## 149 DUNLOP STREET EAST

149 DUNLOP STREET EAST

Barrie, Ontario

Project No.: 27301

Sheet Number	Sheet Name
A0.00	COVER SHEET
A0.01	STATISTICS
A1.01	CONTEXT
A1.02	SITE PLAN
A1.03	SURVEY
A1.04	VIEW DIAGRAMS
A2.01	LEVEL P2
A2.02	LEVEL P1
A2.03	LEVEL P1 MEZZANINE
A4.01	GROUND FLOOR PLAN
A4.02	LEVELS 2-3
A4.04	LEVEL 4
A4.05	LEVEL 5
A4.06	LEVELS 6-21
A4.07	LEVELS 22-23
A4.08	LEVELS 24-25
A4.09	MECH PENTHOUSE
A4.10	ROOF PLAN
A5.01	3D VIEWS
A5.02	3D VIEWS
A5.03	ELEVATIONS
A5.04	ELEVATIONS
A6.01	BUILDING SECTION
A6.02	BUILDING SECTION
A6.03	DUNLOP STREETSCAPE SECT
A6.04	MULCASTER STREETSCAPE SECTION





THIS SET IS ISSUED FOR:

**ZONGING BY-LAW AMENDMENT** 

**DECEMBER 5, 2024** 

ISSUED FOR ZBLA 2024-12-05
ISSUED FOR ZBLA 2024-08-15
ISSUED FOR ZBLA 2024-03-27
ISSUED FOR 2021-06-23
PRE-CONSULTATION
MEETING

. Issue

General Notes

ALL DIMENSIONS IN MILLIMETRES.

4. CHECK DRAWINGS AGAINST SPECIFICATIONS.

5. USE THE LATEST REVISED DRAWINGS ONLY.6. REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS, TO THE ARCHITECT

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VERIFY ALL DIMENSIONS.
 DO NOT SCALE DRAWINGS.

BEFORE PROCEEDING.

Scott Shields Architects Inc.
317 King Street West, Toronto, Ontario M5V 1J

Project

149 Dunlop

A49 Dunlop Street East, Barrie, ON.

Drawing

## **COVER SHEET**

Project number	27301
Date	Issue Date
Drawn by	AH, YL, RC
Checked by	AS

A0.00

## **Project Statistics Summary**

Client: Barrie Developments

	ress & Legal Descri	ption								December 5, 20
	ress & Legar Deserr	ption								19 Dunlop Street E
							WATER LO		ILOP STREET REGISTERED P SOUTH SIDE OF DUNLOP STI	
. Site Area							AND COME AND AND AND COME OF			ikon kartutak € - 1949 tili ki - Senak - 1176,732
.1 Gross Site									19 227050	42.50
Гotal									sq.m. 1,523.20	sc 16,
2.2 R.O.W Conve	yance								88.75	9
	•								THE STREET STATE	79. 447.
2.3 Net Site									1,434.45	15,
3.Proposed GFA										
.evel	GCA / Floor	GFA/Floor (w/ d	eductions)	Commercial GFA	Residential		Indoor Amenity		Outdoor Amenity	
	sq.m.	sq.m.	Floors	sq.m.	GFA sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	SC
P2	1358.82	21.50	1	0.00		231	0	0	0	
P1	1355.18	143.13	1	121.63		231	0.00	0	0.00	
Level 1: Ground Level 2	1356.19 1233.86	823.84 24.50	1	700.59 0.00	123.25 24.50	1,327 264	0.00 0.00	0	0.00 0.00	
Level 3	1233.87	24.50	1	0.00		264	0.00	0	0.00	
Level 4	1234.96	25.02	1	0.00		269	0.00	0	0.00	
Level 5	1106.69	311.66	1	0.00	1.75.07.75.00.00.00.00.00.00.00	3,355	369.13	3,973	193.47	2,0
Level 6-21	886.83	707.74	16	0.00	PRINCE SHOWS FOR THE	121,889	0.00	0	0.00	<u>-3</u> %
Level 22-23	875.82	642.55	2	0.00		13,833	0.00	0	0.00	
Level 24-25	825.88	609.46	2	0.00	.00	13,120	0.00	0	0.00	
Total	26,472.25	15,037.38	25	822.22	J	154,783	369.13	3,973	193.47	2,
Total Proposed R	Residential GFA				14,379.79	154,783				
Commercial GFA Fotal Proposed G	FA				822.22	8,850				
	telate				15,202.01	163,633				
I. Proposed Dens Proposed Floor Sp	pace Index (Total Pr	roposed GFA / Gi	ross Site Area	1)						Ç
^	tial Units + Suite M	10.50							_	
2	Floors	S	1B	1B+D	2B	2B+D	3B+D	3B	Total Condo	Total Rental (18
evel 1: Ground	1	0	0	0	0	0	0	0	0	0
evel 2	1	0	0	0	0	0	0	0	0	0
evel 3	1	0	0	0	0	0	0	0	0	0
Level 4	1	0	0	0	0	0	0	0	0	0
Level 5 Level 6-21	1	1	1	0	16	0	0	1	120	0
Level 6-21 Level 22-23	16 2	0	16	48 2	16	16 2	16 0	16 4	128 16	0
Level 24-25	2	0	0	2	4	0	4	2	12	0
Total	25	1	21	52		24	75		1-2/2/	
		-			25	18	20	23	160	0
0	30	1		73	25	18 43	20 43	HE1393721	160	0
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Zoning Matrix		
	Required by By-law (Table 6.3 of the	Proposed
Lot Area	Q=	1,523.20
Lot Frontage (min.)	THE	39.3 m
Front Yard Setback (min.)	Nº	0m
Side Yard (min.)	9	0m
Rear Yard (min.)	2 <del>-</del>	0m
Lot Coverage	æ	89%
Landscaped Open Space	~-	22% - hardscaping
Building Height	%	79.74
GFA	Œ.	998%
Minimum Coverage for Commercial	35%	55.50%
Parking	1 per every residential unit	160 units at .8 per unit - 128 space 122 provided + 13 Visitor
Loading Spaces	1 space required 3m x 9m, 4m of height clearance, must be buffered and hidden from the road	1 internal loading spaces provided
Minimum Dwelling Unit Floor Area	35m2 (+10m2 per bedroom)	Min. 1 bed size - 50m2
Drive Aisle (min.)	6.4m	6.4m
Landscape Buffer (Section 6.3.7.1)	N/A	Not provided

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scottarch.ca

ISSUED FOR ZBLA 2024-12-05

2024-08-15

2024-03-27

2021-06-23

Date

ISSUED FOR ZBLA

ISSUED FOR ZBLA

ISSUED FOR

PRE-CONSULTATION MEETING

Project

149 Dunlop

4≄9₅Đunlop Street East, Barrie, ON.

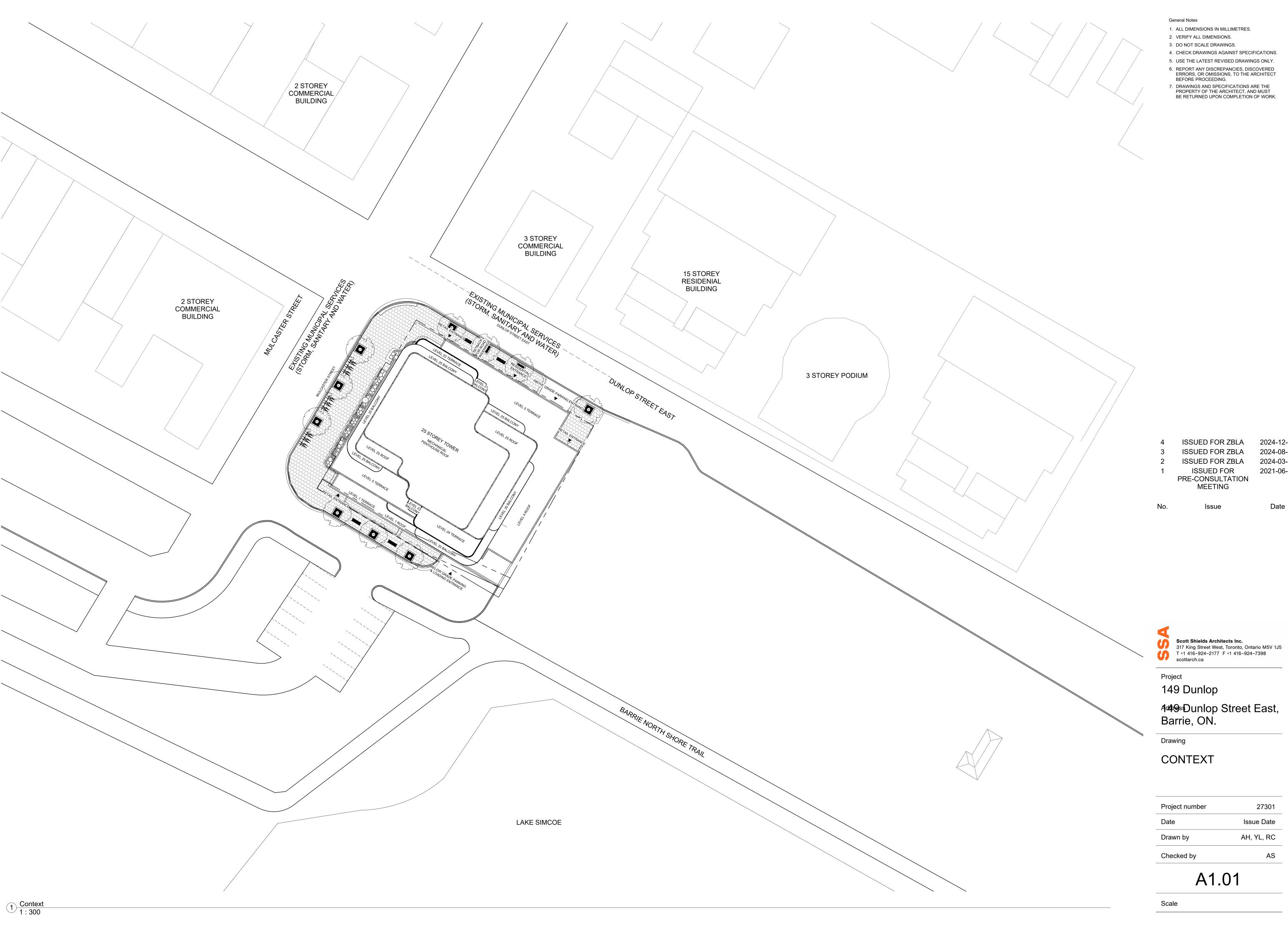
Drawing

STATISTICS

27301 Project number Issue Date AH, YL, RC Drawn by

Checked by

A0.01



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Project number	27301
Date	Issue Date
Drawn by	AH, YL, RC

A1.01

CENTERLINE OF STREET DUNLOP STREET EAST RESIDENTIAL ABOVE GRADE ENTRANCE PARKING ENTRANCE ENTRANCE 6562 27600 5150 LEVEL 22 TERRACE EL 290.89 LEVEL 5 TERRACE EL 239.24 LEVEL 21 BALCONY RETAIL LEVEL 25 BALCONY ENTRANCE EL 299.89 EL 287.89 LEVEL 25 BALCONY EL 299.89 1107 17652 12348 1923 2000 5300 LEVEL 25 ROOF EL 302.89 25 STOREY TOWER **MECHANICAL** PENTHOUSE ROOF EL 308.89 LEVEL 25 ROOF **EL 302.89** LEVEL 25 BALCONY EL 299.89 LEVEL 23 BALCONY EL 293.89 LEVEL 5 TERRACE EL 239.24 LEVEL 24 TERRACE EL 296.89 LEVEL 1 TERRACE EL 225.40 LEVEL 1 ROOF EL 229.20 LEVEL 23 BALCONY EL 293.89 RETAIL ENTRANCE STORM CONTROL
MANHOLE (REFER TO
CIVIL DWGS.) SANITARY MANHOLE (REFER TO CIVIL DWGS.) BELOW GRADE PARKING & LOADING **ENTRANCE** 

1 SITE PLAN 1:100

General Notes

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True North Project North

GENERAL NOTE:

ADEQUATE STOPPING SIGHT DISTANCE HAS BEEN PROVIDED USING THE APPLICABLE DESIGN SPEED FOR ALL PROPOSED ACCESS CONNECTIONS. ALL SIGHT LINES ARE FREE OF POTENTIAL OBSTRUCTIONS SUCH AS BUILDINGS, PARKING, SIGNS OR VEGETATION.

