



115 BAYFIELD STREET
SITE PLAN APPROVAL APPLICATION
PROPOSED 8 STOREY RESIDENTIAL BUILDING
BARRIE, ONTARIO

DRAWINGS LIST			
Sheets: Sheet Type	Sheet Number	Sheet Name	ZBA Issue#1 (May 5, 2020) SPA Issue#1 (Nov 18, 2020) SPA Issue#2 (March 5, 2021) SPA Issue #3 (July 21, 2021)
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Drawing List 2
dA0.0

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Structural Engineer	Tacoma Engineers Inc. 570 Bryne Dr, Unit L, Barrie ALEX NOWAKOWSKI, P. Eng., CPHD Structural Engineer, Associate P. 705 735 1875 x103 C. 647 237 9394 (mobile) alexntacomaengineers.com
Mechanical & Electrical Engineer	Chris Langford, P.Eng President C: 705-220-6181 Hubbert EME Engineering www.EMEeng.com
Planner	Ray Duhamel, MCP, MCIP, RPP Partner The Jones Consulting Group Ltd. 229 Mapleview Drive East, Barrie, ON, L4N 0W5 Phone (705) 734-2538 ext 226 Cell (705) 790-8928 Email rduhamel@jonesconsulting.com www.jonesconsulting.com
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Consultant List 1
dA0.0

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04	SPA SUBMISSION #3	JUL 21TH, 2021
03	SPA SUBMISSION #2	MAR 5TH, 2021
02	SPA SUBMISSION #1	NOV 18TH, 2020
01	ZBA SUBMISSION	MAY 5TH, 2020

No.: Issued For: Date:

Drawing Title:

COVER SHEET

Client:

DMS GROUP

Project:

115 BAYFIELD STREET

BARRIE, ONTARIO

Scale:

Drawn by:

MC

Checked by:

17-005

Project No.:

Date:

July 21, 2021

Drawing No.:

dA0.0

DMS- 113 Bayfield St. Residential Development
Barrie, Ontario

Project Statistics
March 2, 2021

Project No. 17-005

Zoning Statistics Table:

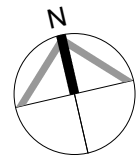
		RA2-1 (SP-xxx) Standards	Provided	Special Zoning Provision Approved
1.0	Site Area	1,300.00	3,728.92	
1.1	Site Area (after road widening conveyed)		3,609.66	
2.0	Unit Count		108.00	
3.0	Gross Floor Area		8402.89	
4.0	Minimum Dwelling Unit Area	35m ² (+10m ² per br)	48 m ²	
5.0	Lot Frontage	30.00	40.00	
6.0	Front Yard to dwelling unit	2.50	2.50	Y
6.1	Front Yard to attached garage	2.50	2.50	Y
6.2	Front Yard to daylight triangle	1.80	1.80	Y
8.0	Side Yard (Exterior)	2.00	2.00	Y
9.0	Side Yard (Interior) adjacent to Residential	0.75	0.75	Y
9.1	Side Yard (Interior to attached garage)	0.75	0.75	Y
10.0	Rear Yard (Adjoining Street)	1.60	1.60	Y
11.0	Lot Coverage (Buildings)	75%	74%	Y
12.0	Gross Floor Area (Max. % of Lot Area)	245%	233%	Y
12.1	Building Height (Avg. grade to roof)	30.00	26.20m / 32.20m MPH	
13.0	Landscape Open Space	22%	22.3%	Y
14.0	Landscape Buffer (Rear)	1.6	1.6	Y
15.0	Landscape Buffer (Interior Side)	0.75	0.75	Y
15.1	Landscape Buffer (Exterior Side Yard Secondary Means of Access)	3.5	3.30	
15.2	Landscape Buffer (Interior Side Yard Secondary Means of Access)	3.10	3.10	
16.0	Bicycle Parking Spaces	0.00	45 spaces	
17.0	Total Parking Spaces (0.88 per unit)	96.00	96	Y
17.1	Surface	0.00		
17.2	Structured Standard	96.00	96.00	Y
17.3	Structured Tandem	18.00	18.00	Y
17.4	Total Barrier Free Parking Spaces			
17.5	Type A (3.4m x 5.5m + 1.5m aisle)	2	2	
17.6	Type B (3.1m x 5.5m + 1.5m aisle)	2	2	

REZONING STATISTICS

4

NTS

dA1.2

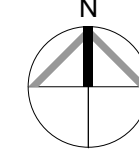
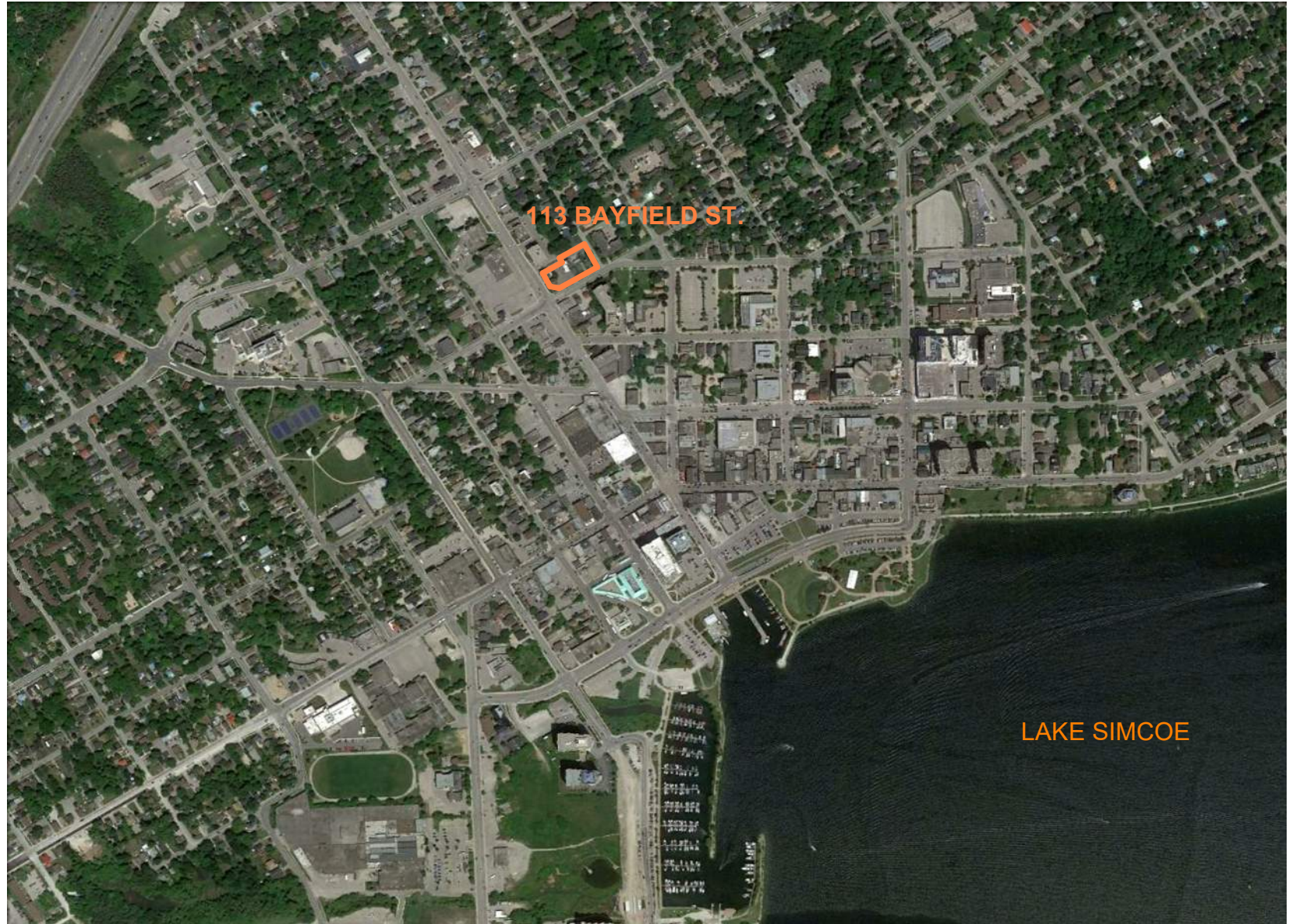


