMENITY		169 m ²
	2nd to 5th FLOOR BALCONIES		592 m ²
	6th FLOOR PRIVATE TERRACES		200 m ²
	7th FLOOR PRIVATE TERRACES		390.3 m ²
	ROOF AMENITY		1170 m ²
	TOTAL OUTDOOR AMENITY		2521.3 m²
	GROUND AMENITY (FLAROOM+PARTY ROOM+GIM+GUEST SUITE)		415.8 m ²
	TOTAL INDOOR AMENITY		415.8 m²
PARKING LOT COVERAGE	REQUIRED PARKING LOT COVERAGE		42%
	PROVIDED PARKING LOT COVERAGE		41.9%

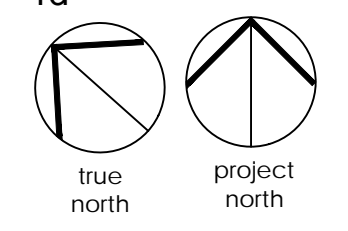
1. public meeting presentation 23.03.08
revisions: m.d.yr

architectural team :
mark zwicker
rushad dastoor

project:
427 Yonge St
Barrie, ON L4N 4E1

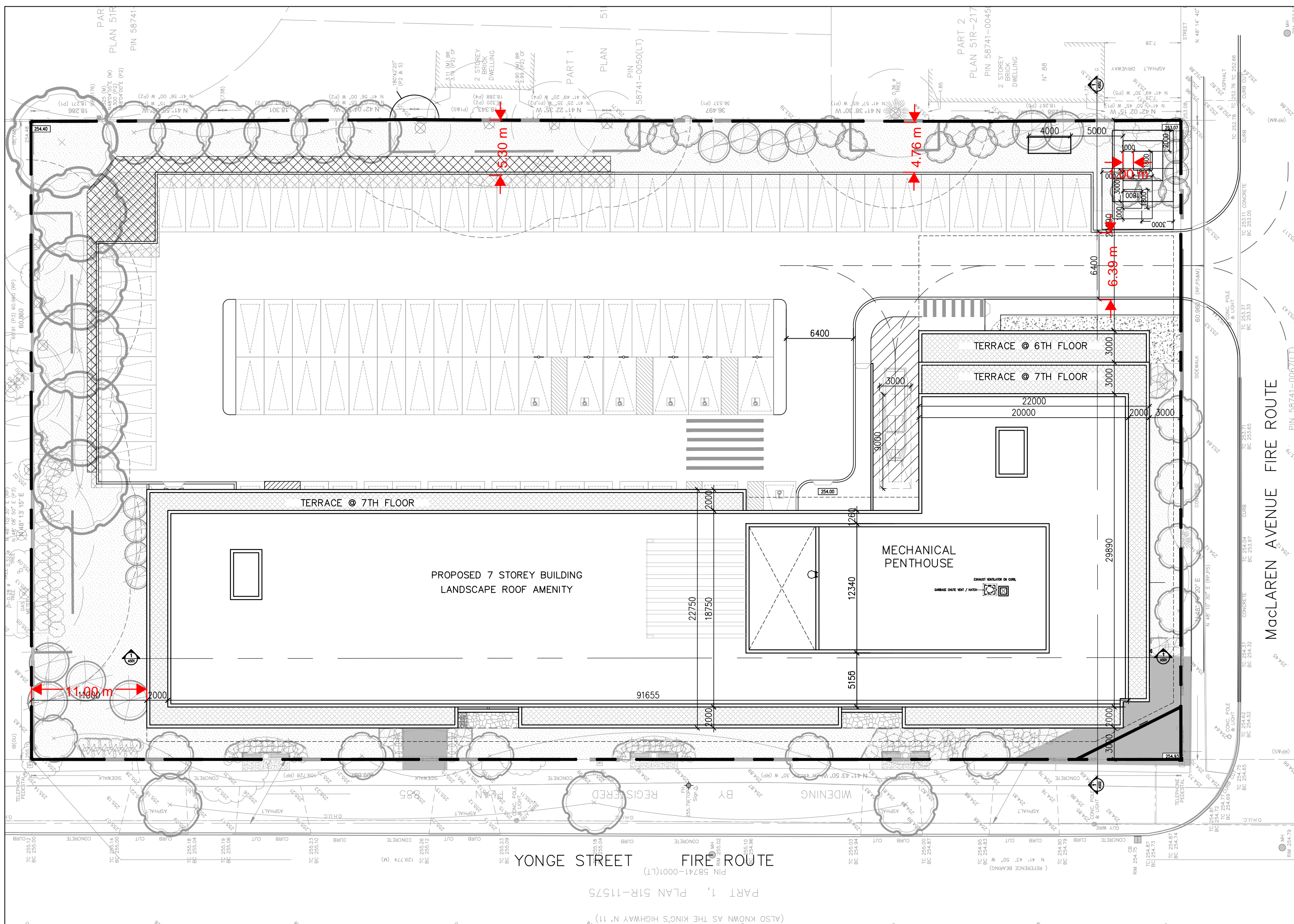
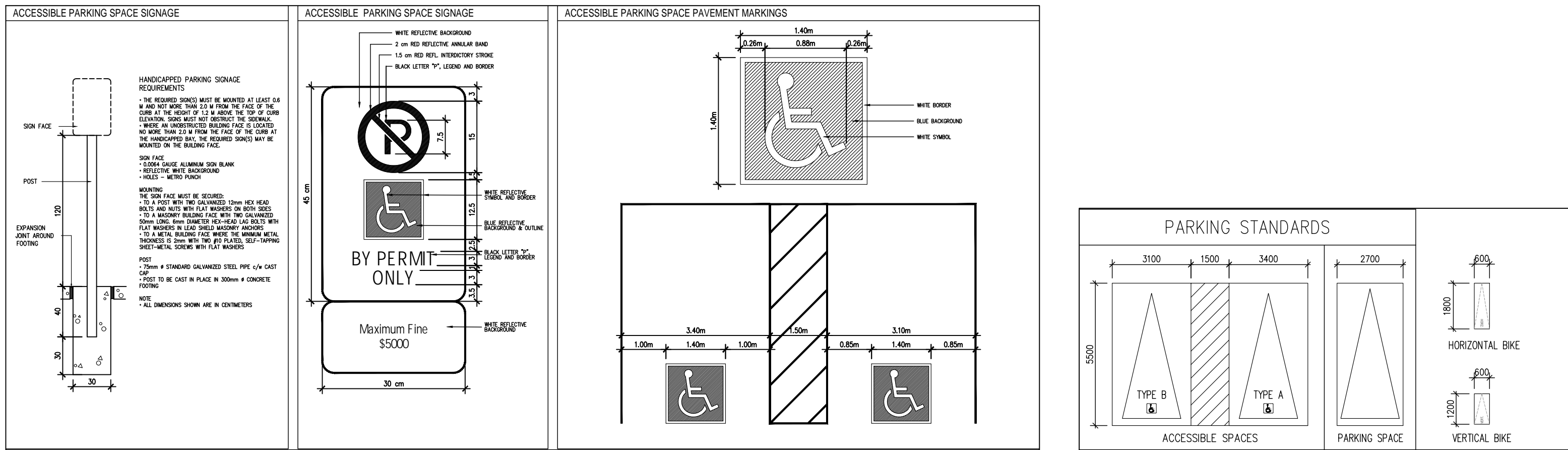
site plan

date: april 8, 2024
scale: 1:300
project: 21-47
drawing by: rd



drawing number: **A101**

LEGEND					
000.000	FINISH ELEVATION	▲	DENOTES BUILDING ENTRANCE	C.B. □	CATCH BASIN, ROOF DRAIN
+123.1B	EXISTING ELEVATION	▼	DENOTES BUILDING EXIT	⊙	MAINTENANCE HOLE COVER
♿	HANDICAPPED PARKING SPACE	△	DENOTES BUILDING SERVICE ENTRANCE	D.C.	DEPRESSED CURB
⊕	SIAMSE CONNECTION	⊙	FIRE HYDRANT	⊕	SITE LIGHTING (REFER TO LANDSCAPE DWGS)