> ISSUED FOR ZBLA 2024-12-05 2024-08-15 ISSUED FOR ZBLA 2024-03-27 ISSUED FOR ZBLA

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scottarch.ca Scott Shields Architects Inc.

Project

149 Dunlop

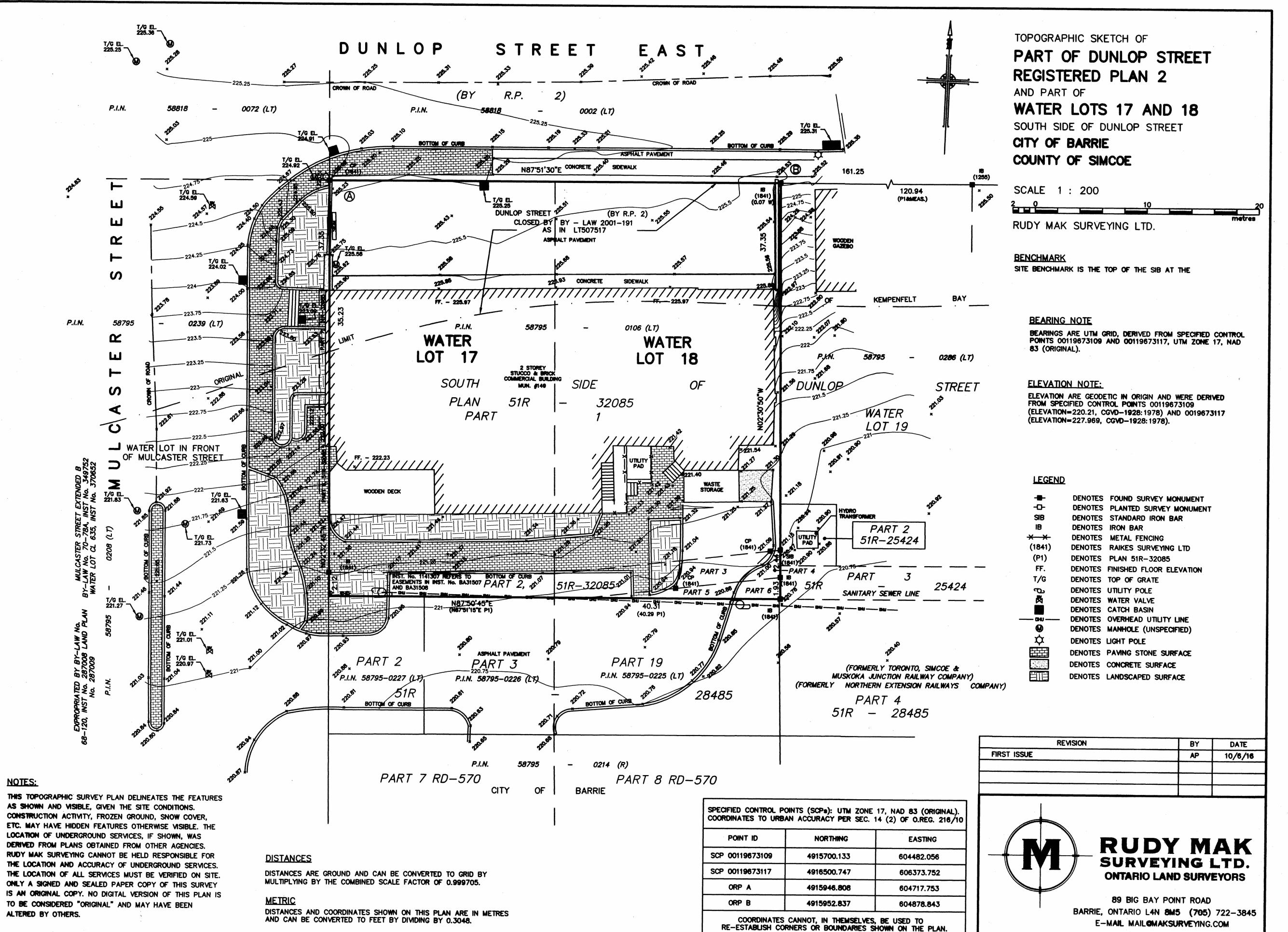
149 Dunlop Street East, Barrie, ON.

Drawing

SITE PLAN

27301 Project number Issue Date AH, YL, RC Drawn by Checked by

A1.02



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2024-12-05

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2024-03-27

Project

149 Dunlop

A49sDunlop Street East, Barrie, ON.

Drawing

SURVEY

27301 Project number Date Issue Date Drawn by Author

A1.03

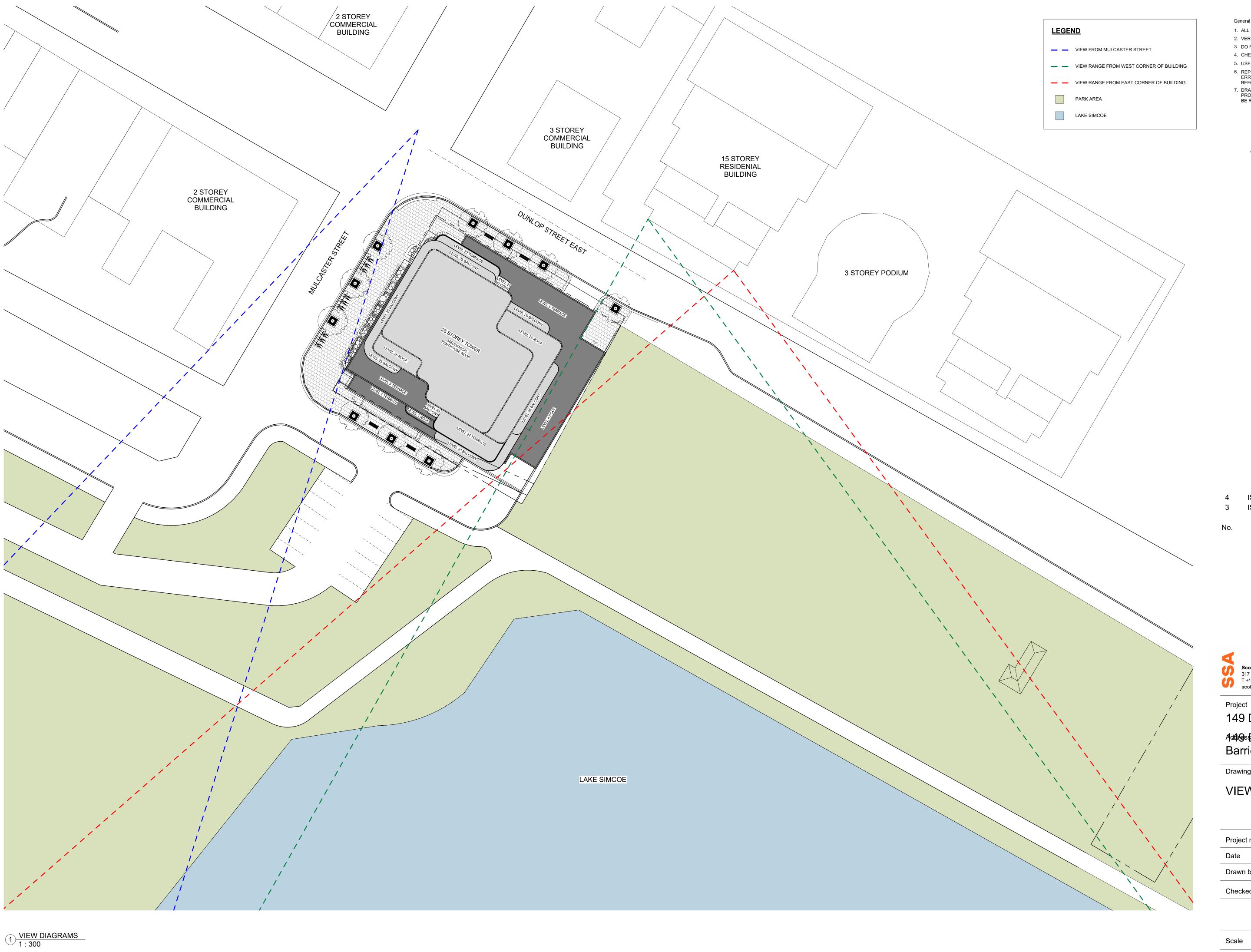
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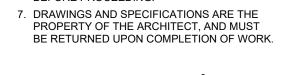
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- 1. ALL DIMENSIONS IN MILLIMETRES.
- 2. VERIFY ALL DIMENSIONS.
- 3. DO NOT SCALE DRAWINGS. 4. CHECK DRAWINGS AGAINST SPECIFICATIONS.
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149 Dunlop