CONTEXT PLAN

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NTS

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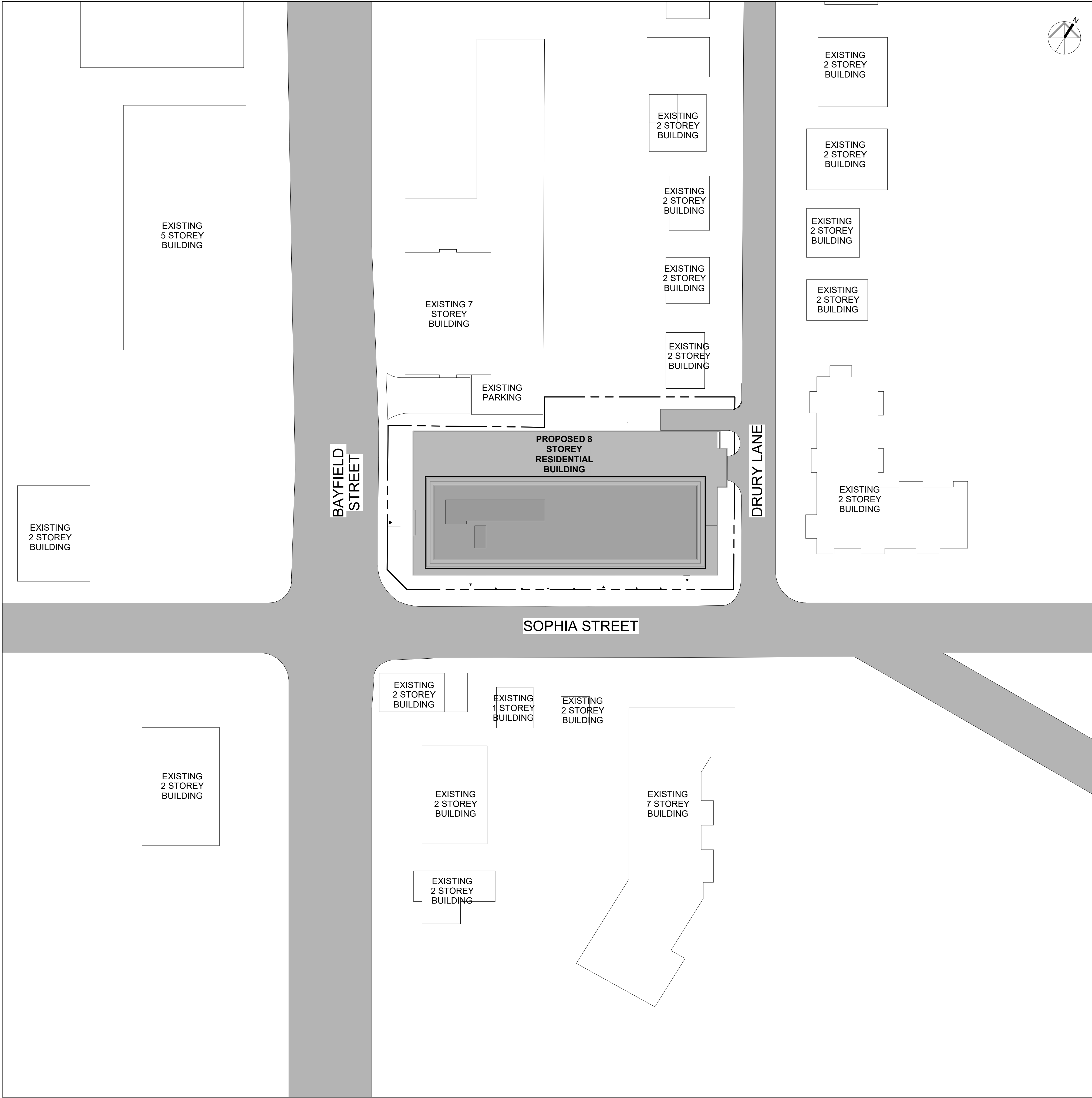


OVERALL CONTEXT PLAN

2

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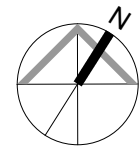


CONTEXT BLOCK PLAN

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No.: Issued For: Date:

Drawing Title:

CONTEXT BLOCK PLAN

Client:

DMS GROUP

Project:

115 BAYFIELD STREET

BARRIE, ONTARIO

Scale:

As indicated

Drawn by:

HG

Checked by:

MC

Project No.:

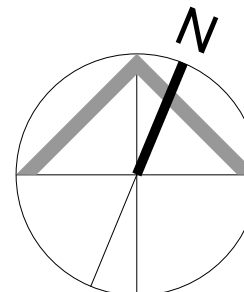
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No.:	Issued For:	Date:
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Drawing Title:

SITE PLAN

Client:

DMS GROUP

Project:

115 BAYFIELD STREET

BARRIE, ONTARIO

Scale: **1 : 200**

Drawn by: **HG**

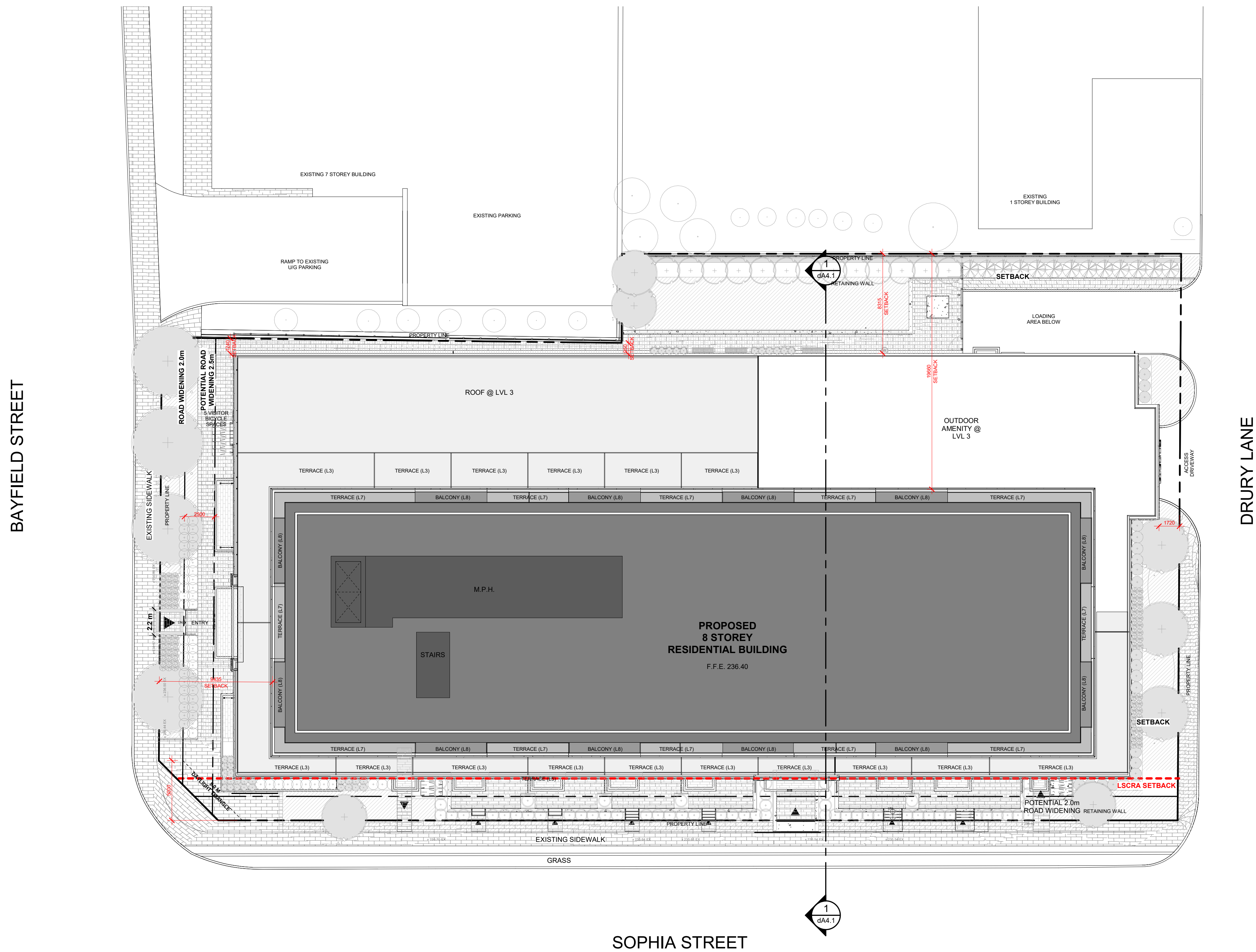
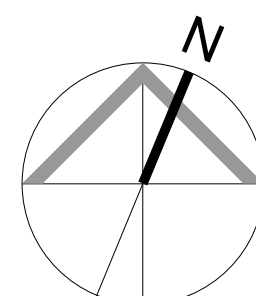
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Project No.: **17-005**