Item	Ontario Building Code Data Matrix Part 3	OBC Reference
1. Project Description:	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration	Part 11 11.1 to 11.4 Part 3 1.1.2 [A]
2. Major Occupancy(s)	GROUP "C", RESIDENTIAL OCCUPANCY	3.1.2.1 (1)
3. Building Area (m ²)	Existing: 1901.2 m ² New: 15297.7 m ² Total: 15297.7 m ²	1.4.1.2 [A] 1.4.1.2 [A] 1.4.1.2 [A]
4. Gross Area (m ²)	Existing: 15297.7 m ² New: 15297.7 m ² Total: 15297.7 m ²	1.4.1.2 [A] & 3.2.1.1 9.10.1
5. Number of Storeys	Above grade: 7 Below grade: 2	1.4.1.2 [A] & 3.2.1.1 9.10.1
6. Number of Streets/Fire Fighter Access: 2		3.2.2.10 & 3.2.5 9.10.20
7. Building Classification: GROUP C (any height, any area)		3.2.2.42 9.10.4
8. Sprinkler System Proposed	<input checked="" type="checkbox"/> entire building <input type="checkbox"/> basement & ground floor only <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> not required	3.2.2.15 - 3.2.2.83 3.2.2.15 3.2.2.17 9.10.8
9. Standpipe required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.9 N/A
10. Fire Alarm required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4 9.10.18.2
11. Water Service/Supply is Adequate	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7 N/A
12. High Building	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.6 N/A
13. Measure for fire safety in building:		SB-4 & 3.2.6 N/A
14. Permitted Construction	<input type="checkbox"/> Combustible <input type="checkbox"/> Actual Construction <input checked="" type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.20 - 3.2.2.83 9.10.6
15. Mezzanine(s) Area m ²	N/A	3.2.1.1 (3) - 3.2.1.1 (8) 9.10.4.1
16. Occupant load based on	<input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> design of building	3.1.17 9.9.1.3
17. Barrier-free Design	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Explain)	3.8 9.5.2
18. Hazardous Substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2 & 3.3.1.19 9.10.1.3 (4)
19. Required Fire Resistance	Horizontal Assemblies FRR (Hours) Floors: 2 Hours Roof: 0 Hours Mezzanine: N/A Hours FRR of Supporting Members Floors: 2 Hours Roof: 2 Hours Mezzanine: N/A Hours	Listed Design No. or Description (SB-2) 200mm min. POURED CONCRETE SLAB 200mm min. POURED CONCRETE SLAB N/A Listed Design No. or Description (SB-2) N/A
20. Spatial Separation - Construction of Exterior Walls		3.2.3 9.10.14
Wall Area of EBF (m ²)	L.D. (m) L/H or H/L Permitted Max. % of Openings	Proposed FRR Listed Design or Description
North	REFER TO PROPOSED METHOD OF BUILDING COMPLIANCE REPORT BY CONSULTANT - TBD	Comb. Const.
South	REFER TO PROPOSED METHOD OF BUILDING COMPLIANCE REPORT BY CONSULTANT - TBD	Comb. Const. Non-comb. Cladding
East	REFER TO PROPOSED METHOD OF BUILDING COMPLIANCE REPORT BY CONSULTANT - TBD	Non-comb. Const.
West	REFER TO PROPOSED METHOD OF BUILDING COMPLIANCE REPORT BY CONSULTANT - TBD	

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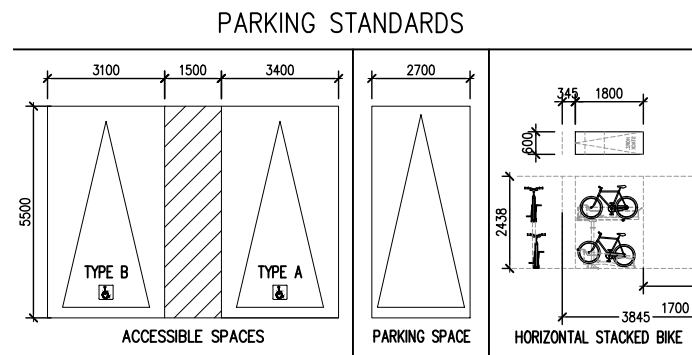
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notes:



1. public meeting presentation 23.03.08
 revisions: m.d.yr

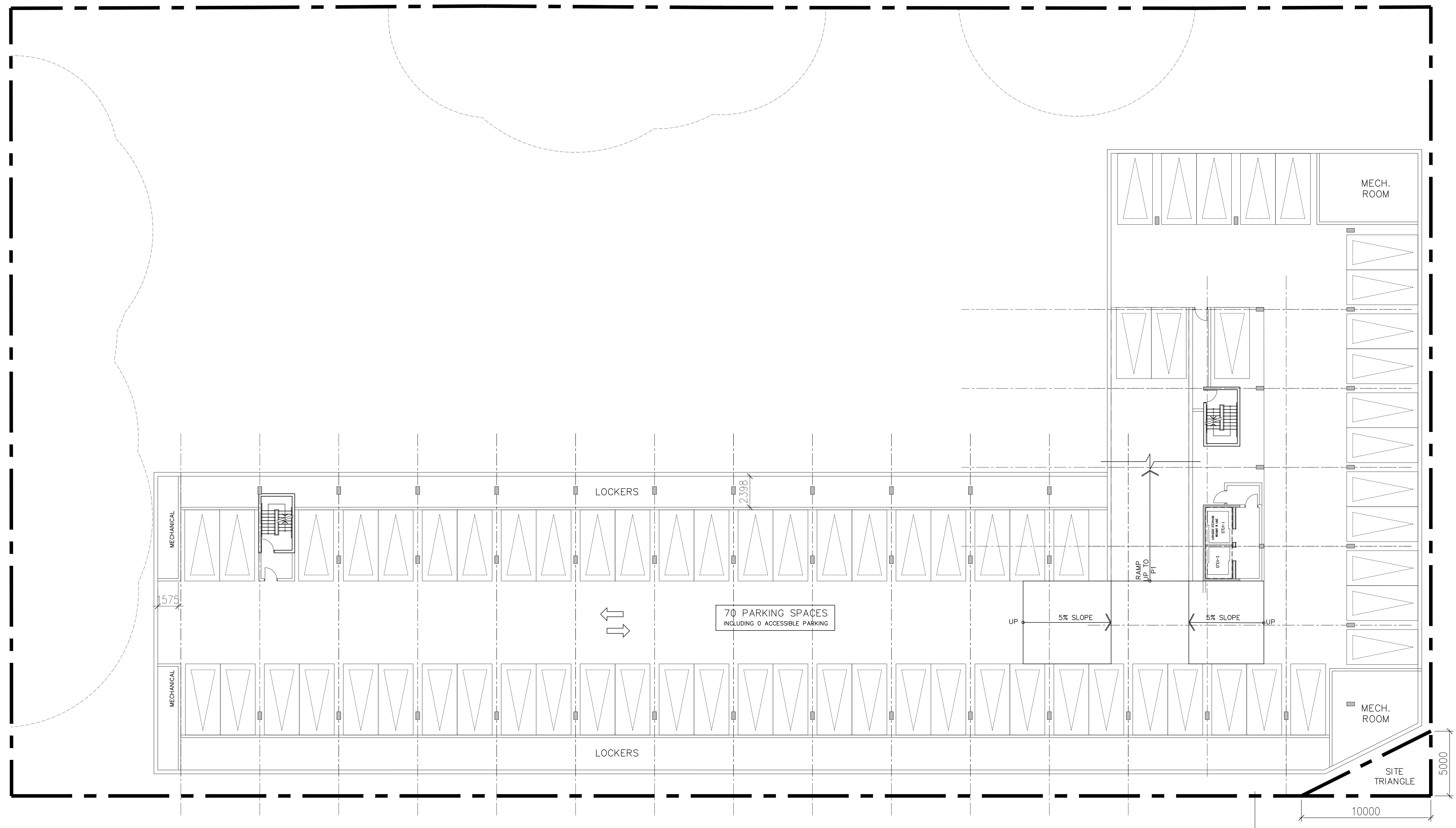
architectural team :
 mark zwicker
 rushad dastoor