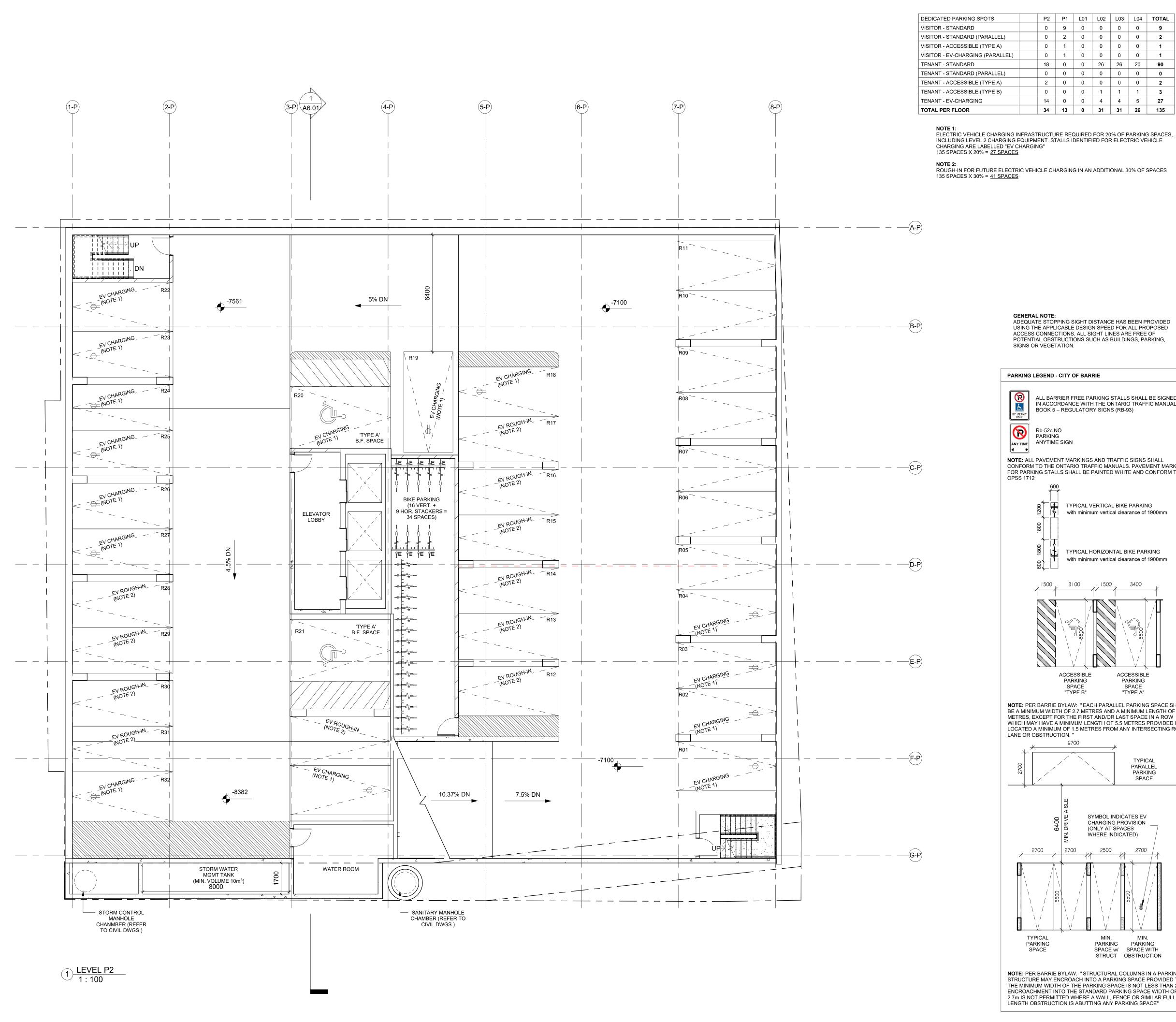
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Drawing

**VIEW DIAGRAMS** 

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A1.04



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GENERAL NOTE:
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P2 P1 L01 L02 L03 L04 **TOTAL** 

0 9 0 0 0 **9** 

0 2 0 0 0 0 2

0 | 1 | 0 | 0 | 0 | 0 | 1 0 1 0 0 0 0 **1** 

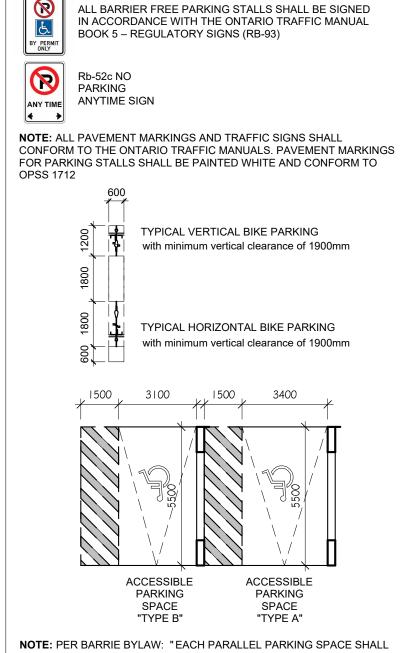
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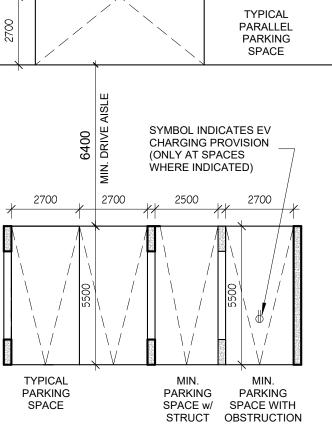
2 0 0 0 0 <u>0 0</u> 2

0 0 1 1 1 3 14 0 0 4 4 5 27

34 13 0 31 31 26 135



BE A MINIMUM WIDTH OF 2.7 METRES AND A MINIMUM LENGTH OF 6.7 METRES, EXCEPT FOR THE FIRST AND/OR LAST SPACE IN A ROW WHICH MAY HAVE A MINIMUM LENGTH OF 5.5 METRES PROVIDED IT IS LOCATED A MINIMUM OF 1.5 METRES FROM ANY INTERSECTING ROAD, LANE OR OBSTRUCTION. "



**NOTE:** PER BARRIE BYLAW: "STRUCTURAL COLUMNS IN A PARKING STRUCTURE MAY ENCROACH INTO A PARKING SPACE PROVIDED THAT THE MINIMUM WIDTH OF THE PARKING SPACE IS NOT LESS THAN 2.5 m. ENCROACHMENT INTO THE STANDARD PARKING SPACE WIDTH OF 2.7m IS NOT PERMITTED WHERE A WALL, FENCE OR SIMILAR FULL LENGTH OBSTRUCTION IS ABUTTING ANY PARKING SPACE"

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PRE-CONSULTATION **MEETING** 

2024-12-05 2024-08-15

2024-03-27

2021-06-23

Project

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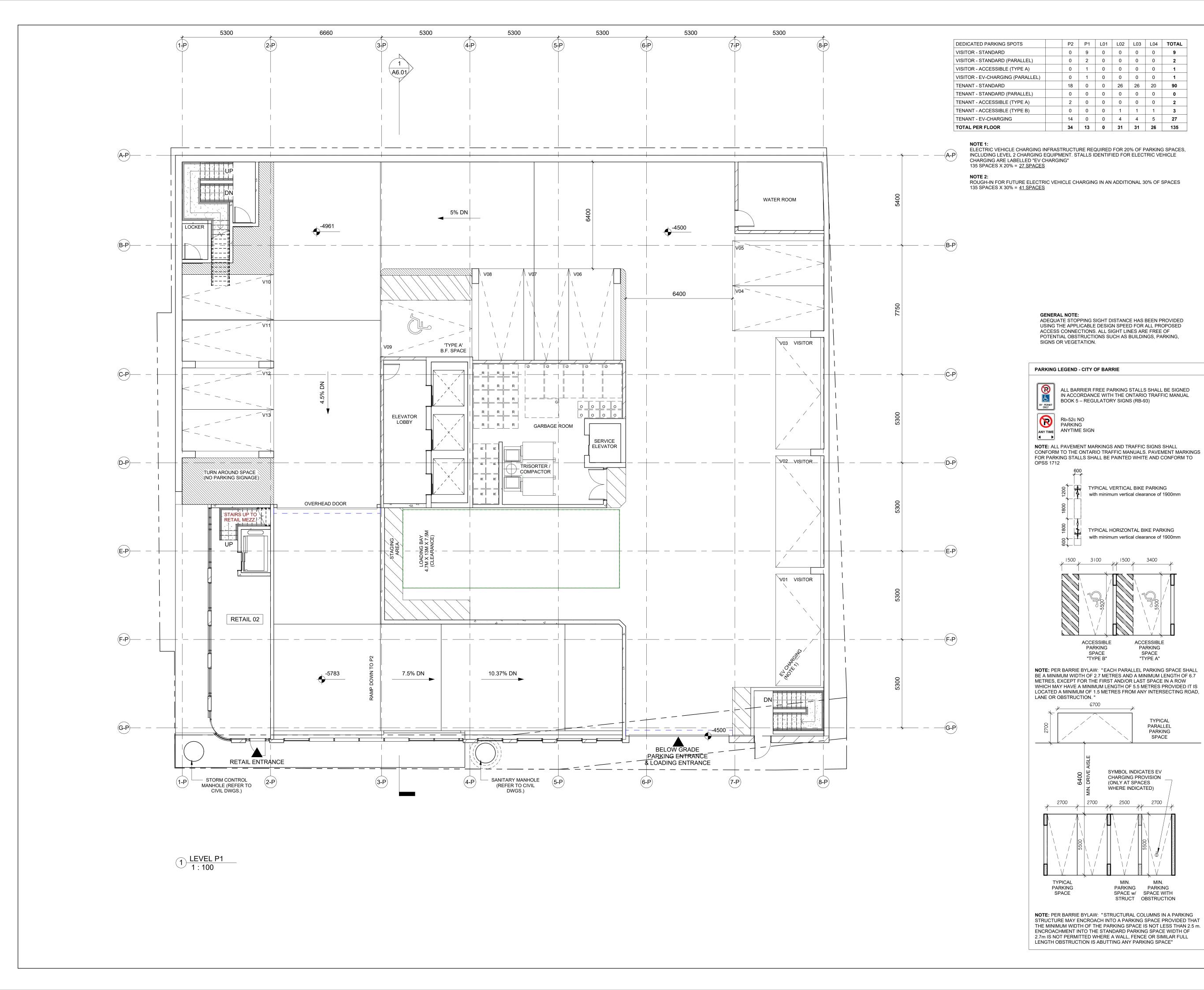
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Drawing