Date: **July 21, 2021**

Drawing No.:

dA1.3



Site Plan

Scale: 1 : 200

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dA1.3

WASTE MANAGEMENT NOTES

Trash Room / Bin requirements:

Trash collection will be stored in the trash room on the ground floor. A trash compactor will be used to minimize the number of bins for garbage storage. 10m2 area for storage of bulky wastes will be located the trash room. The waste storage room will be locked and inaccessible to residents.

Table 1: Bins / Carts Requirements			
Type	Waste Container	Quantity Req.	Notes
Organics	Semi-Automated Carts (120 L)	6	
Recycling	95 gallon carts	18	Paper separated
Garbage	3 cubic yard front-load bins	4	To be compacted

Building to utilize a single chute equipped with a tri-sorter system for disposal of trash, organics and recycling (not including paper). Residents will have access on each floor thru a trash intake room and chute tri-sorter system. Ground floor unit will have chute for all three streams of waste with access outside the trash room.

Trash collection / Loading Area:

Trash collection will occur in an outdoor staging and loading area outside of the building with no overhead obstructions. The loading area will be flat with minimal grade within the (+/- 2% grade). Trash bins, recycling and organic carts will be stored in the internalized trash room and rolled out to the staging/loading area on trash day for collection by municipal residential trash pickup.

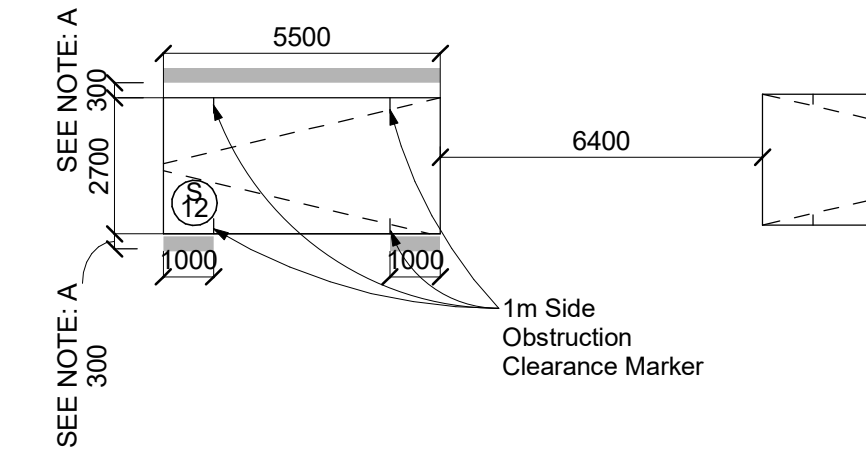
Waste collection vehicles will access the loading area off Drury Lane with the required 13m turning radius and access into the loading area with a front approach bin pickup. The loading area dimensions of 13m in depth and 6m width will allow for large waste collection vehicles safe unobstructed access into the trash staging area.

LEGEND:

- L1 LEVEL 1 PARKING SPACE
- AOA ACCESSIBLE OCCUPANT SPACE TYPE A
- AOB ACCESSIBLE OCCUPANT SPACE TYPE B
- L2 LEVEL 2 PARKING SPACE
- T TANDEM PARKING SPACE
- 1900 HORIZONTAL STACKED BIKE SPACE
- 1200 VERTICAL BIKE SPACE

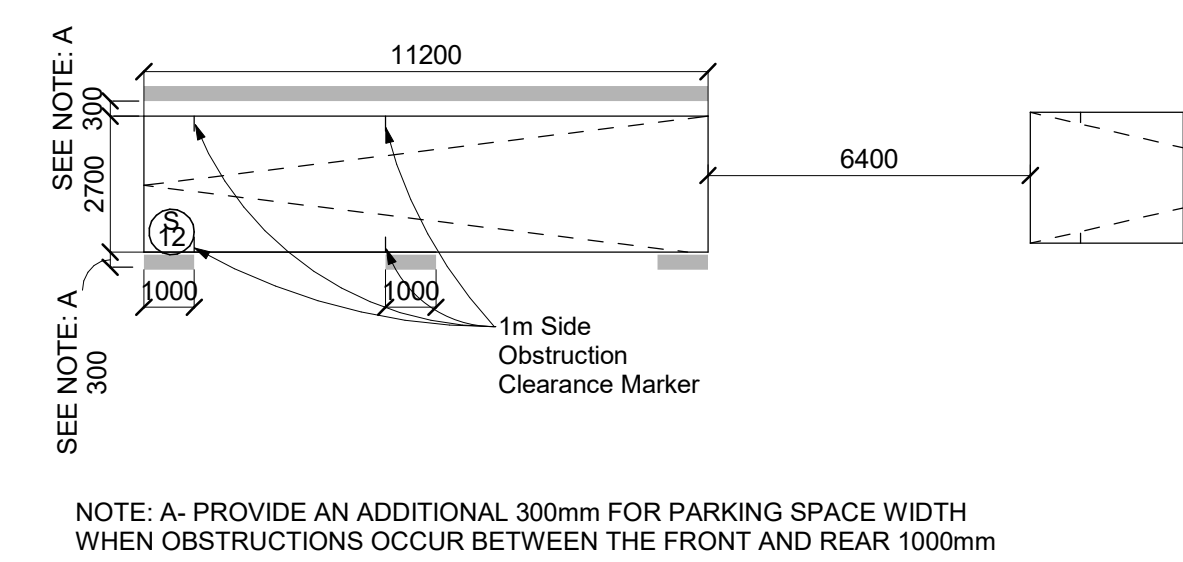
TYPICAL PARKING SPACE IN A PARKING AREA:

Drive Aisle @ 6.4m min.

