

1 SITE PLAN
A1.1 1 : 200

| ZONING STANDARDS MATRIX C2-1 (SP-563) | | |
|---------------------------------------|--|---|
| | REQUIRED | PROPOSED |
| LOT AREA | N/A | 0.4053ha (4053 sqm) |
| LOT FRONTAGE | N/A | 40.3m |
| FRONT YARD SETBACK | N/A | 1.0m |
| SIDE YARD ADJOINING, STREET | 1.0m | 1.0m |
| SIDE YARD ADJOINING, RESIDENTIAL | 3.0m | 3.0m |
| SIDE YARD, ADJOINING COMMERCIAL | 1.0m | 1.0m |
| LOT COVERAGE | N/A | 87% |
| BELOW GRADE SETBACK | 0m | 1.0m |
| GFA | 760% | 648% (924% INCL. PK, MECH) |
| BUILDING HEIGHT | SOUTH BUILDING: 13m WITHIN 3m OF A STREET LINE 67m BEYOND 3m OF A STREET LINE NORTH BUILDING: 13m WITHIN 3m OF A STREET LINE 35m BEYOND 3m OF STREET LINE | SOUTH 13.0m AT 1.0m SETBACK 67.0m AT 3.0m SETBACK ON WORSLEY STREET AND AT 3.56m SETBACK ON OWEN STREET NORTH 13.0m AT 1.0m SETBACK ON OWEN STREET AND AT 3.0m SETBACK ON MACDONALD STREET 30.0m AT 5.0m SETBACK ON OWEN STREET AND AT 4.1m SETBACK ON MACDONALD STREET 35.0m AT 11.4m SETBACK ON OWEN STREET AND 11.1m SETBACK ON MACDONALD STREET |
| MIN. COVERAGE, COMMERCIAL | 20% OF LOT AREA | 20% (810 sqm REQUIRED) BAR/LOUNGE = 275 sqm FITNESS = 362 sqm DINING = 316 sqm TOTAL = 954 sqm |

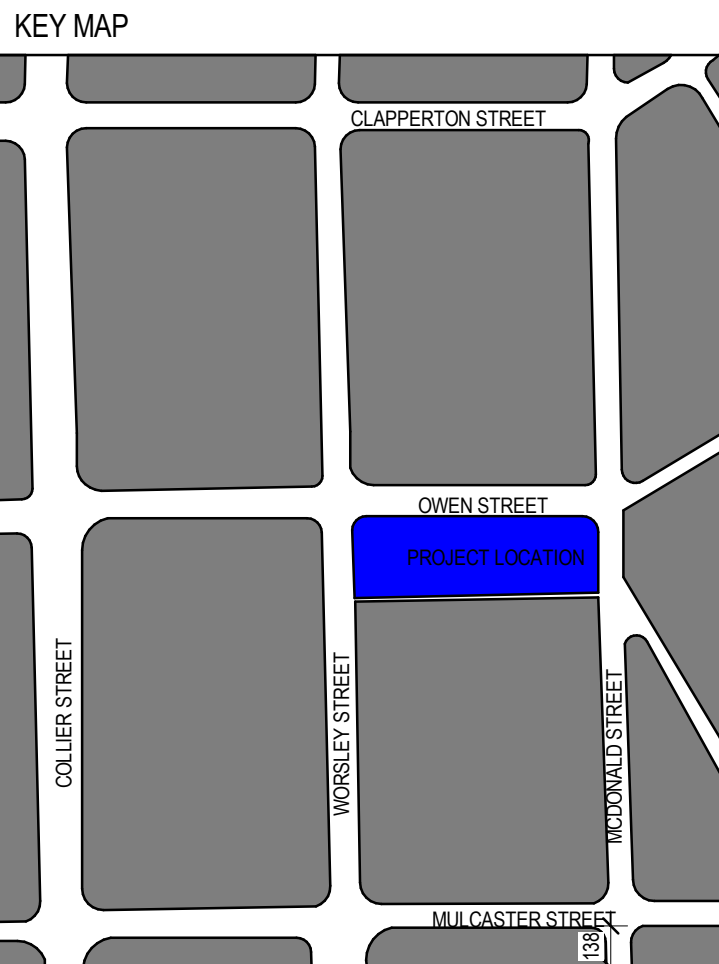
| ZONING STANDARDS MATRIX (CONT.) | | |
|---------------------------------|--|--|
| PARKING | 0.8/ UNIT (1.65/UNIT MAX) = 91 0.5/ ASSISTED LIVING = 80 0 FOR COMMERCIAL/RETAIL TANDEM PARKING INCLUDED | TOTAL = 216 PARKING SPOTS + 3 SURFACE PARKING |
| BARRIER FREE PARKING SPACES | 7 REQUIRED (1+3% OF PARKING) | 7 (3 TYPE A; 4 TYPE B) |
| PARKING SIZES | 2.7 x 5.5m | 2.7 x 5.5m |
| LOADING SPACES | MIN 3.0m x 9.0m WITH 4m VERTICAL CLEARANCE | 1 PROVIDED (SEE SITE PLAN FOR LOCATION) |
| BIKE PARKING | 0.32/UNIT (278 UNITS * 0.32 = 89) | 89 |
| LANDSCAPE BUFFER | 1m TO OWEN ST, MACDONALD ST, AND WORSLEY ST 3m ADJOINING RESIDENTIAL ZONE TO THE NORTH 0M TO THE SIDE LOT LINE ADJOINING COMMERCIAL ZONE | 1m TO OWEN ST, MACDONALD ST, AND WORSLEY ST 3m ADJOINING RESIDENTIAL ZONE TO THE NORTH 1m TO THE SIDE LOT LINE ADJOINING COMMERCIAL ZONE |
| GREEN ROOF AREA | 30% OF FOOTPRINT AREA 1057 sqm (11'380 sf) REQUIRED | 4TH FLOOR ROOF (664 sqm) 9TH FLOOR ROOF (89 sqm) 10TH FLOOR ROOF (446 sqm) |