LEVEL P2

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**MEETING** 

**ACCESSIBLE** 

PARKING

SPACE

TYPICAL PARALLEL PARKING

SPACE

PARKING PARKING

SPACE w/ SPACE WITH STRUCT OBSTRUCTION

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Drawing

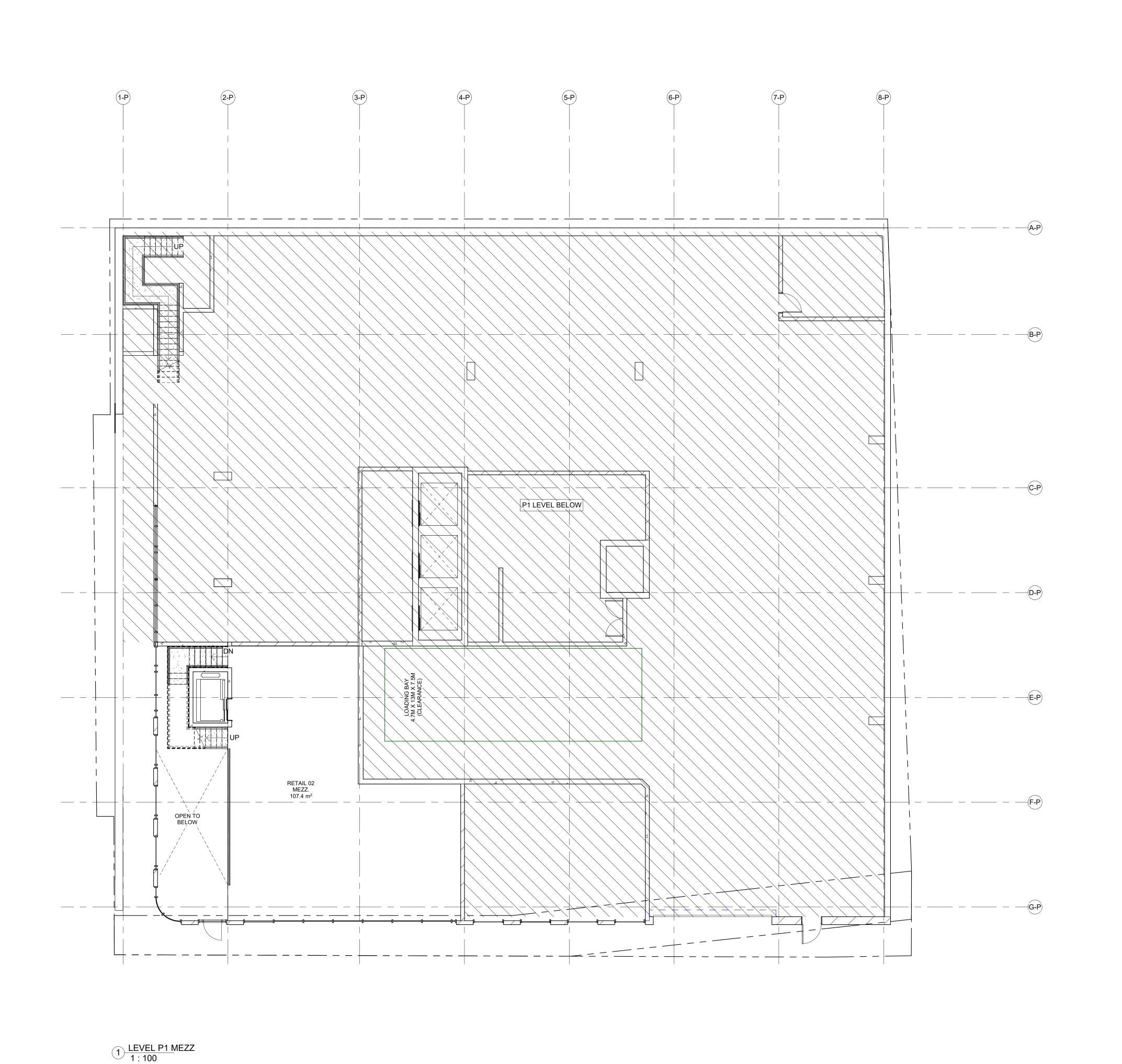
LEVEL P1

27301 Project number

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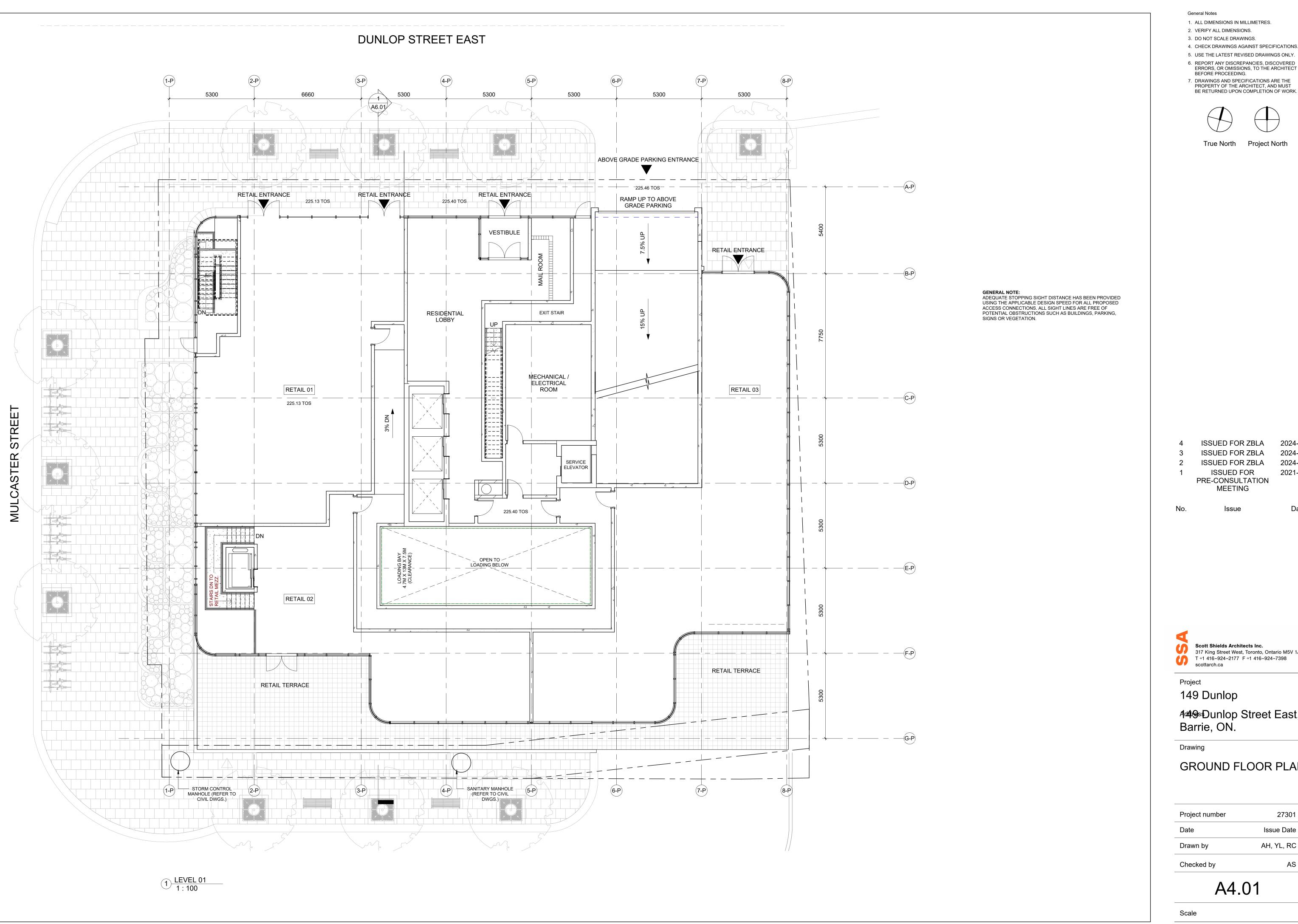
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Drawing

LEVEL P1 MEZZANINE

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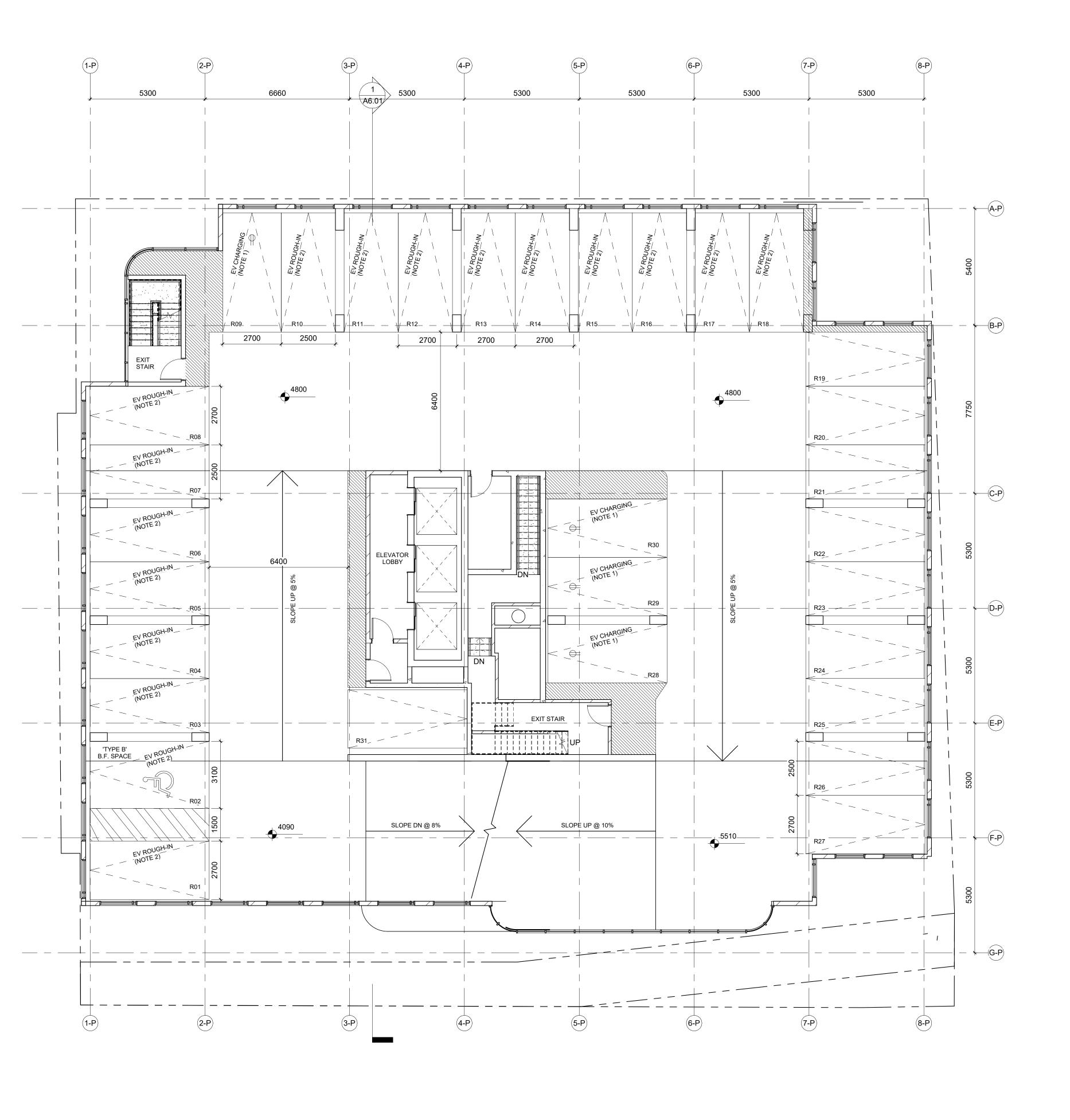
Drawing

GROUND FLOOR PLAN

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1 LEVEL 02 1:100

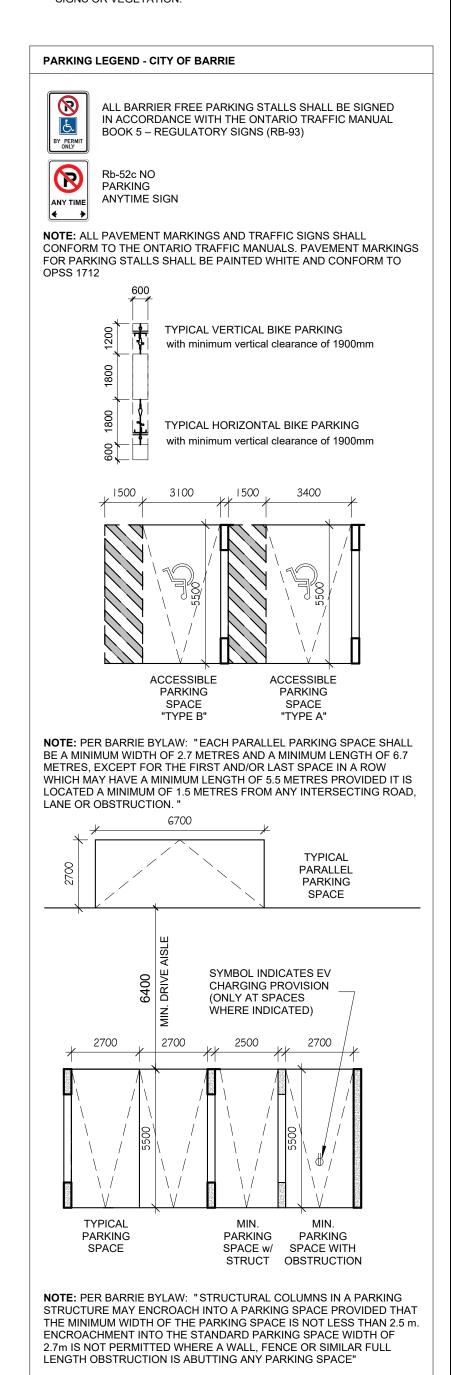
TOTAL PER FLOOR	34	13	0	31	31	26	135
TENANT - EV-CHARGING	14	0	0	4	4	5	27
TENANT - ACCESSIBLE (TYPE B)	0	0	0	1	1	1	3
TENANT - ACCESSIBLE (TYPE A)	2	0	0	0	0	0	2
TENANT - STANDARD (PARALLEL)	0	0	0	0	0	0	0
TENANT - STANDARD	18	0	0	26	26	20	90
VISITOR - EV-CHARGING (PARALLEL)	0	1	0	0	0	0	1
VISITOR - ACCESSIBLE (TYPE A)	0	1	0	0	0	0	1
VISITOR - STANDARD (PARALLEL)	0	2	0	0	0	0	2
VISITOR - STANDARD	0	9	0	0	0	0	9
DEDICATED PARKING SPOTS	P2	P1	L01	L02	L03	L04	TOTAL