project:
 427 Yonge St
 Barrie, ON L4N 4E1

p2 level

date: april 8, 2024
 scale: 1:150
 project: 21-47
 drawn by:

drawing number:
A201



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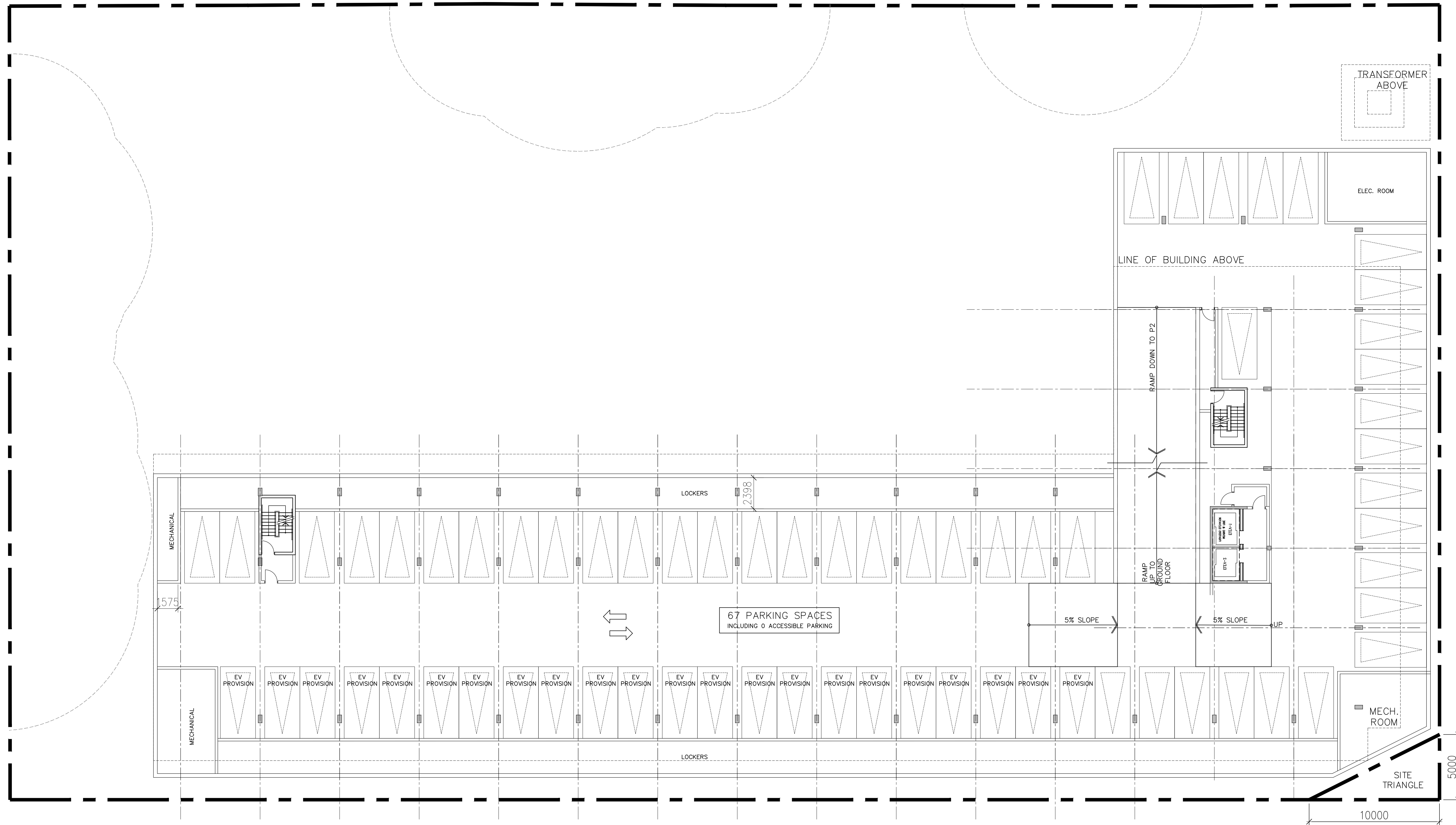
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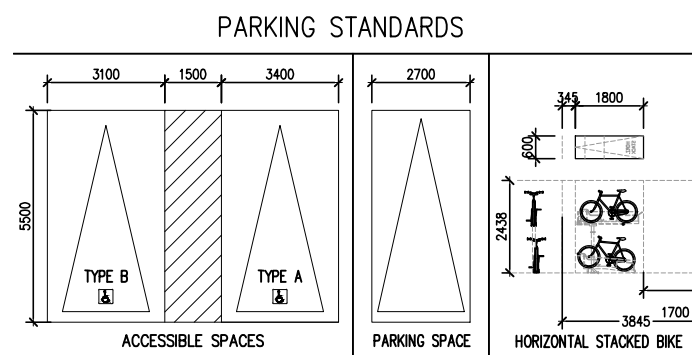
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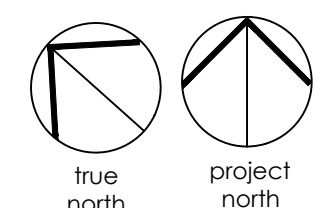
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 revisions: m.d.yr

architectural team :
 mark zwicker
 rushad dastoor

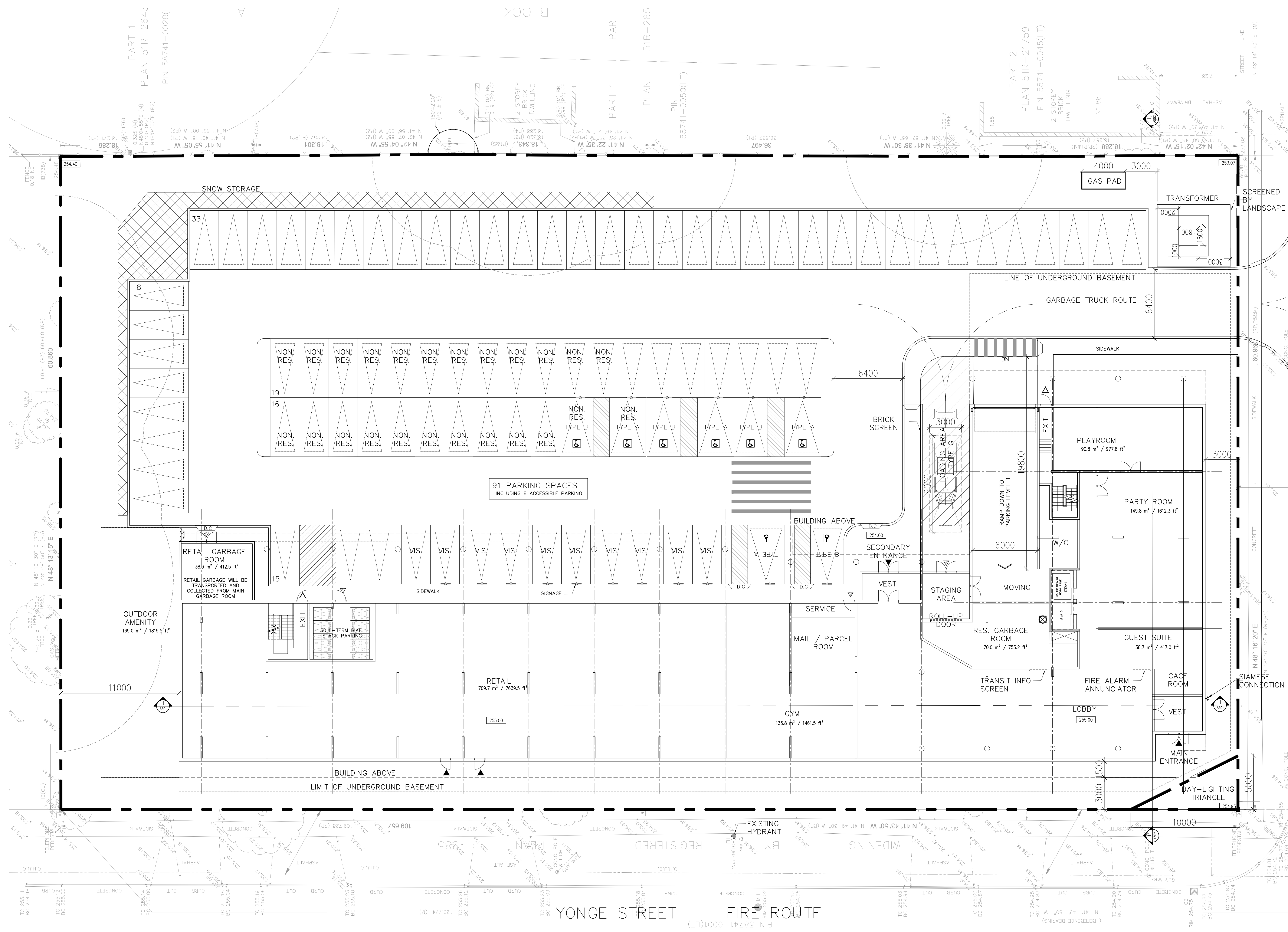
project:
 427 Yonge St
 Barrie, ON L4N 4E1