| STATISTICS | |
|-----------------|----------------------------------|
| GROSS SITE AREA | 0.4053ha (4053 sqm) |
| ROAD WIDENING | 85m ² |
| NET SITE AREA | 3968m ² |
| GFA | 26252m ² APPROX |
| BUILDING AREA | 3452m ² |
| UNIT COUNT | 278 |
| DENSITY | (278 UNITS) / 0.4053ha = 686 UPH |

| PARKING SCHEDULE | | | | |
|------------------|----------|-----|--------|------|
| LEVEL | STANDARD | HIC | TOTALS | BIKE |
| UNDERGROUND | 52 | 1 | 53 | 0 |
| SURFACE | 3 | 0 | 3 | 18 |
| MEZZANINE | | | | |
| 2ND FLOOR | 74 | 3 | 77 | 51 |
| 3RD FLOOR | 83 | 3 | 86 | 20 |
| TOTAL | 212 | 7 | 219 | 89 |

| SUITE SCHEDULE | | | | |
|----------------|-----------------|------------|--------------------|--------|
| LEVEL | ASSISTED LIVING | APARTMENTS | 2 LEVEL APARTMENTS | TOTALS |
| GROUND | 0 | 0 | 5 | 5 |
| INTERMEDIATE | 0 | 3 | 0 | 3 |
| 2ND FLOOR | 0 | 0 | 0 | 0 |
| 3RD FLOOR | 0 | 0 | 0 | 0 |
| 4TH FLOOR | 26 | 0 | 0 | 26 |
| 5TH FLOOR | 27 | 0 | 0 | 27 |
| 6TH FLOOR | 28 | 0 | 0 | 28 |
| 7TH FLOOR | 28 | 0 | 0 | 28 |
| 8TH FLOOR | 28 | 0 | 0 | 28 |
| 9TH FLOOR | 23 | 0 | 0 | 23 |
| 10TH FLOOR | 0 | 10 | 0 | 10 |
| 11TH FLOOR | 0 | 10 | 0 | 10 |
| 12TH FLOOR | 0 | 10 | 0 | 10 |
| 13TH FLOOR | 0 | 10 | 0 | 10 |
| 14TH FLOOR | 0 | 10 | 0 | 10 |
| 15TH FLOOR | 0 | 10 | 0 | 10 |
| 16TH FLOOR | 0 | 10 | 0 | 10 |
| 17TH FLOOR | 0 | 10 | 0 | 10 |
| 18TH FLOOR | 0 | 10 | 0 | 10 |
| 19TH FLOOR | 0 | 10 | 0 | 10 |
| 20TH FLOOR | 0 | 10 | 0 | 10 |
| TOTAL | 160 | 113 | 5 | 278 |