NOTE 1:
ELECTRIC VEHICLE CHARGING INFRASTRUCTURE REQUIRED FOR 20% OF PARKING SPACES, INCLUDING LEVEL 2 CHARGING EQUIPMENT. STALLS IDENTIFIED FOR ELECTRIC VEHICLE CHARGING ARE LABELLED "EV CHARGING"

135 SPACES X 20% = 27 SPACES

**NOTE 2:**ROUGH-IN FOR FUTURE ELECTRIC VEHICLE CHARGING IN AN ADDITIONAL 30% OF SPACES 135 SPACES X 30% = 41 SPACES

GENERAL NOTE:
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General Notes

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Drawing

LEVELS 2-3

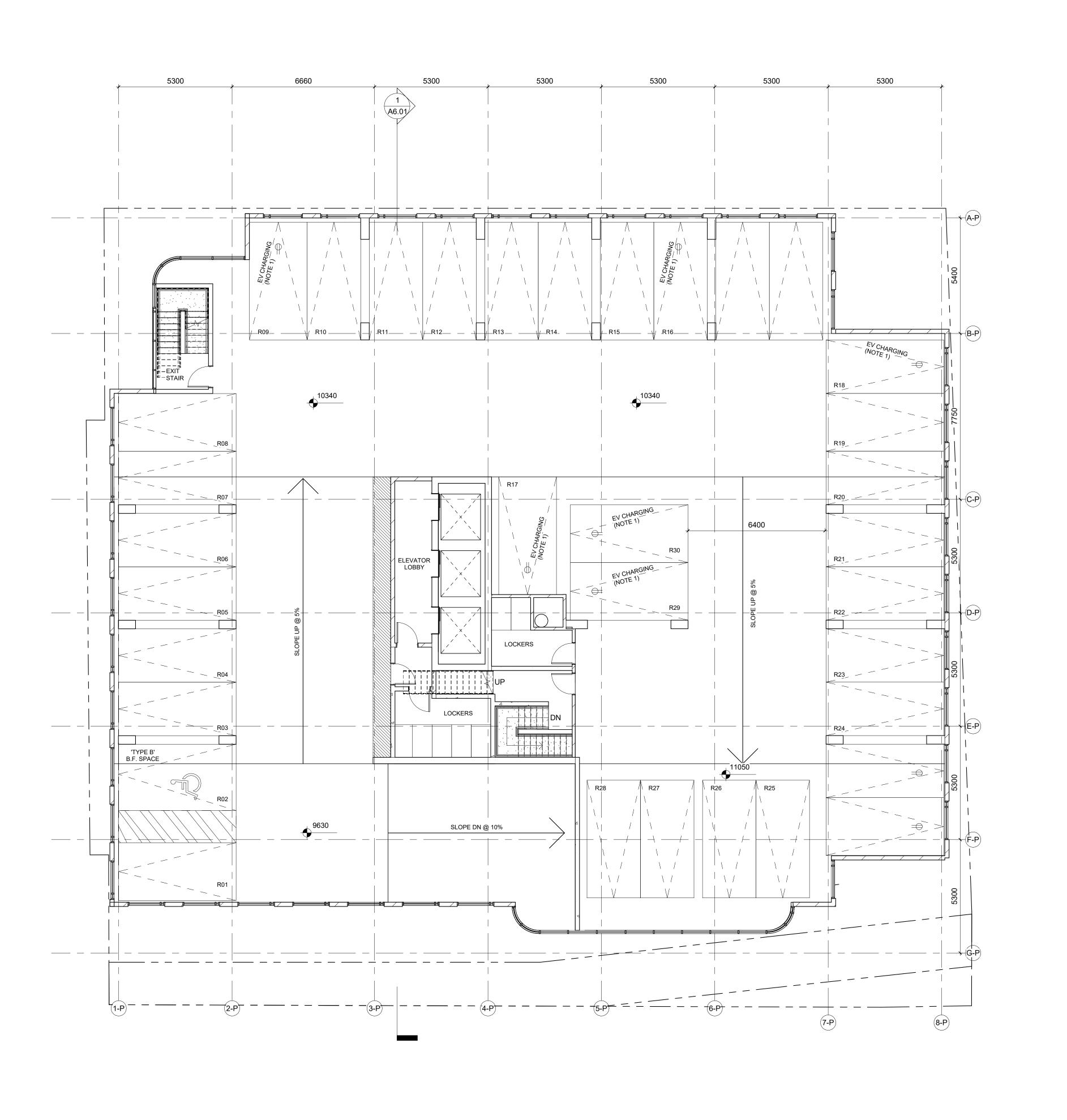
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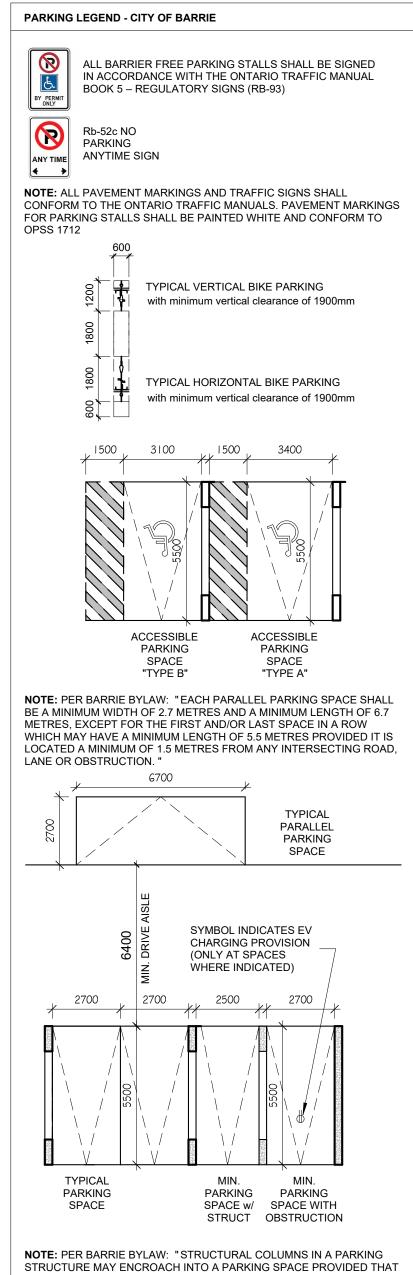
1 TYPICAL PARKING PLAN 1: 100

TOTAL PER FLOOR	34	13	0	31	31	26	135
TENANT - EV-CHARGING	14	0	0	4	4	5	27
TENANT - ACCESSIBLE (TYPE B)	0	0	0	1	1	1	3
TENANT - ACCESSIBLE (TYPE A)	2	0	0	0	0	0	2
TENANT - STANDARD (PARALLEL)	0	0	0	0	0	0	0
TENANT - STANDARD	18	0	0	26	26	20	90
VISITOR - EV-CHARGING (PARALLEL)	0	1	0	0	0	0	1
VISITOR - ACCESSIBLE (TYPE A)	0	1	0	0	0	0	1
VISITOR - STANDARD (PARALLEL)	0	2	0	0	0	0	2
VISITOR - STANDARD	0	9	0	0	0	0	9
DEDICATED PARKING SPOTS	P2	P1	L01	L02	L03	L04	TOTA

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LENGTH OBSTRUCTION IS ABUTTING ANY PARKING SPACE"

Checked by THE MINIMUM WIDTH OF THE PARKING SPACE IS NOT LESS THAN 2.5 m. ENCROACHMENT INTO THE STANDARD PARKING SPACE WIDTH OF 2.7m IS NOT PERMITTED WHERE A WALL, FENCE OR SIMILAR FULL

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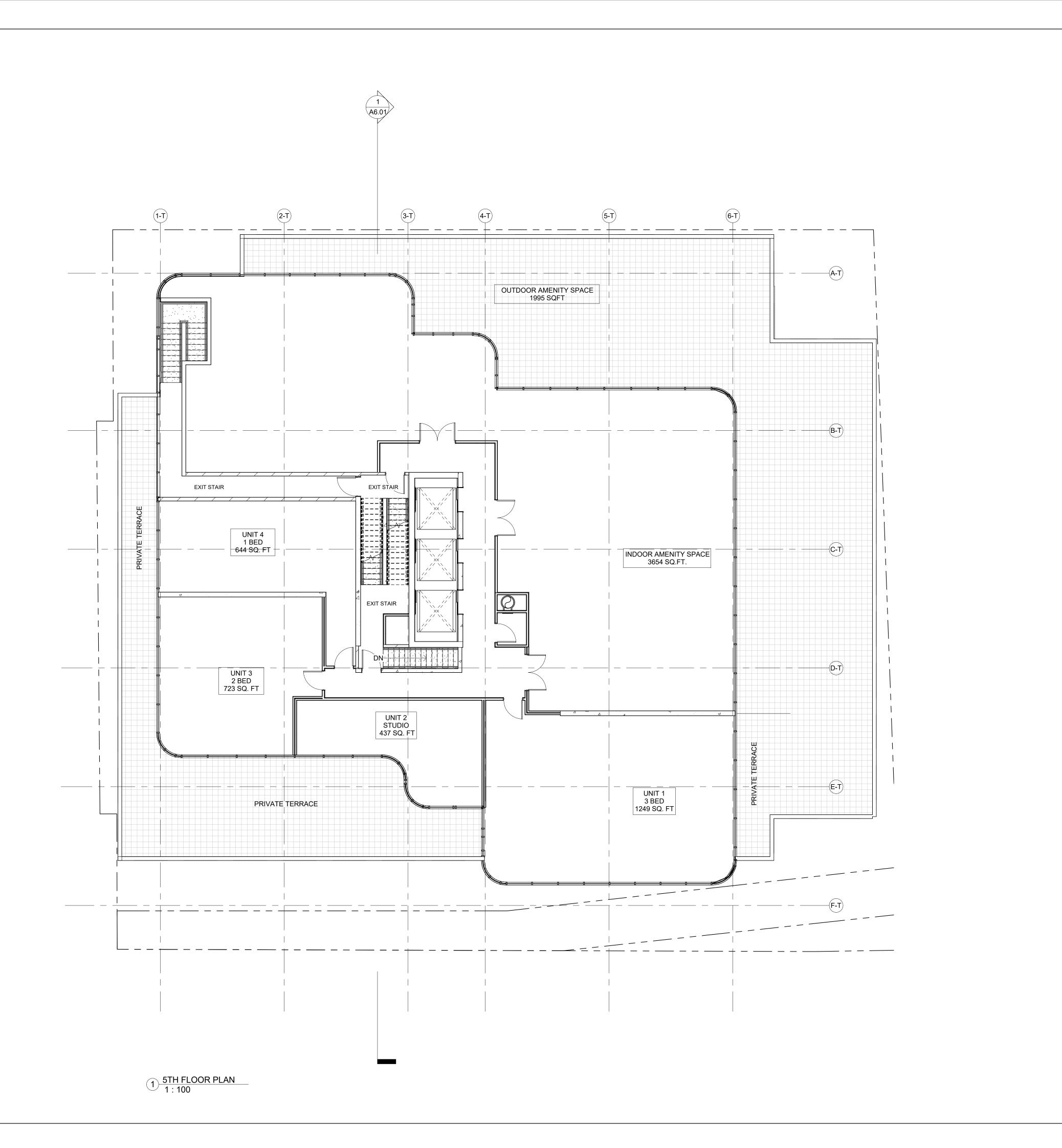
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LEVEL 4