p1 level

date: april 8, 2024
 scale: 1:150
 project: 21-47
 drawn by:



drawing number:
A202



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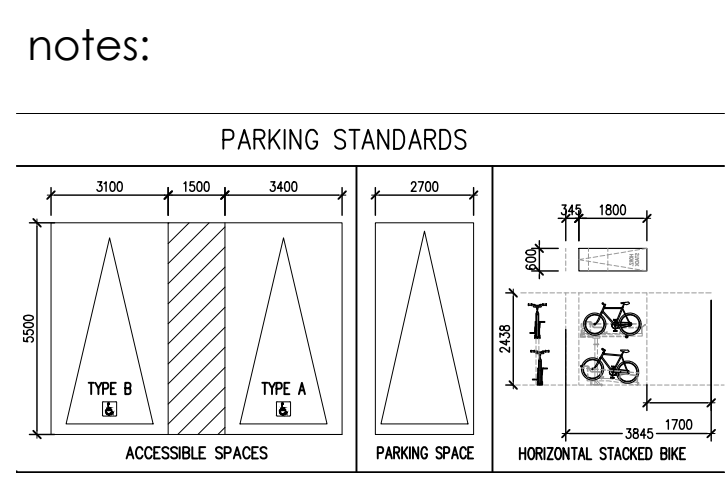
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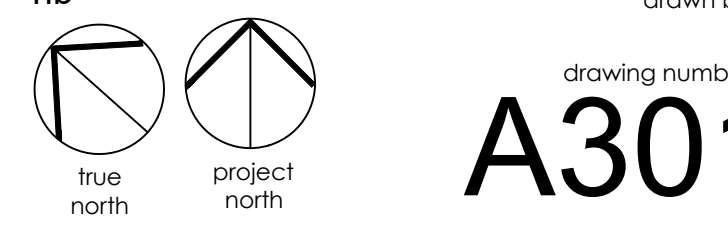
1. public meeting presentation 23.03.08
 revisions: m.d.yr

architectural team :
 mark zwicker
 rusedastoor

project:
 427 Yonge St
 Barrie, ON L4N 4E1

ground floor plan

date: april 8, 2024
 scale: 1:150
 project: 21-47
 nb
 drawing number: A301



PART 1, PLAN 51R-11575
 PIN 58741-0001(LT)

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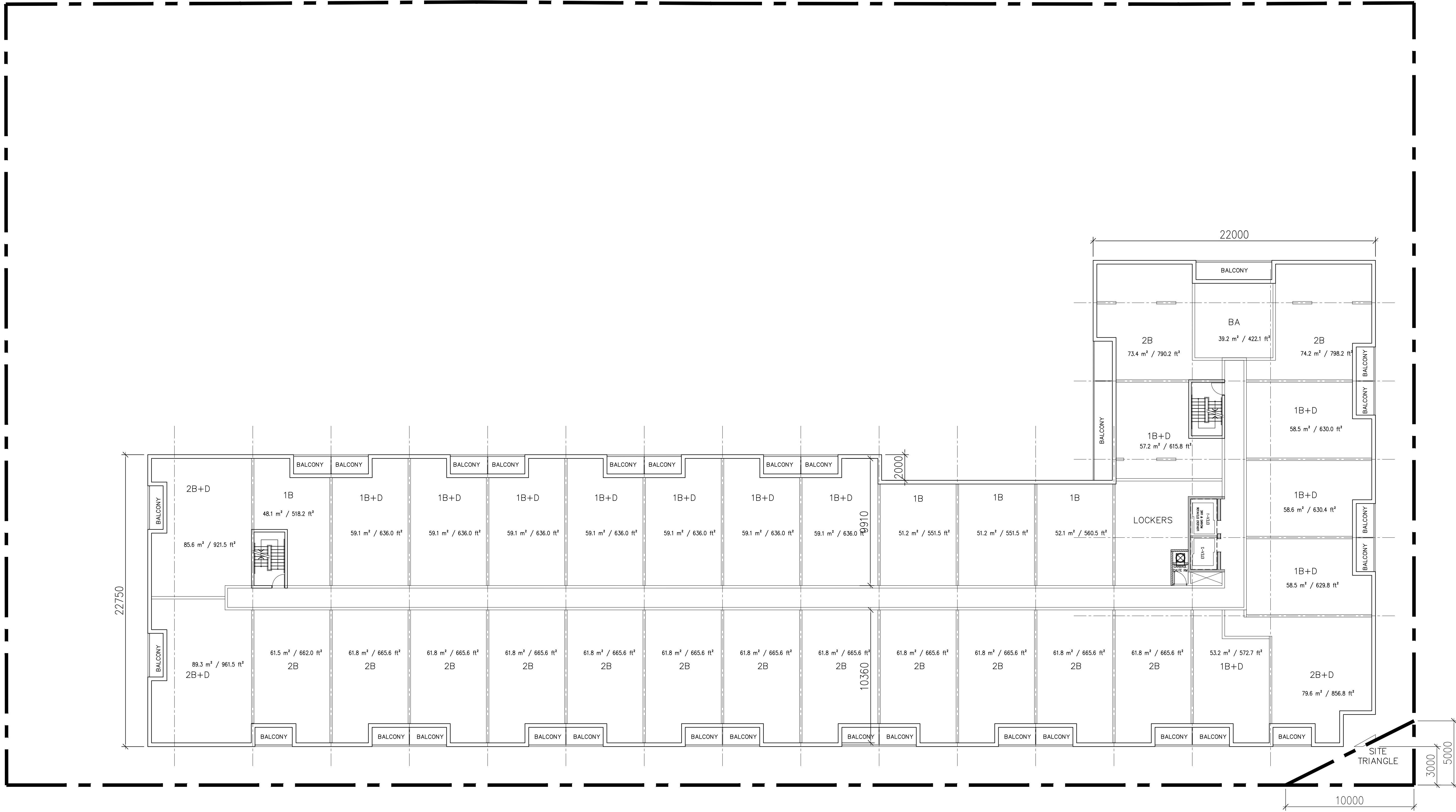
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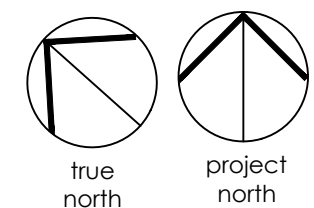
1. public meeting presentation 23.03.08
revisions: m.d.yr