| GROSS AREA (APPROX) | |
|---------------------------|--|
| LEVEL | AREA |
| LOWER LEVEL | 830m ² (2652m ² PK) |
| GROUND | 2240m ² (300m ² PK) |
| GROUND FLOOR INTERMEDIATE | 1640m ² (592m ² PK) |
| 2ND FLOOR | 3447m ² (PK) |
| 3RD FLOOR | 3447m ² (PK) |
| 4TH FLOOR | 2177.5m ² (97.4m ² TERRACE) |
| 5TH FLOOR | 2177.5m ² |
| 6TH FLOOR | 2177.5m ² |
| 7TH FLOOR | 2177.5m ² |
| 8TH FLOOR | 2177.5m ² |
| 9TH FLOOR | 1886.5m ² (264m ² ROOF) |
| 10TH FLOOR | 796m ² (229m ² MECH) |
| 11TH FLOOR | 796m ² |
| 12TH FLOOR | 796m ² |
| 13TH FLOOR | 796m ² |
| 14TH FLOOR | 796m ² |
| 15TH FLOOR | 796m ² |
| 16TH FLOOR | 796m ² |
| 17TH FLOOR | 796m ² |
| 18TH FLOOR | 796m ² |
| 19TH FLOOR | 796m ² |
| 20TH FLOOR | 796m ² |
| PENTHOUSE MECH | 188.5m ² |
| TOTAL | 37468.0m ² (INCL. PARKING, ACCESSIBLE ROOF, MECH) 26252m ² (APPROX) |



| SITE PLAN LEGEND | |
|------------------|---|
| | DENOTES EXISTING CATCH BASIN (SEE CIVIL DWGS FOR FINAL LOCATIONS) |
| | PEDESTRIAN ENTRY DOOR LOCATION |
| | B.F. PARKING STALL |
| | DENOTES EXISTING FIRE HYDRANT |
| | DENOTES EXISTING HYDRO POLE W/ LAMP STANDARD |
| | DENOTES EXISTING MAN HOLE (SEE CIVIL DWGS FOR FINAL LOCATIONS) |
| | VISITOR PARKING w/ PAINTED 'V' |
| | SIAMESE CONNECTION |
| | DENOTES EXISTING BELL PEDESTAL |
| | DENOTES EXISTING PARKING METER |
| | DENOTES EXISTING TRAFFIC LIGHT |
| | DENOTES EXISTING CABLE TV PEDESTAL |
| | DENOTES EXISTING WATER VALVE |
| | DENOTES EXISTING GAS METER |

| | | |
|---|----------------------------|---------------|
| 5 | REISSUED FOR SPA | AUG 18, 2022 |
| 4 | REISSUED FPR SPA | APR 28, 2022 |
| 3 | REISSUED FOR SPA | NOV 19, 2021 |
| 2 | ISSUED FOR SPA | JUNE 28, 2021 |
| 1 | ISSUED FOR PRECONSULTATION | FEB. 10, 2020 |

| ISSUES/REVISIONS | |
|--|--|
| ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. LATEST APPROVED STAMPED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION. | |

OF ARCHITECTS
MICHAEL W. MCKNIGHT
LICENCE 3808

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DRAWING TITLE:
SITE PLAN W/ GROUND FLOOR

PROJECT NAME:
OWEN STREET
55-57 MACDONALD STREET, 61-67 OWEN STREET AND 70-78 WORSLEY STREET BARRIE, ON
(FOR THE EASE OF REFERENCE, THE SITE WILL BE DESCRIBED AS 67 OWEN STREET)
THE RESIDENCES ON OWEN LTD.

| | | | | |
|-----------|--------------|-----------|--|---------|
| DATE: | 06/06/22 | PROJECT # | | SHEET # |
| DRAWN BY: | KSN | PROJECT | | A1.1 |
| SCALE: | As indicated | # | | |