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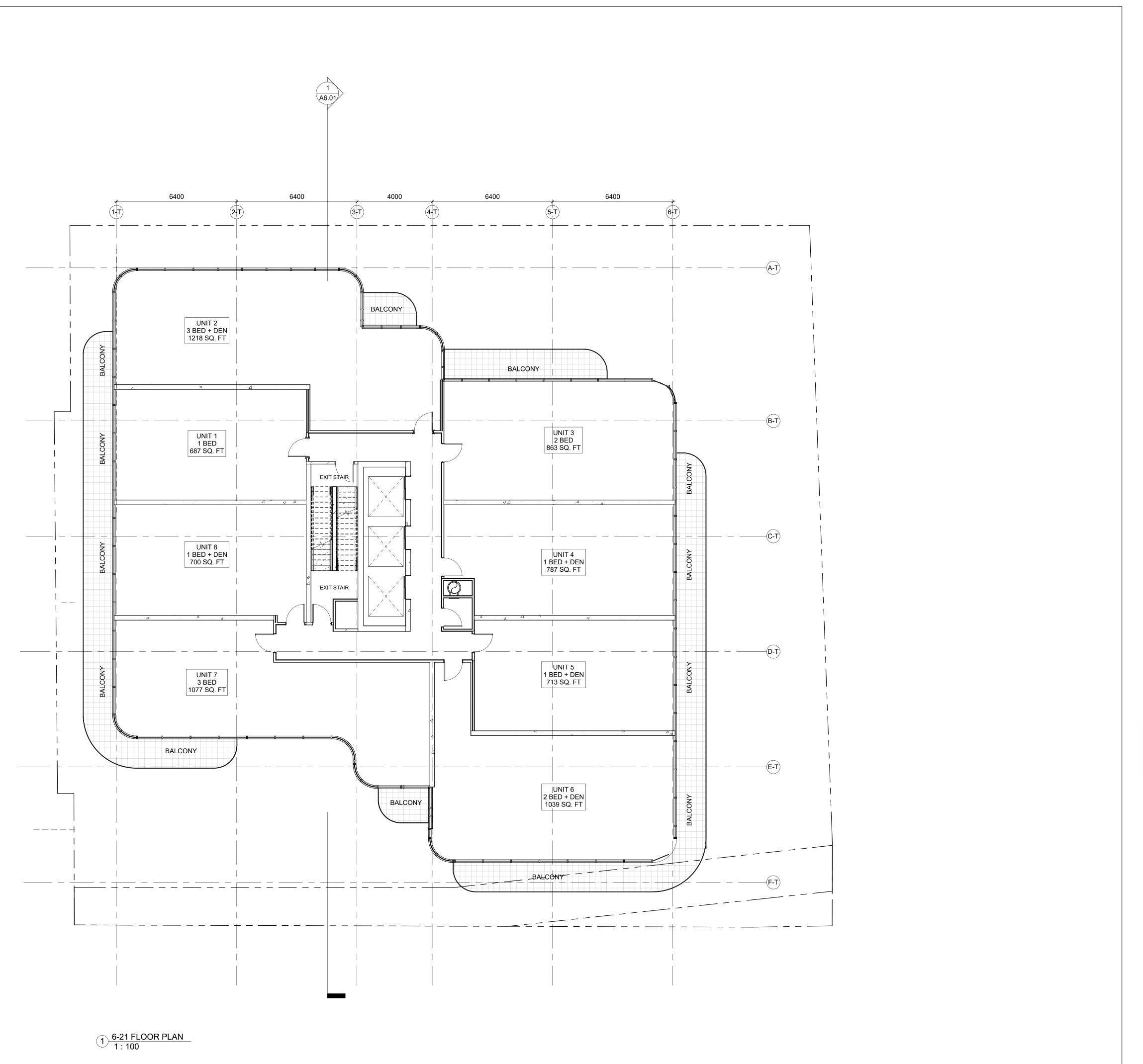
Drawing

LEVEL 5

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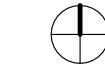
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LEVELS 6-21

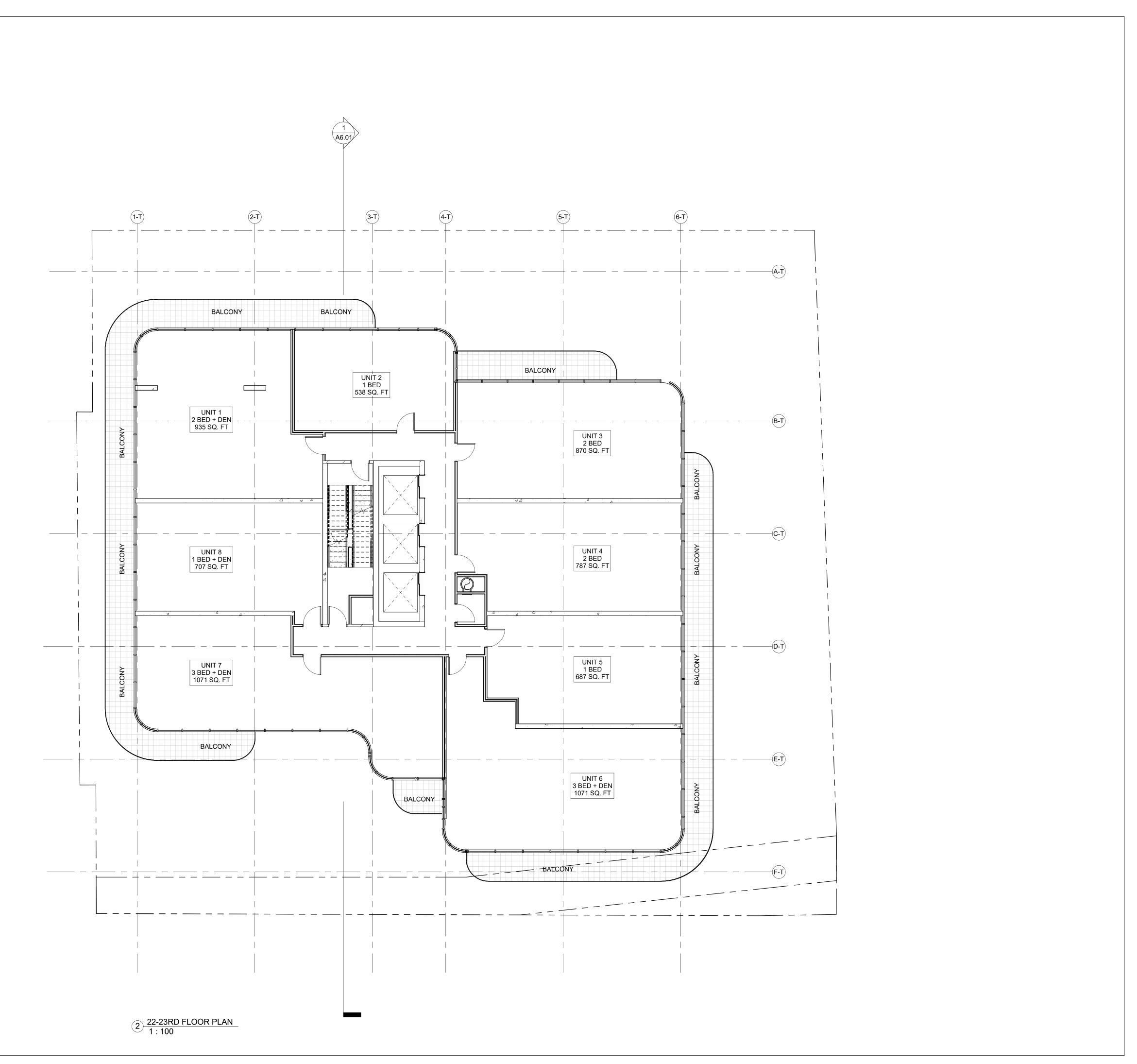
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Drawing

**LEVELS 22-23** 

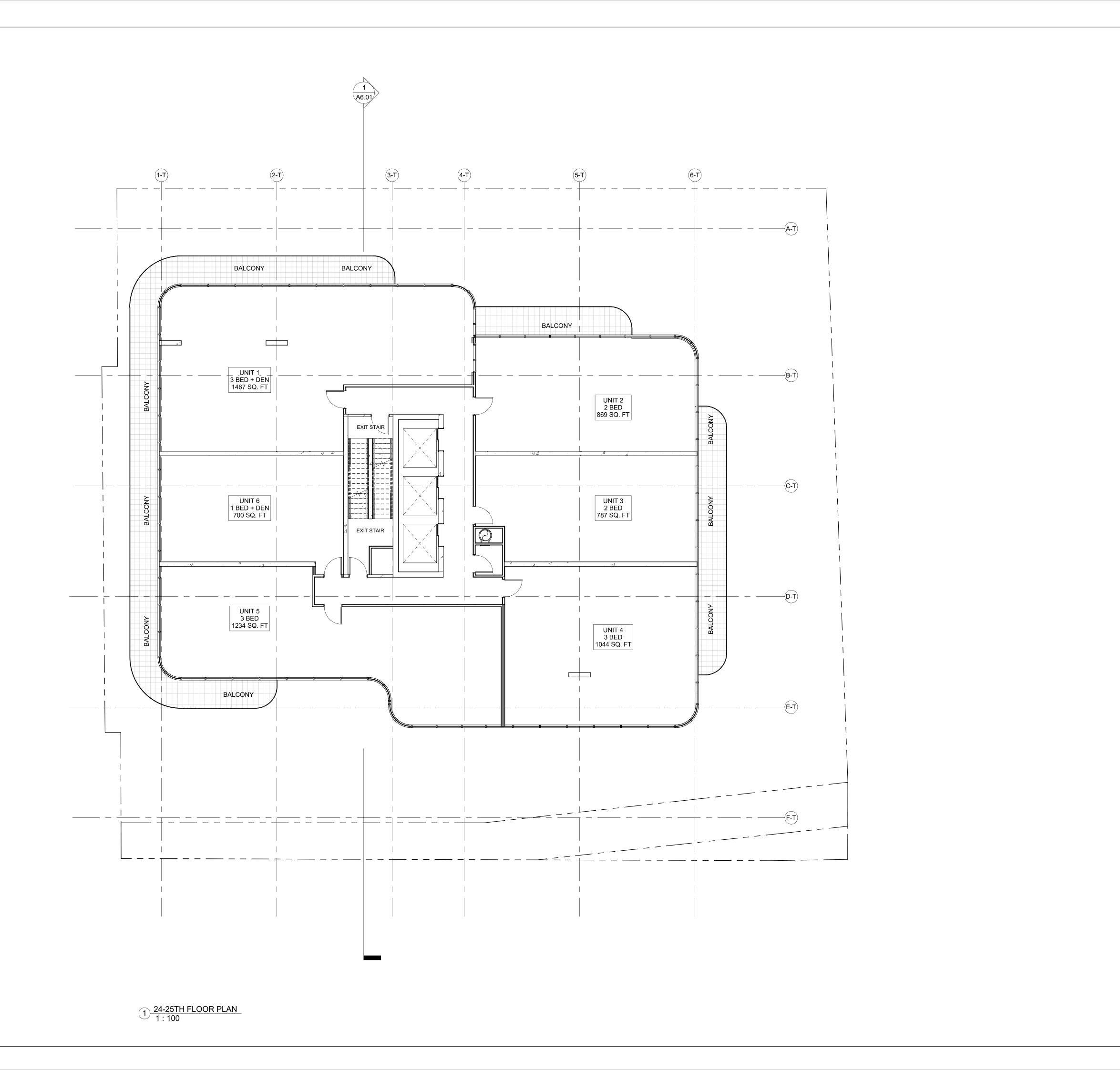
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**LEVELS 24-25** 