architectural team :
mark zwicker
rushad dastoor

project:
427 Yonge St
Barrie, ON L4N 4E1

2nd to 5th
floor plans

date: april 8, 2024
scale: 1:150
project: 21-47
drawn by: nb



drawing number:
A302

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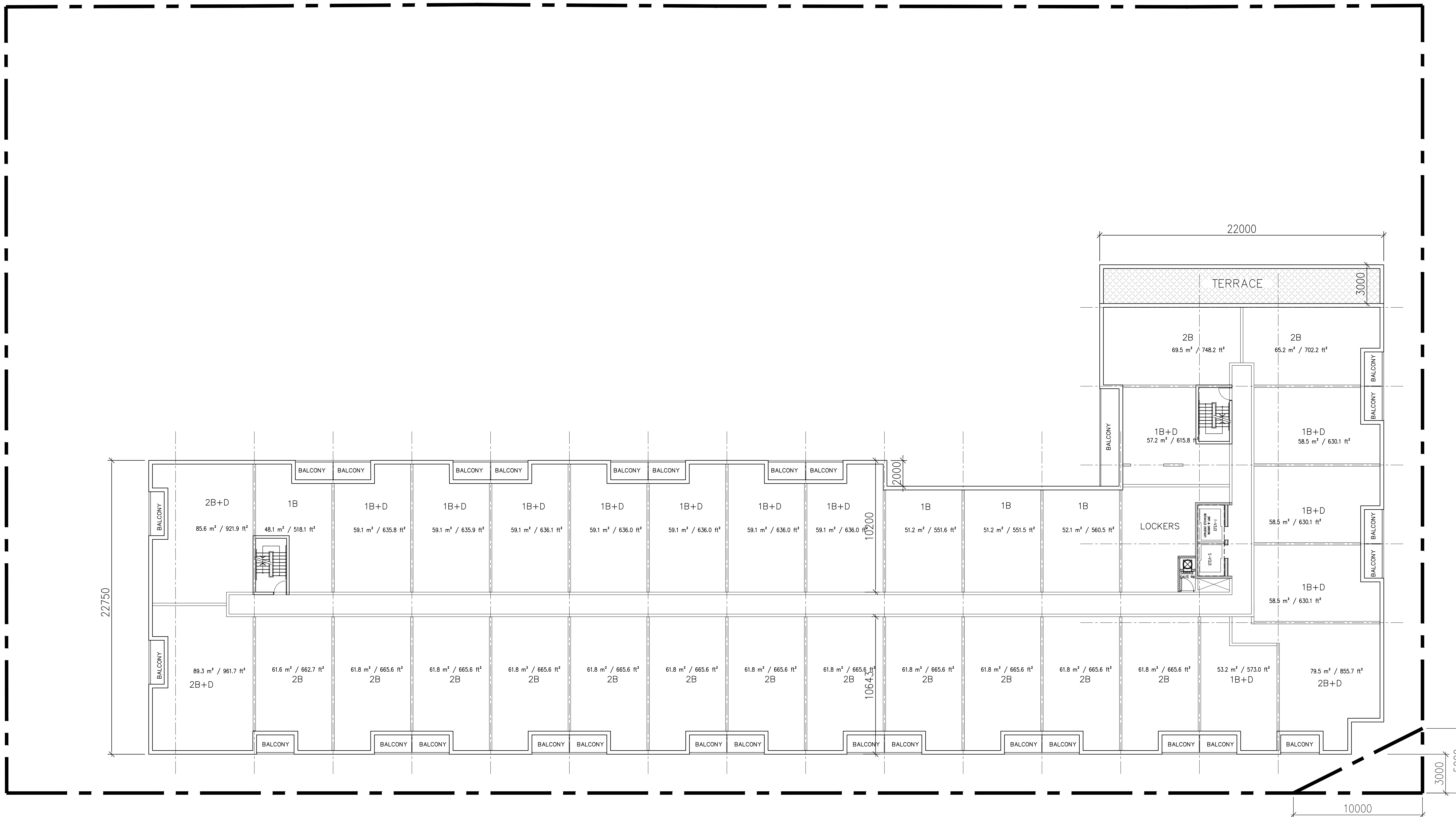
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 revisions: m.d.yr

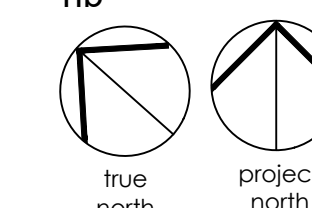
architectural team :
 mark zwicker
 rushad dastoor

project:
 427 Yonge St
 Barrie, ON L4N 4E1

6th floor plan

april 8, 2024
 1:150
 21-47
 nb

date:
 scale:
 project:
 drawn by:



drawing number:
A303

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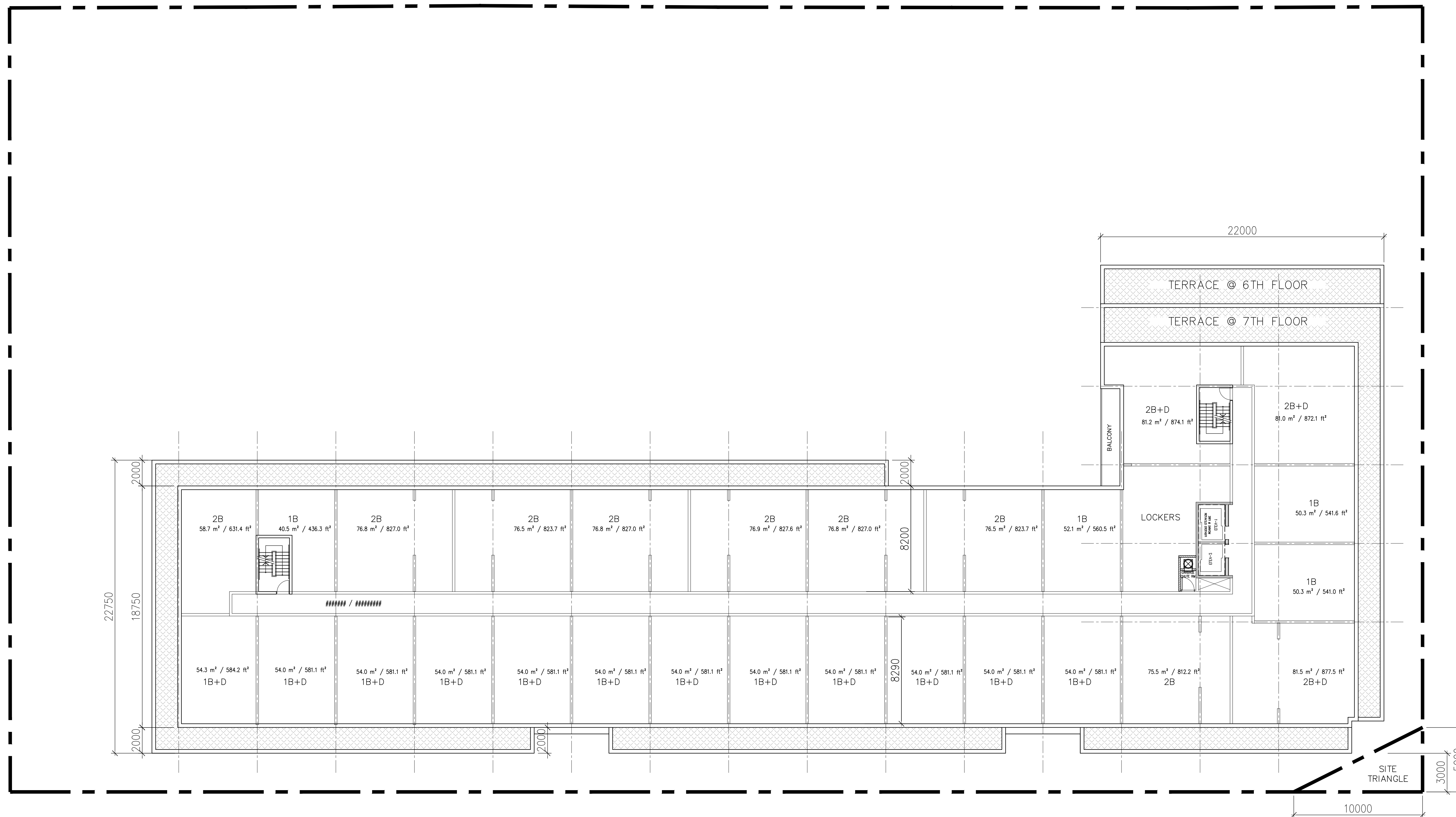
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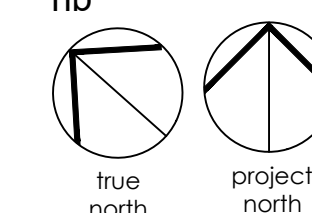
architectural team :
mark zwicker
rushad dasoor