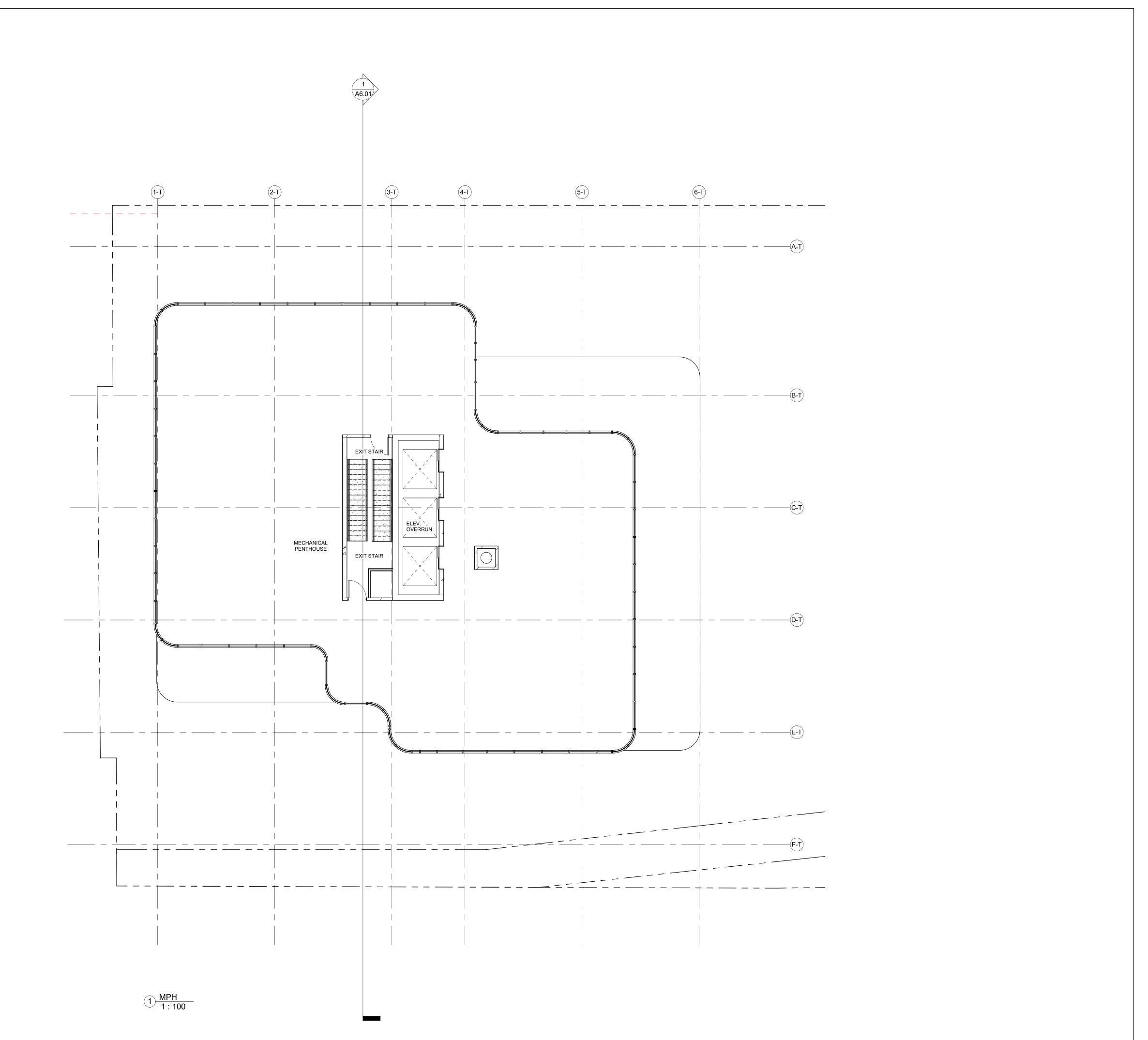
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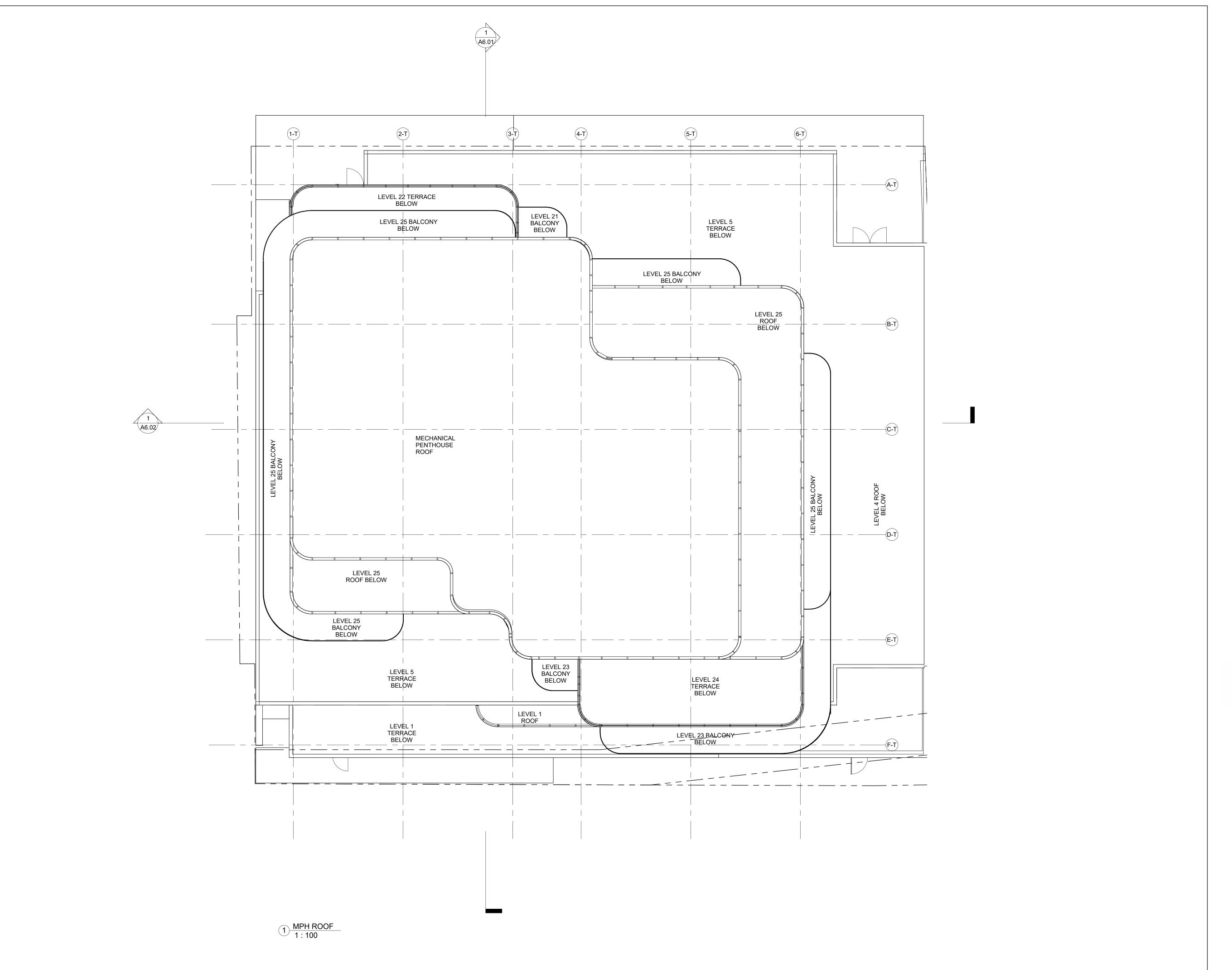
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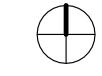
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**ROOF PLAN** 

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3D VIEWS

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Date Issue Date

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3D VIEWS

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scottarch.ca

Project

149 Dunlop

A49sĐunlop Street East, Barrie, ON.

Drawing

**ELEVATIONS** 

Project number 27301 Issue Date Drawn by Author Checker Checked by

A5.03

2 West 1: 200

1 North 1:200

- 1. ALL DIMENSIONS IN MILLIMETRES.
- 2. VERIFY ALL DIMENSIONS.
- 3. DO NOT SCALE DRAWINGS. 4. CHECK DRAWINGS AGAINST SPECIFICATIONS.
- 5. USE THE LATEST REVISED DRAWINGS ONLY.
- 6. REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS, TO THE ARCHITECT
- BEFORE PROCEEDING. 7. DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND MUST BE RETURNED UPON COMPLETION OF WORK.

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2024-12-05 2024-08-15

2024-03-27

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**ELEVATIONS** 

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1 East 1: 200

TOP OF MPH 308.89

MPH 302.89

LEVEL 25 299.89

LEVEL 24 296.89

LEVEL 23 293.89

LEVEL 22 290.89

LEVEL 21 287.89

LEVEL 20 284.89

LEVEL 19 281.89

LEVEL 18 278.89

LEVEL 17 275.89

LEVEL 16 272.89

\_ <u>LEVEL 15 269.89</u>

LEVEL 14 266.89

LEVEL 13 263.89

LEVEL 11 257.89

\_\_ LEVEL 10 254.89

LEVEL 09 251.89

\_\_\_\_\_LEVEL 08 248.89

\_\_ <u>LEVEL 07 245.89</u>

LEVEL 06 242.89

LEVEL 05 239.24

LEVEL 04 235.74

LEVEL 03 232.97

LEVEL 02 230.20

LEVEL 1.5 228.50

LEVEL 01 225.40

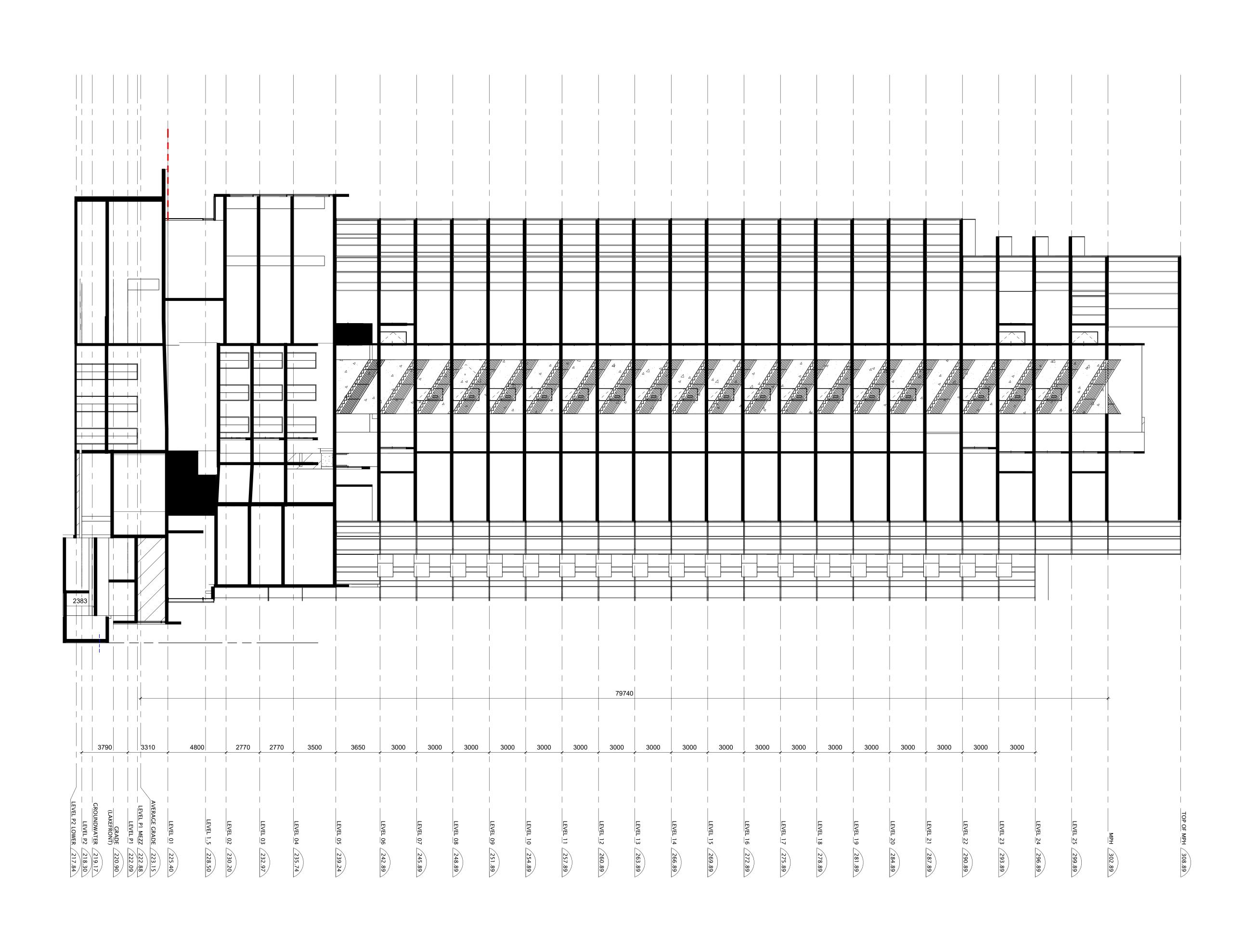
AVERAGE GRADE 223.15

LEVEL P1 MEZZ 222.88 LEVEL P1 222.09

GRADE 220.90
(LAKEFRONT)
GROUNDWATER 219.17

LEVEL P2 218.30

\_\_ LEVEL 12 260.89



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BEFORE PROCEEDING.

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**BUILDING SECTION** 

Project number 27301

Date Issue Date

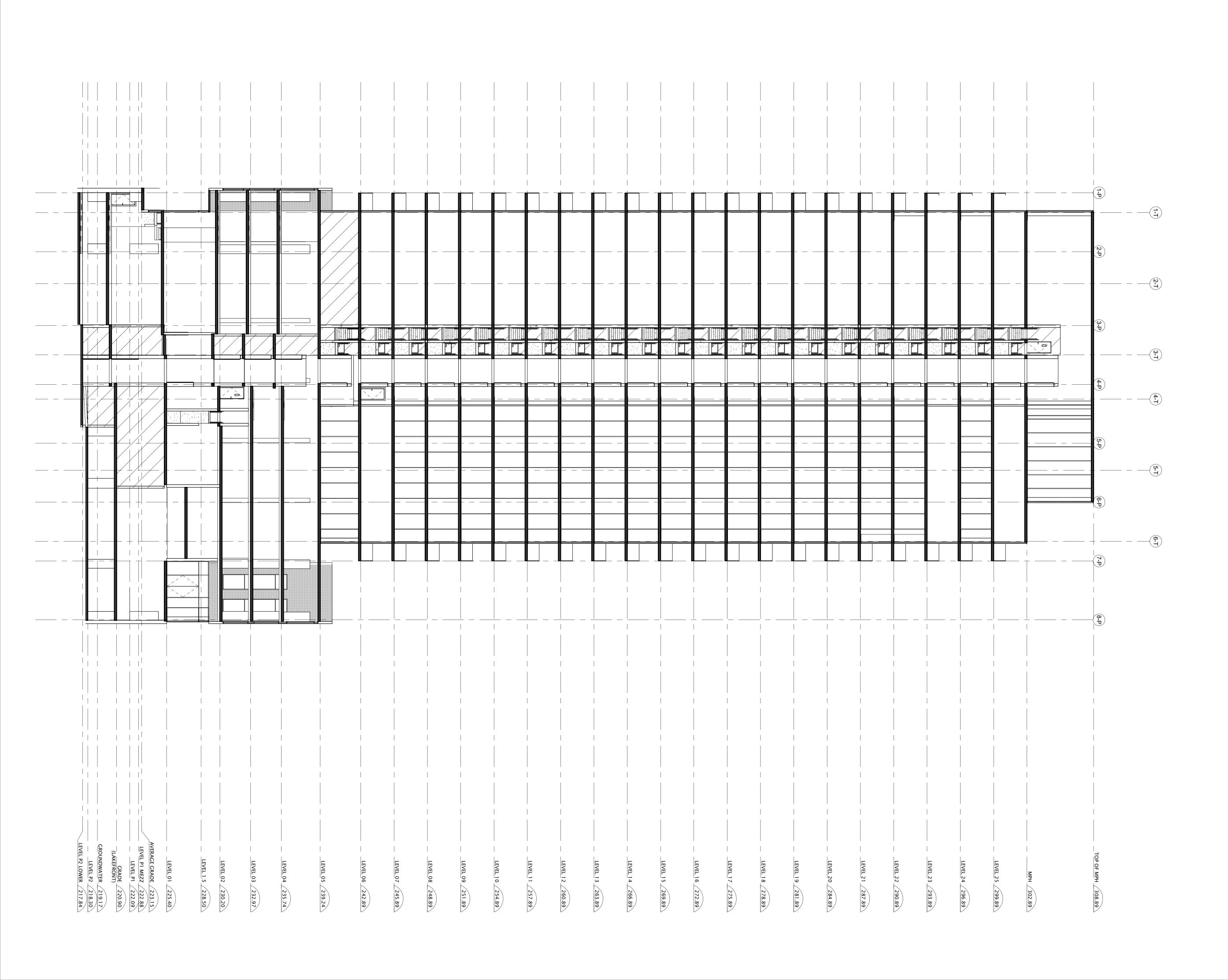
Drawn by Author

A6.01

Checker

Scale

Checked by



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Project

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Ad49sĐunlop Street East, Barrie, ON.

Drawing

**BUILDING SECTION** 

Project number 27301 Date Issue Date Drawn by Author Checked by Checker

A6.02

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Project 149 Dunlop

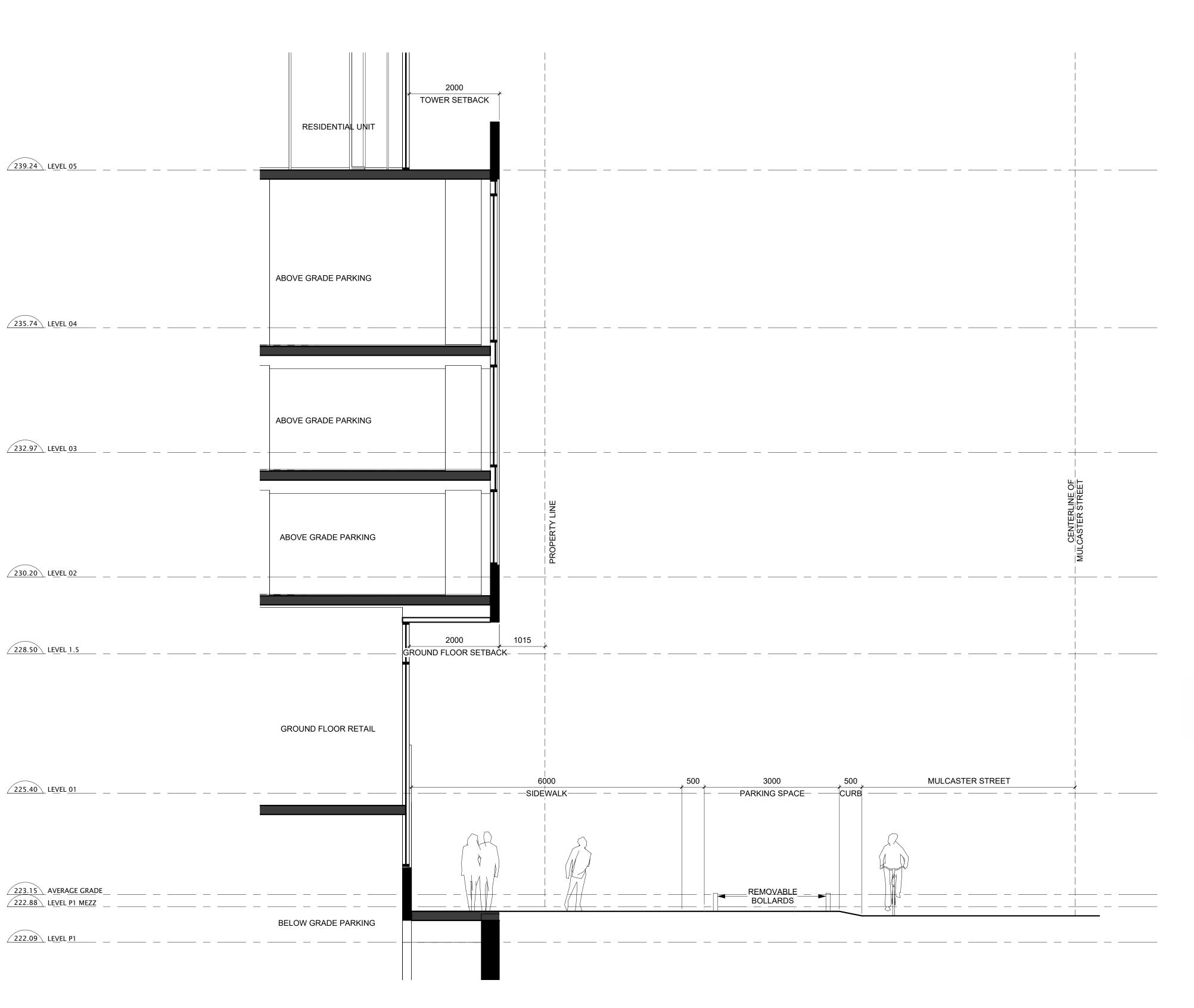
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Drawing DUNLOP STREETSCAPE SECTION

27301 Project number Date Issue Date Drawn by Author Checked by Checker

A6.03

1 DUNLOP ST STREETSCAPE SECTION 1:50



MULCASTER ST STREETSCAPE
SECTION
1:50

General Notes

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Drawing MULCASTER STREETSCAPE SECTION

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