project:
427 Yonge St
Barrie, ON L4N 4E1

7th floor plan

april 8, 2024
1:150
21-47
nb

date:
scale:
project:
drawn by:



drawing number:
A304

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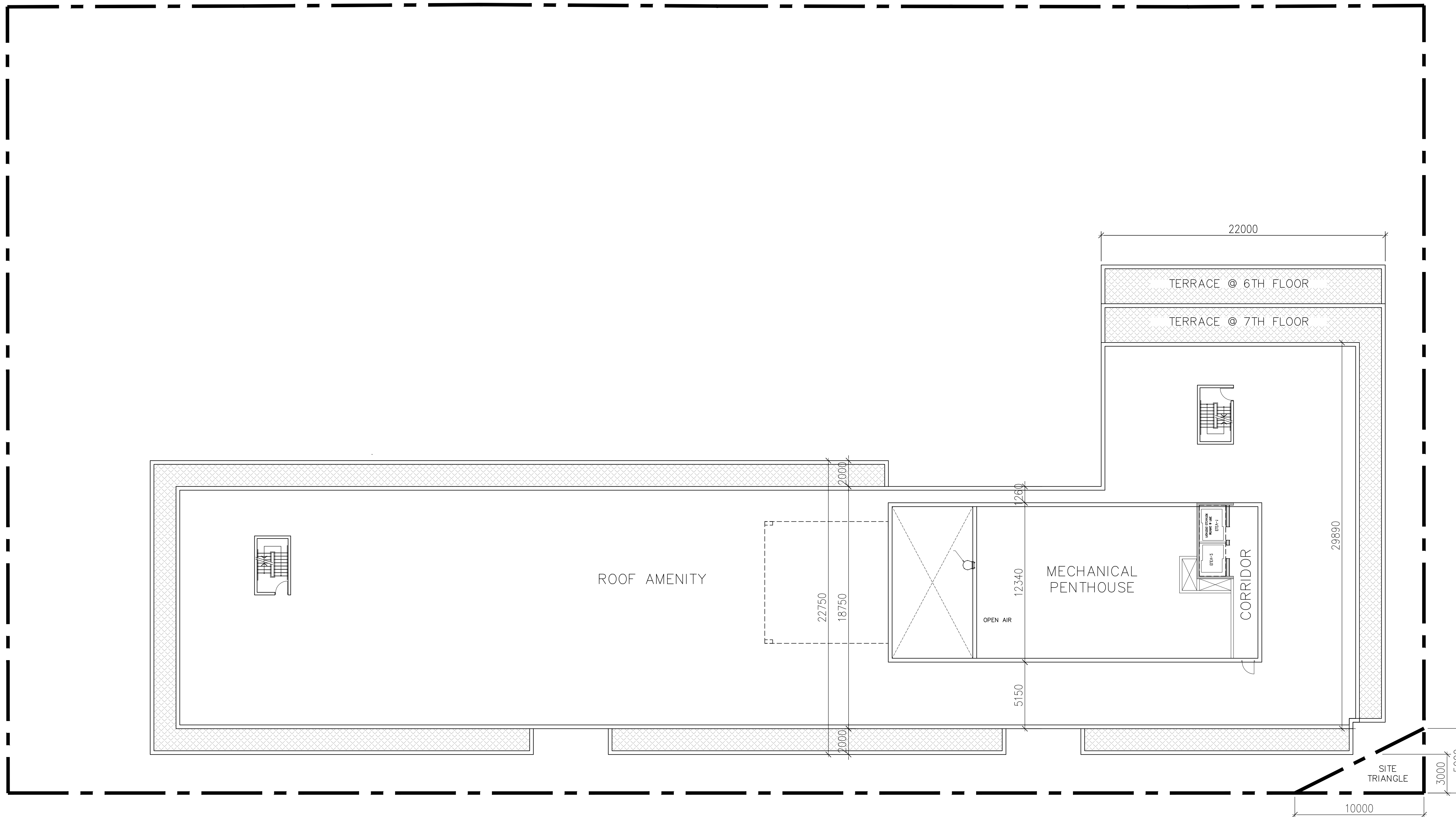
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 revisions: m .d .yr

architectural team :

mark zwicker
 rushad dastoor

project:
 427 Yonge St
 Barrie, ON L4N 4E1

roof floor plan

april 8, 2024

1:150

21-47

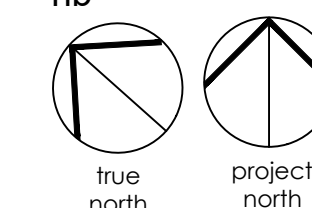
nb

date:

scale:

project:

drawn by:



drawing number:
A305

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notes:



south elevation



west elevation

MATERIALS

<p>1 • METAL PANEL - DARK GREY</p>	<p>4 • STUCCO / PRECAST - LIGHT GREY</p>	<p>5 • STUCCO/PRECAST - GREY</p>
<p>2 • MULLION 3 • ALUMINUM RAILING</p>		
<p>6 • STUCCO/PRECAST - DARK GREY</p>	<p>7 • CLEAR VISION GLASS</p>	<p>8 • BALCONY GLASS</p>

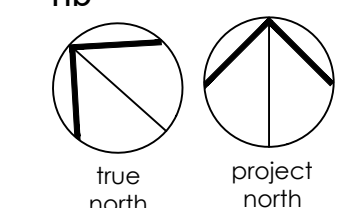
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architectural team :
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rushad dastoor

project:
427 Yonge St
Barrie, ON L4N 4E1

elevations

april 8, 2024 date:
1:150 scale:
21-47 project:
nb drawn by:



drawing number:
A401

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notes:

1, public meeting presentation 23.03.08
 revisions: m.d.yr

architectural team :

mark zwicker
 rushad dastoor

project:
 427 Yonge St
 Barrie, ON L4N 4E1

elevations

april 8, 2024

1:150

21-47

nb

true north

project north

date:

scale:

project:

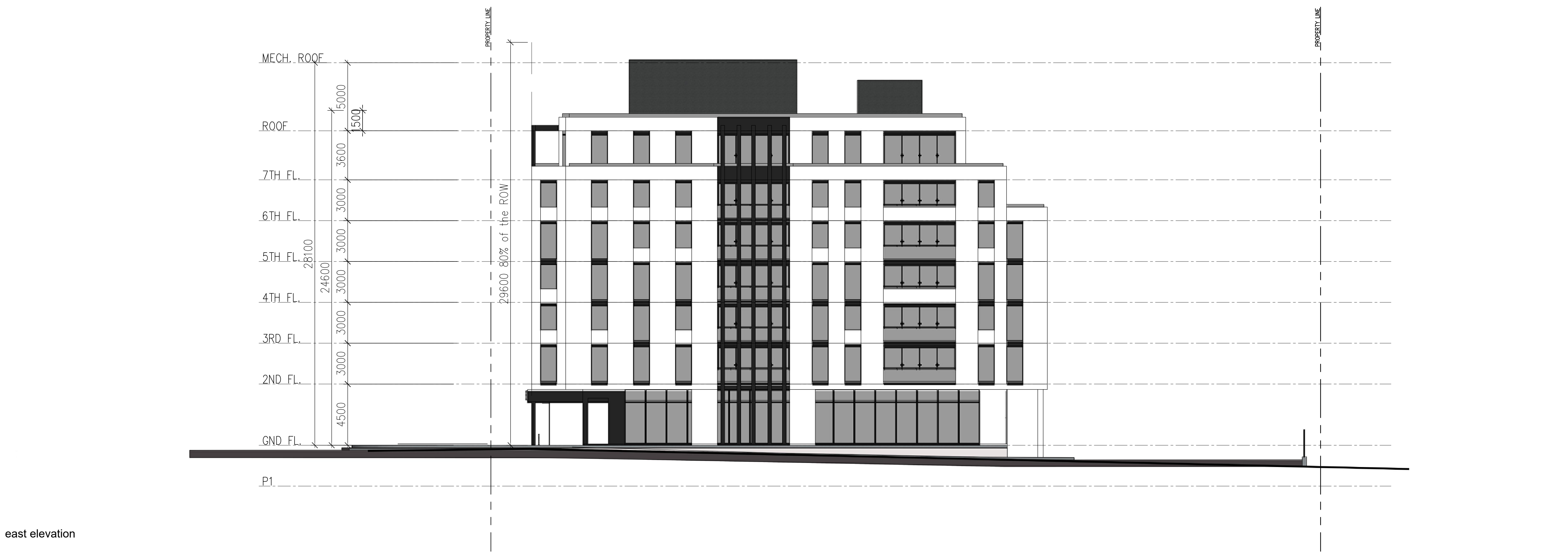
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drawing number:

A402



north elevation



east elevation

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notes:

1. public meeting presentation 23.03.08
revisions: m.d.yr

architectural team :

mark zwicker
rushad dastoor

project:
427 Yonge St
Barrie, ON L4N 4E1

section

april 8, 2024

1:150

21-47

nb

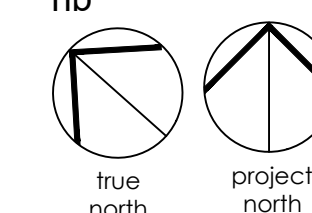
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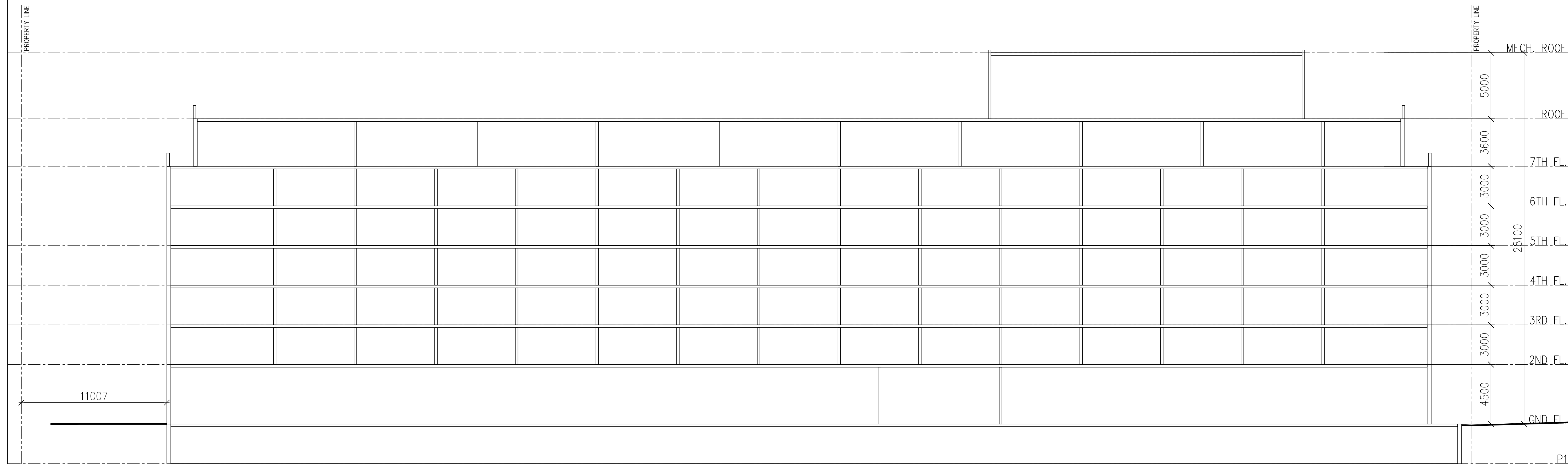
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drawn by:

drawing number:



A501



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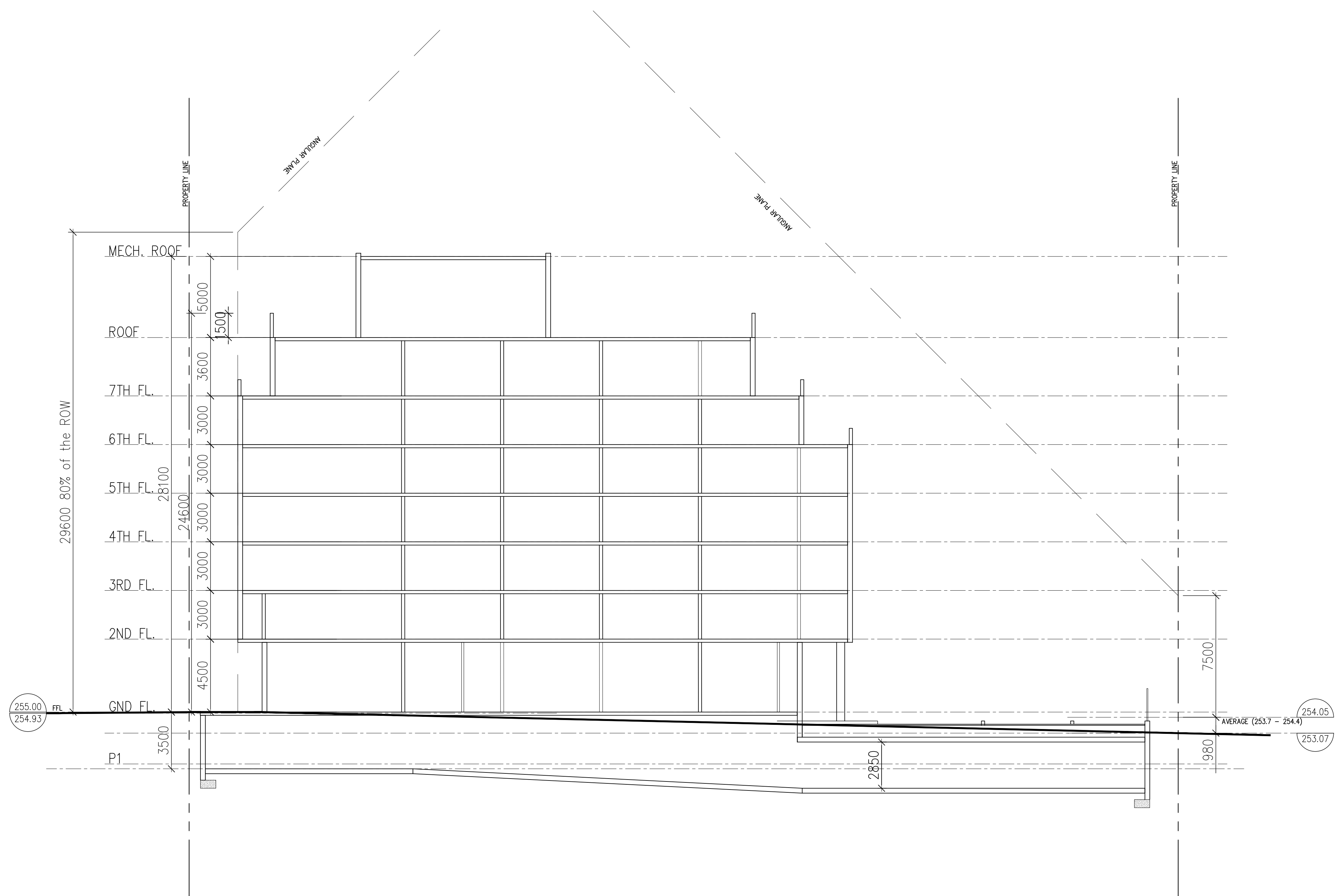
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notes:

1. public meeting presentation 23.03.08
 revisions: m.d.yr

architectural team :

mark zwicker
 rushad dastoor

project:
 427 Yonge St
 Barrie, ON L4N 4E1

section

april 8, 2024

1:150

21-47

nb

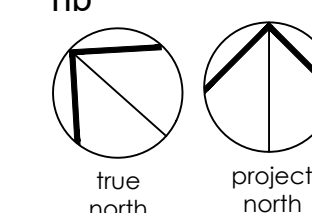
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scale:

project:

drawn by:

drawing number:



A502

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April 21st, Time: 8.00 a.m



April 21st, Time: 9.00 a.m



April 21st, Time: 10.00 a.m



April 21st, Time: 11.00 a.m



April 21st, Time: 12.00 p.m



April 21st, Time: 1.00 p.m



April 21st, Time: 2.00 p.m



April 21st, Time: 3.00 p.m



April 21st, Time: 4.00 p.m



April 21st, Time: 5.00 p.m



April 21st, Time: 6.00 p.m



April 21st, Time: 6.40 p.m

notes:

1. public meeting presentation 23.03.08
revisions: m.d_yr

architectural team :

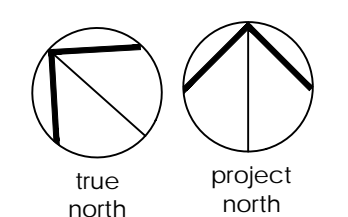
mark zwicker
rushad dastoor

project:
427 Yonge St
Barrie, ON L4N 4E1

shadow study

april 8, 2024
1:150
21-47

date:
scale:
project:
drawn by:



drawing number:
A601



June 21st, Time: 7.00 a.m



June 21st, Time: 8.00 a.m



June 21st, Time: 9.00 a.m



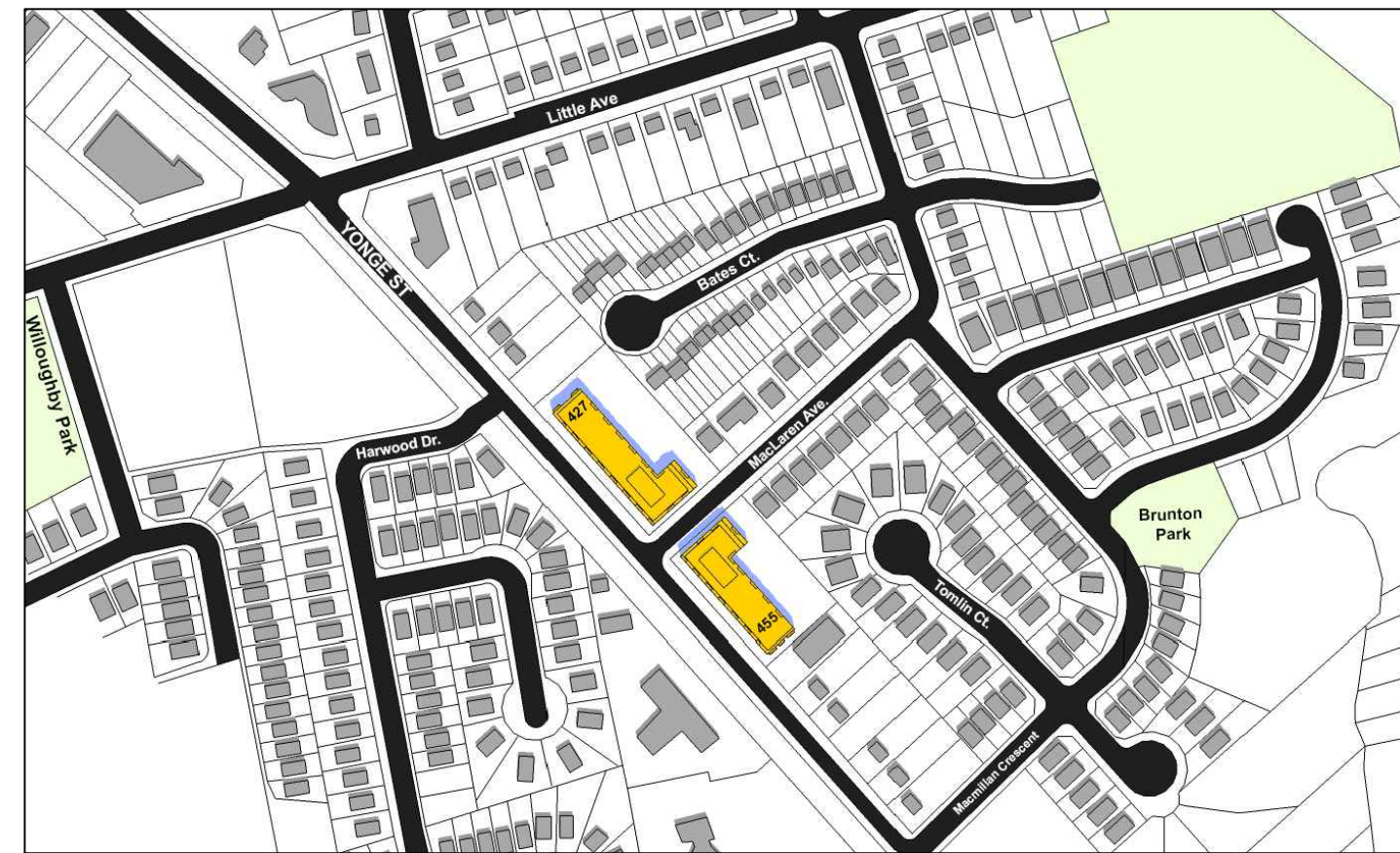
June 21st, Time: 10.00 a.m



June 21st, Time: 11.00 a.m



June 21st, Time: 12.00 p.m



June 21st, Time: 1.00 p.m



June 21st, Time: 2.00 p.m



June 21st, Time: 3.00 p.m



June 21st, Time: 4.00 p.m



June 21st, Time: 5.00 p.m



June 21st, Time: 6.00 p.m



June 21st, Time: 7.00 p.m



June 21st, Time: 7.37 p.m

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notes:

1. public meeting presentation 23.03.08
revisions: m.d.yr

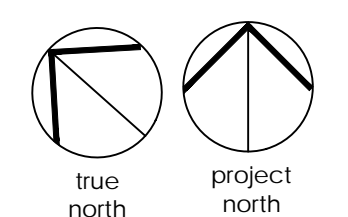
architectural team :
mark zwicker
rushad dastoor

project:
427 Yonge St
Barrie, ON L4N 4E1

shadow study

date:
april 8, 2024
scale:
1:150
project:
21-47

date:
project:
drawn by:



drawing number:
A602

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September 21st, Time: 8.30 a.m



September 21st, Time: 9.30 a.m



September 21st, Time: 10.30 a.m



September 21st, Time: 11.30 a.m



September 21st, Time: 12.30 p.m



September 21st, Time: 1.30 p.m



September 21st, Time: 2.30 p.m



September 21st, Time: 3.30 p.m



September 21st, Time: 4.30 p.m



September 21st, Time: 5.30 p.m



September 21st, Time: 5.50 p.m

notes:

1. public meeting presentation 23.03.08
revisions: m.d.yr

architectural team :

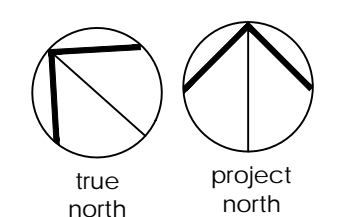
mark zwicker
rushad dastoor

project:
427 Yonge St
Barrie, ON L4N 4E1

shadow study

date:
april 8, 2024
scale:
1:150
project:
21-47

date:
project:
drawn by:



drawing number:
A603

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December 21st, Time:9.30 a.m



December 21st, Time:10.30 a.m



December 21st, Time:11.30 a.m



December 21st, Time:12.30 p.m



December 21st, Time:1.30 p.m



December 21st, Time:2.30 p.m



December 21st, Time:3.15 p.m

notes:

1. public meeting presentation 23.03.08
revisions: m.d.yr

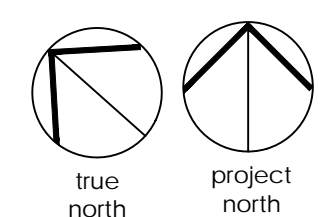
architectural team :
mark zwicker
rushad dastoor

project:
427 Yonge St
Barrie, ON L4N 4E1

shadow study

date:
april 8, 2024
scale:
1:150
project:
21-47

drawn by:



drawing number:
A604