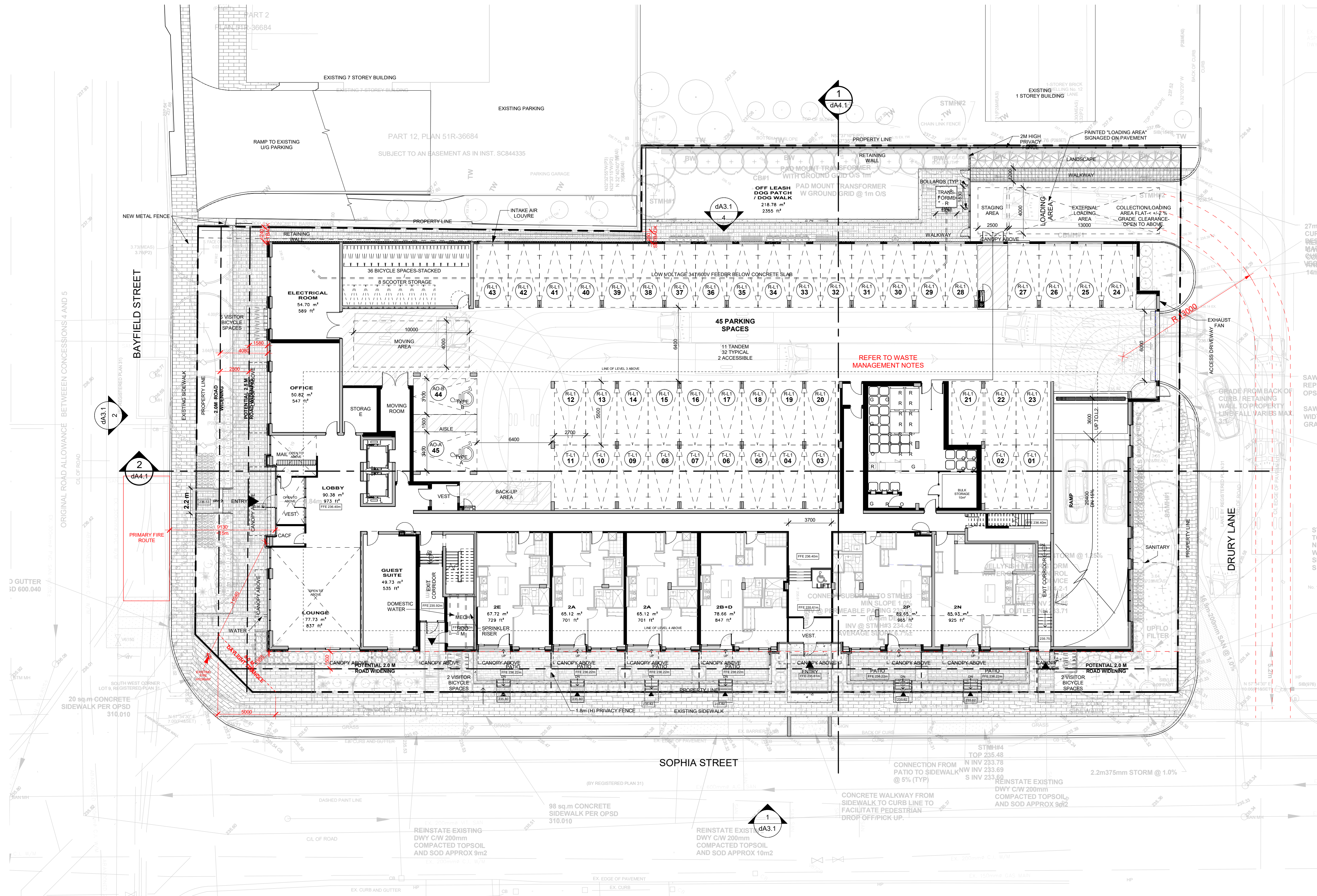
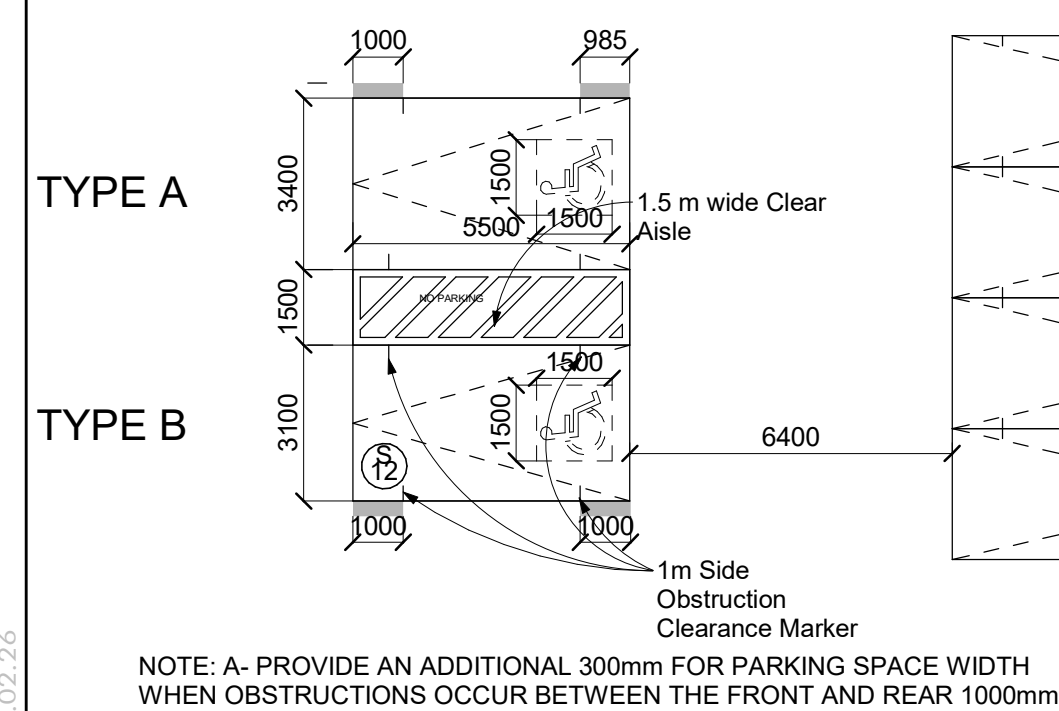


TANDEM PARKING SPACE IN A PARKING AREA:

Drive Aisle @ 6.4m min.



HANDICAP PARKING SPACE:



GROUND FLOOR PLAN

Scale: 1 : 200

1
dA2.1

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No.:	Issued For:	Date:

Drawing Title:

GROUND FLOOR PLAN

Client:

DMS GROUP

Project:

115 BAYFIELD STREET

BARRIE, ONTARIO

Scale:

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HG Drawn by:

MC Checked by:

17-005 Project No.:

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Drawing Title:

L2 & 3 FLOOR PLANS

Client:
DMS GROUP

Project:
115 BAYFIELD STREET

BARRIE, ONTARIO

Scale:
1 : 200

Drawn by:
HG

Checked by:
MC

Project No.:

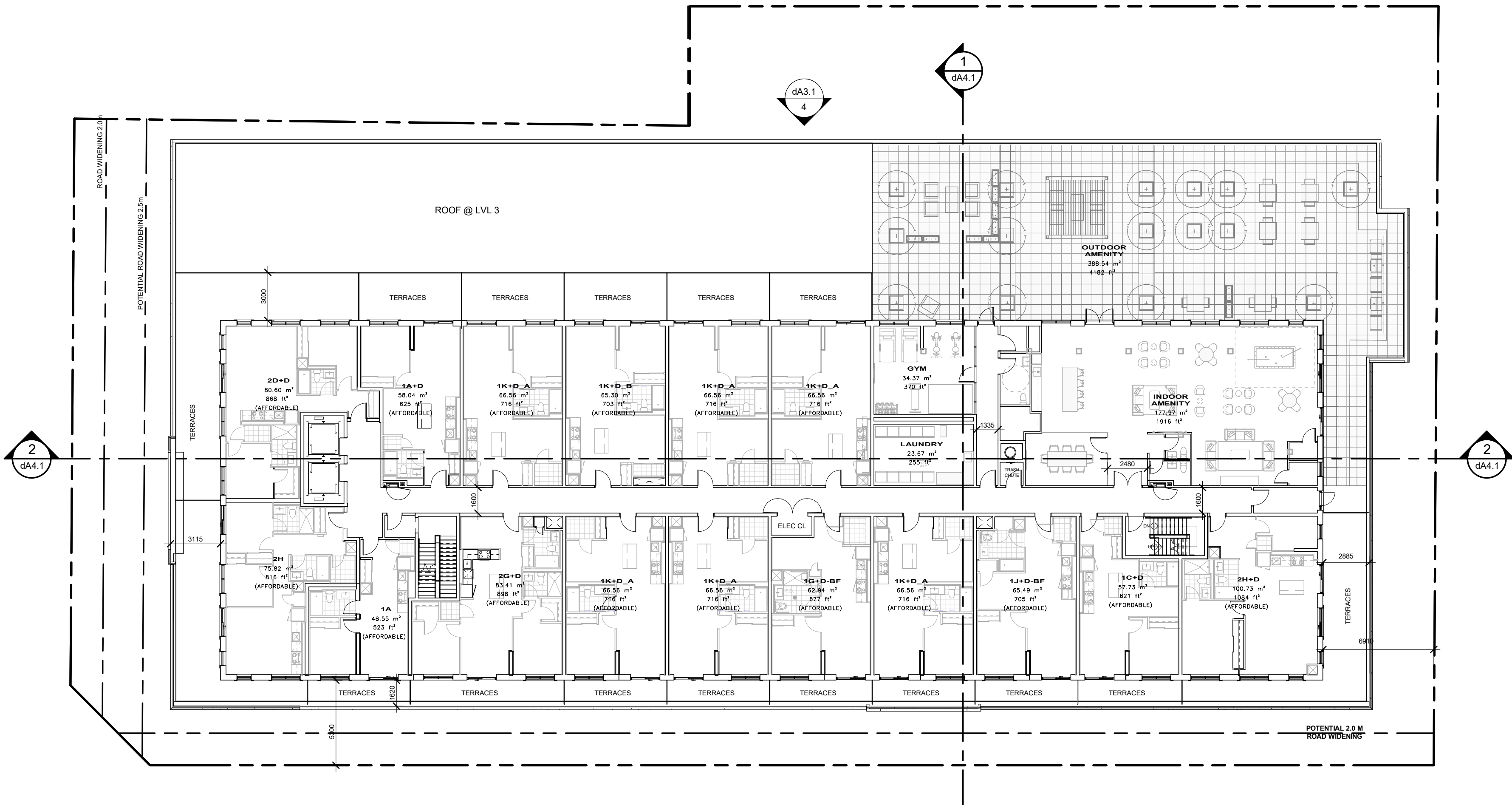
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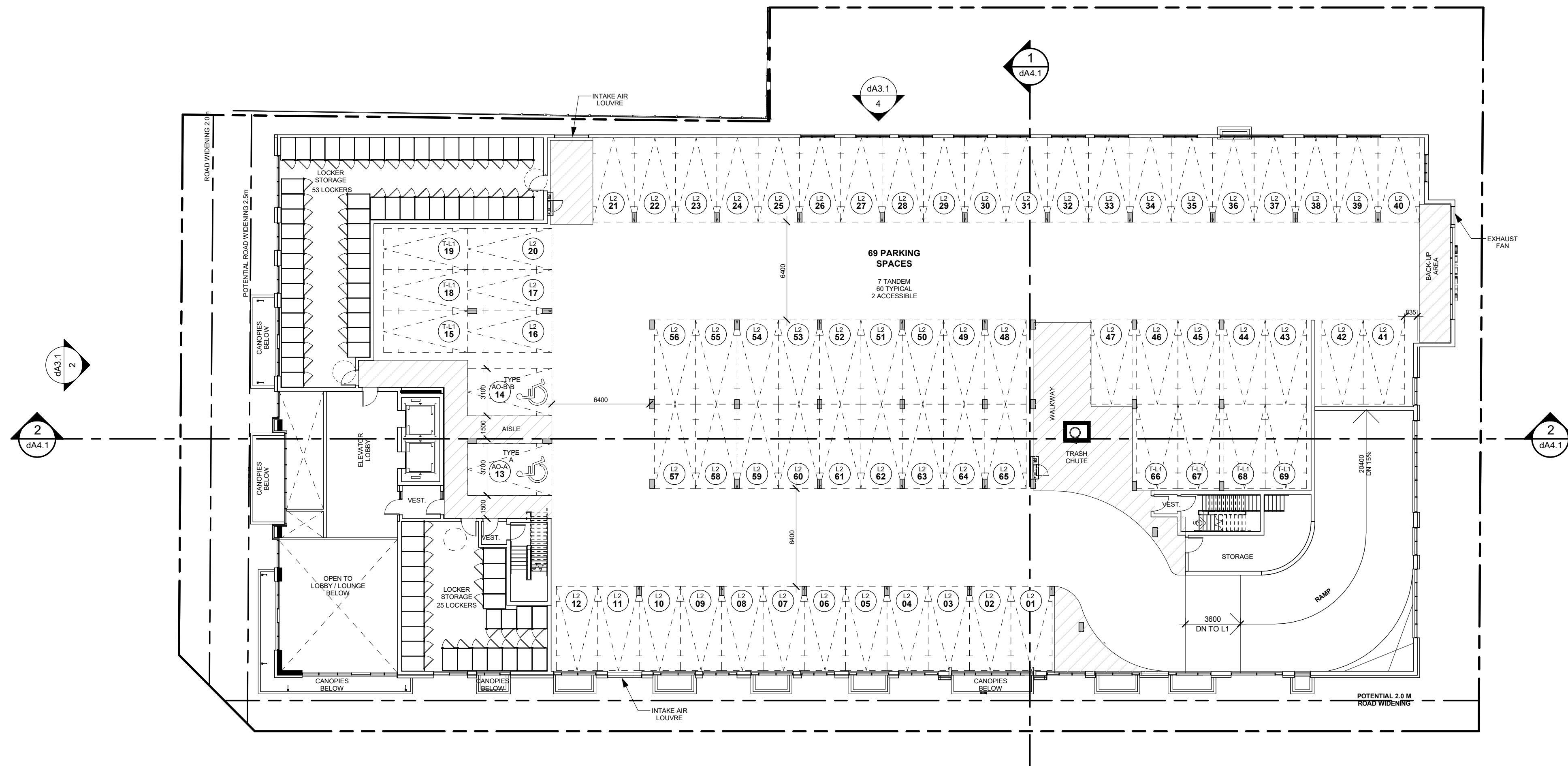
dA2.2



LEVEL 3 FLOOR PLAN

Scale: 1 : 200

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dA2.2



LEVEL 2 FLOOR PLAN

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L4-8 FLOOR PLAN

Client:

DMS GROUP

Project:

115 BAYFIELD STREET

BARRIE, ONTARIO

Scale:
1 : 200

Drawn by:

HG

Checked by:

MC

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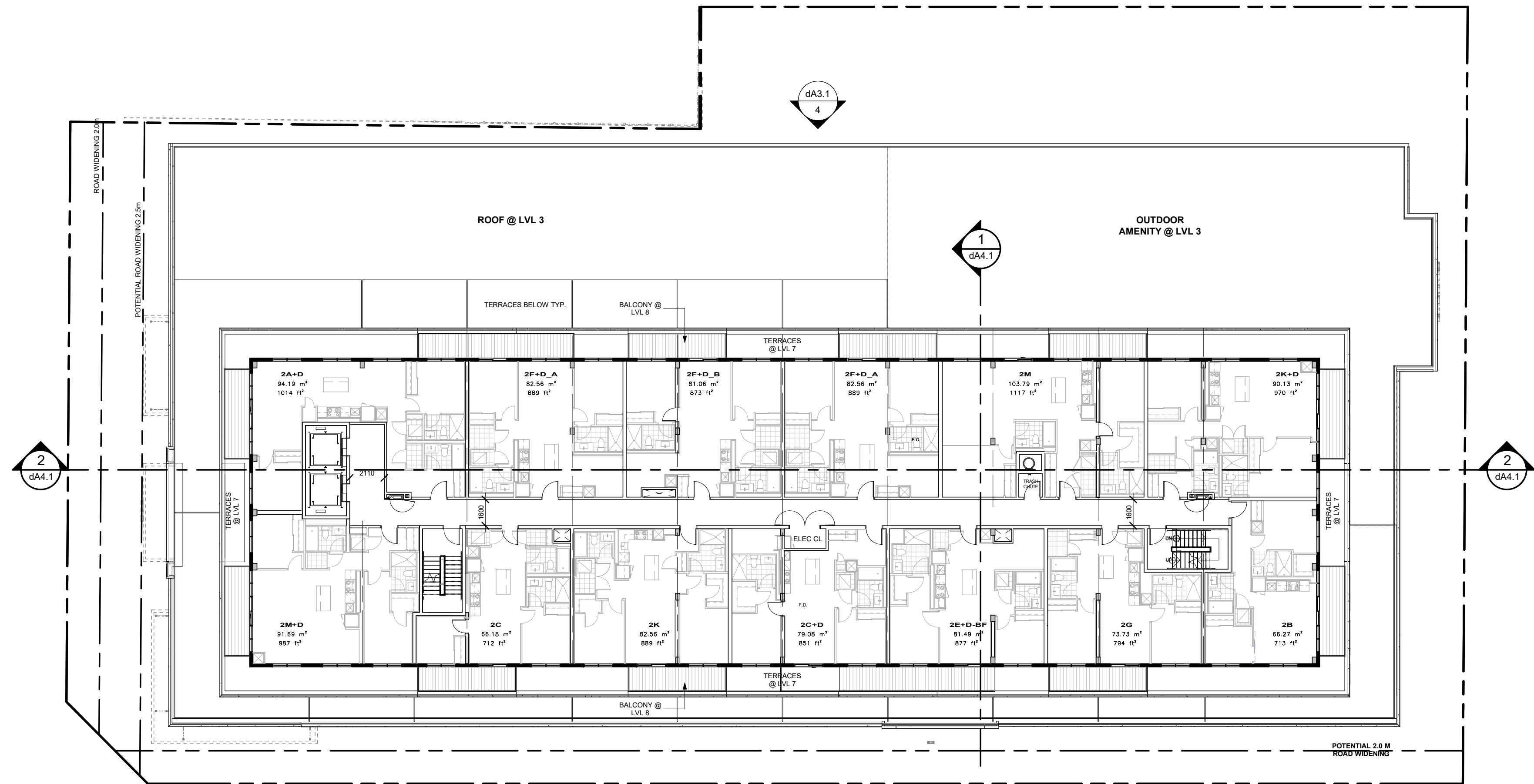
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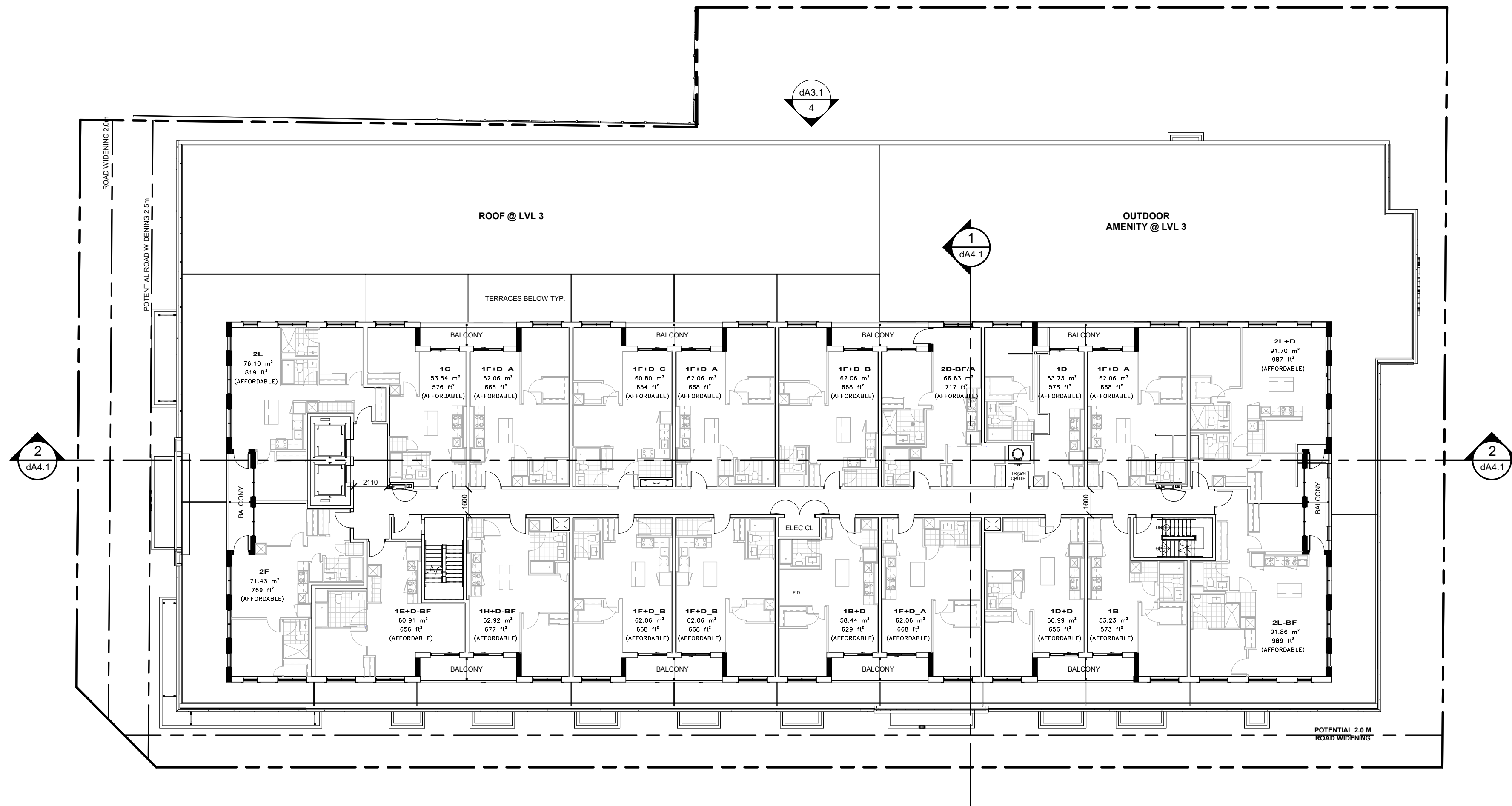
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LEVEL 7 - 8 FLOOR PLAN

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LEVEL 4-6 FLOOR PLAN

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ROOF PLAN

Scale: 1 : 200

2
dA2.4

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Drawing Title:

MPH & ROOF PLAN

Client:

DMS GROUP

Project:

115 BAYFIELD STREET

BARRIE, ONTARIO

Scale:

1 : 200

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HG

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MC

Project No.:

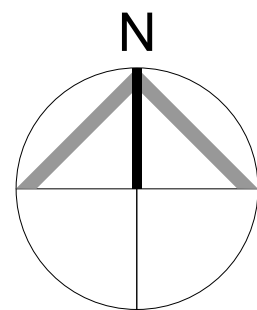
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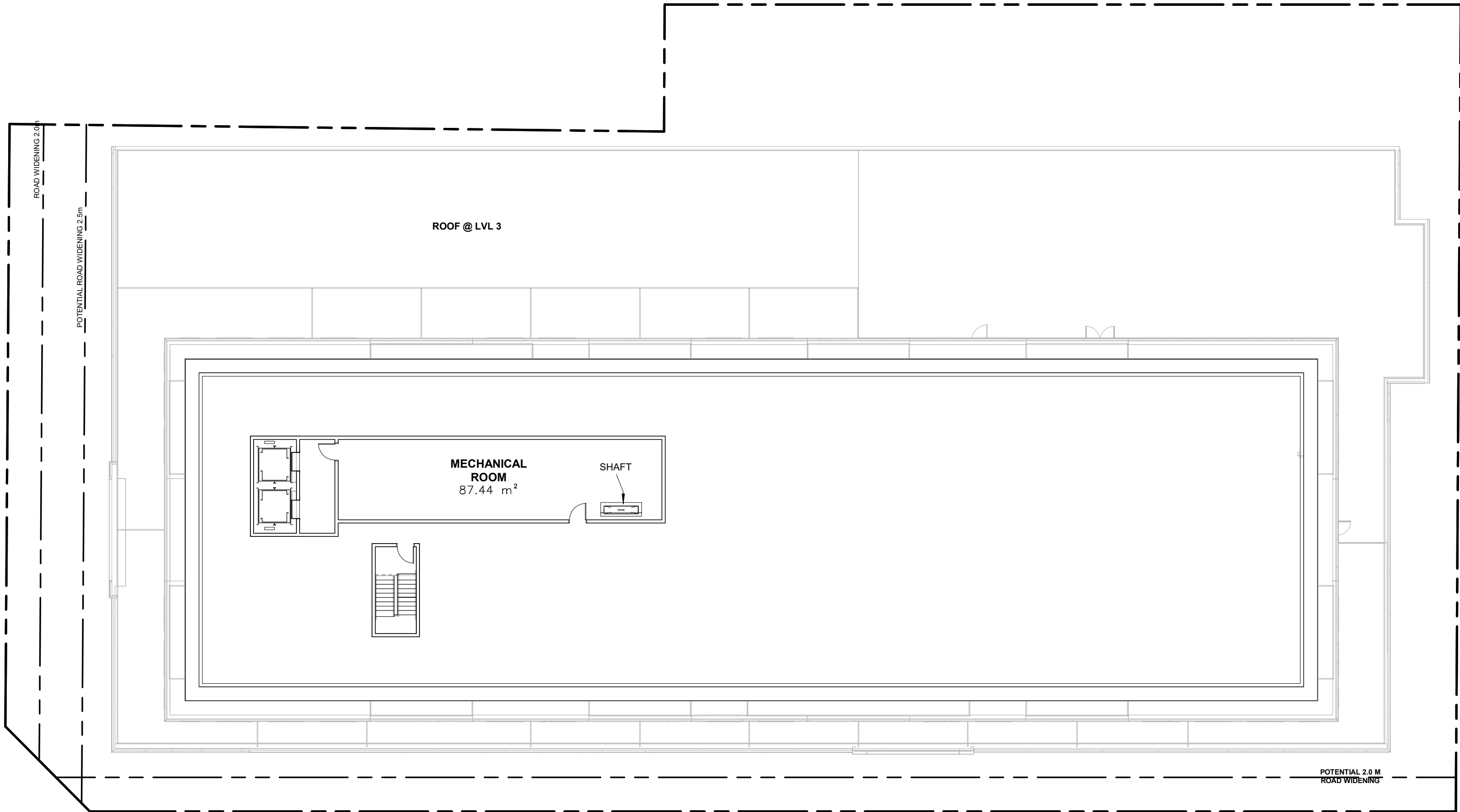
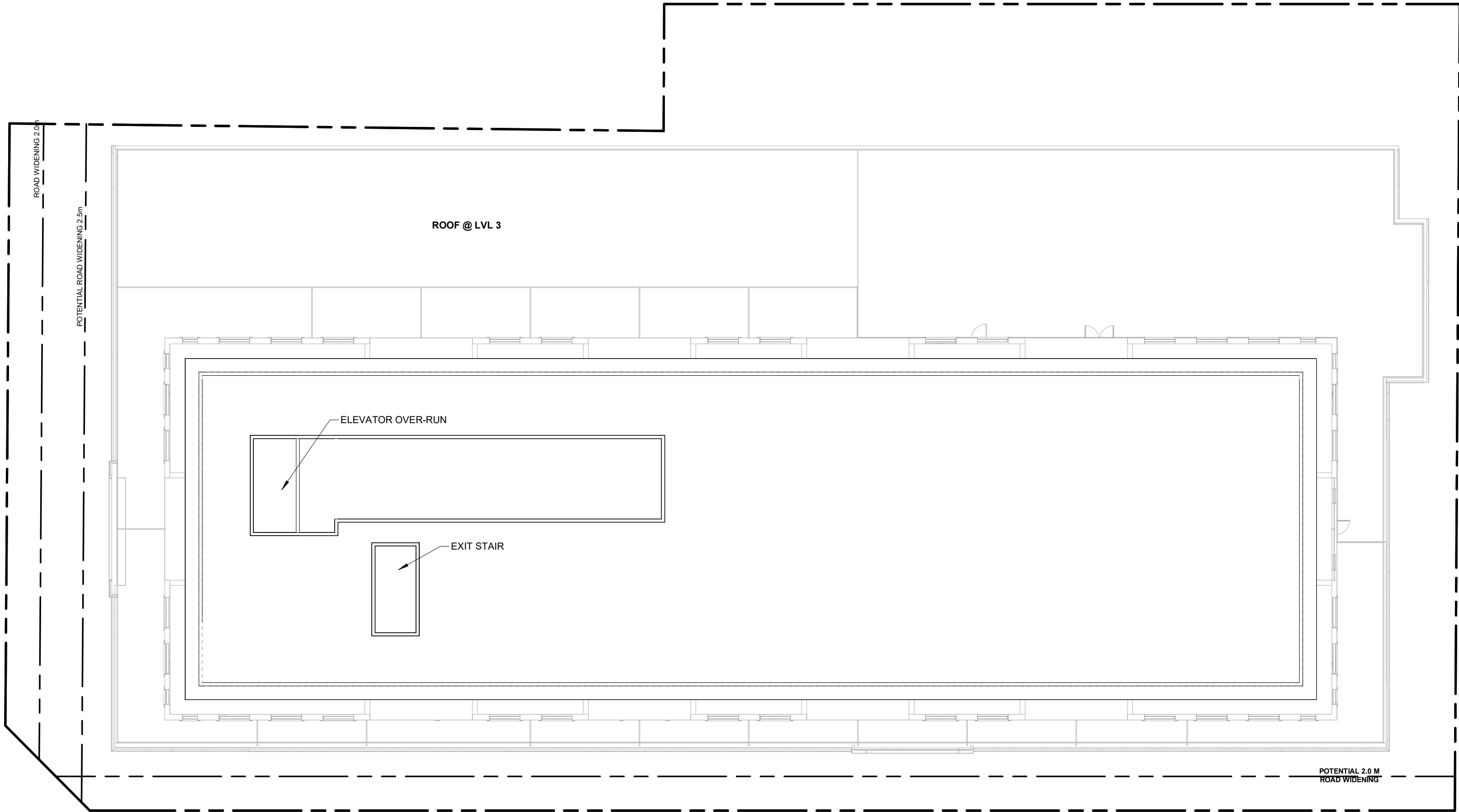
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MPH

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EXTERIOR ELEVATIONS

Client:

DMS GROUP

Project:

115 BAYFIELD STREET

BARRIE, ONTARIO

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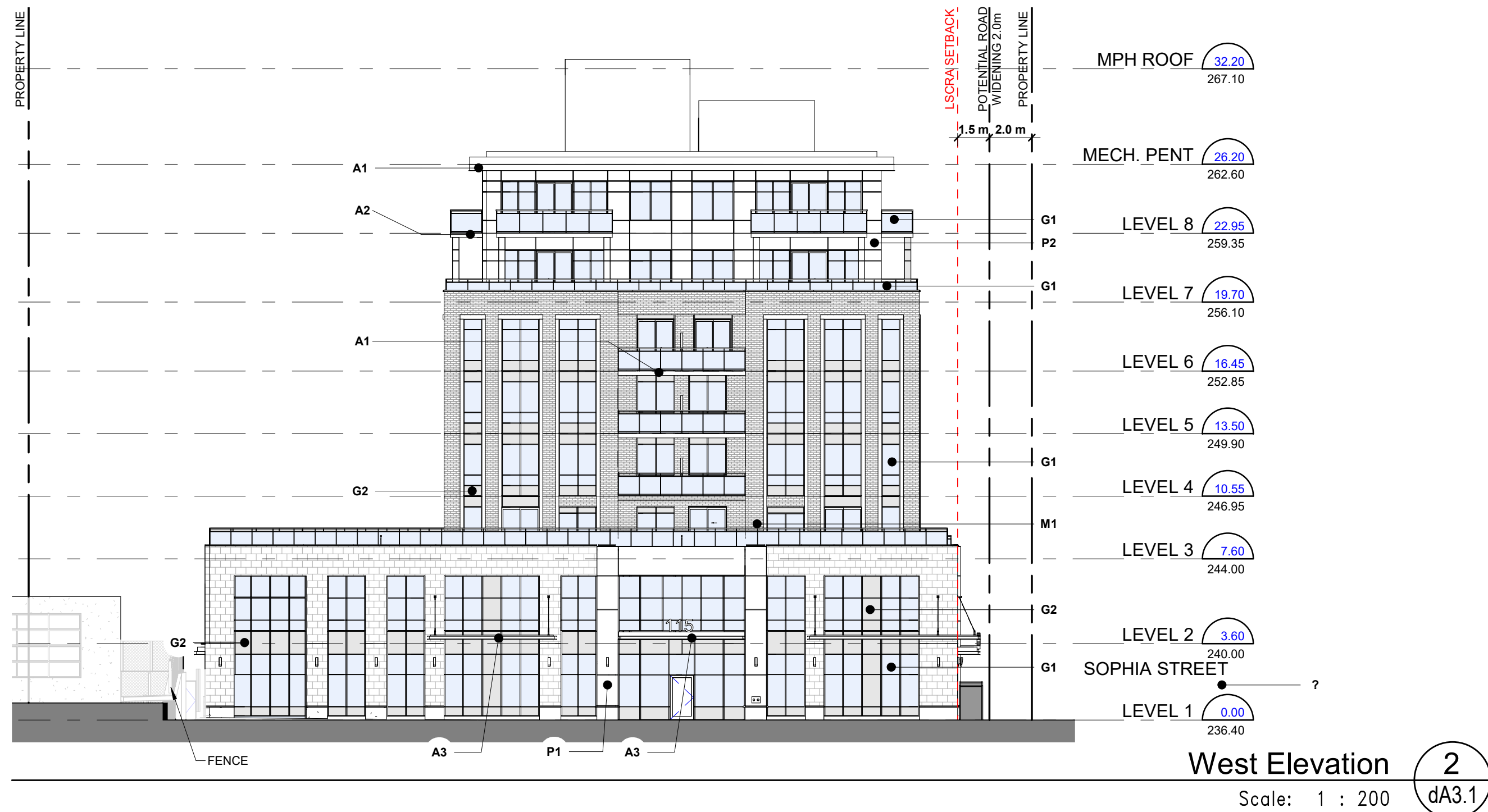
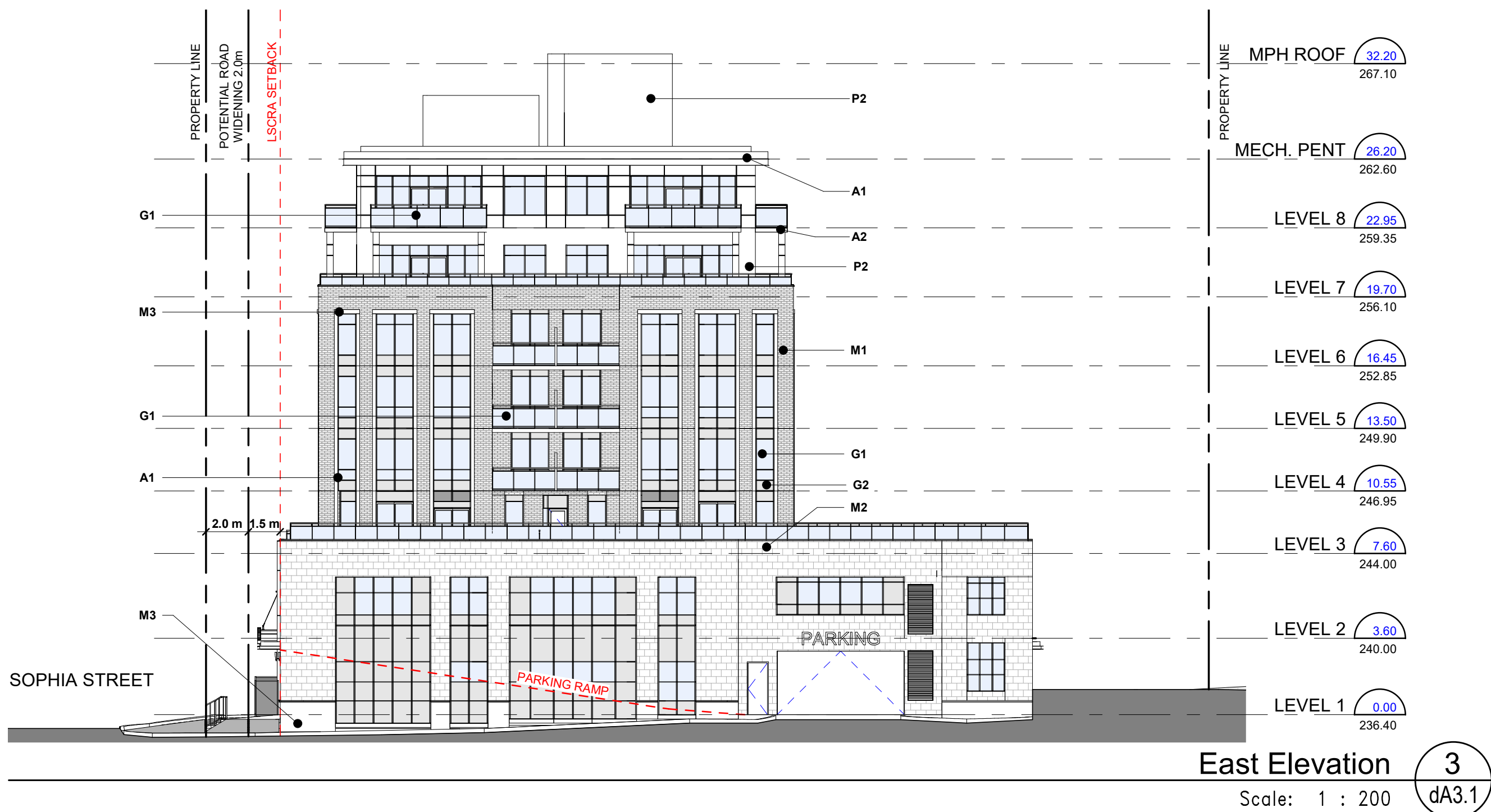
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17-005

Date:
July 21, 2021

Drawing No.:

dA3.1



LEGEND

- M1 MASONRY BRICK VENEER AND WINDOW SURROUND- DARK GRAY
- M2 MASONRY BRICK VENEER- LIGHT GRAY
- M3 LIGHT GREY PRECAST CONCRETE
- G1 ALUMINUM FRAME WITH VISION PANEL
- G2 ALUMINUM FRAME WITH SPANDREL PANEL- DARK GRAY
- A1 ALUMINUM FINISH, PARAPET CAP, SLAB COVER- DARK GRAY
- A2 ALUMINUM FINISH, PARAPET CAP, SLAB COVER- DARK BEIGE
- A3 ALUMINUM FINISH, WINDOW MULLION, CANOPY AND RAILING- DARK BLACK
- E1 CONCRETE SLAB COATING - LIGHT GRAY WHITE
- E2 CONCRETE SLAB COATING - LIGHT GRAY
- P1 ALUMINUM PANEL - WOOD GRAIN COLOUR
- P2 CEMENTITIOUS PANEL - LIGHT GRAY

NOTE: REFER TO THE EXTERIOR FINISH BOARD FOR COMPREHENSIVE MATERIAL FINISH SCHEDULE



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TEL 416 665 6060 kirkorarchitects.com

Revisions:		
No.:	Revision:	Date:

04	SPA SUBMISSION #3	JUL 21TH, 2021
03	SPA SUBMISSION #2	MAR 5TH, 2021
02	SPA SUBMISSION #1	NOV 18TH, 2020
01	ZBA SUBMISSION	MAY 5TH, 2020
No.:	Issued For:	Date:

Drawing Title:

SECTIONS

Client:

DMS GROUP

Project:

115 BAYFIELD STREET

BARRIE, ONTARIO

Scale: 1 : 200

Drawn by: HG

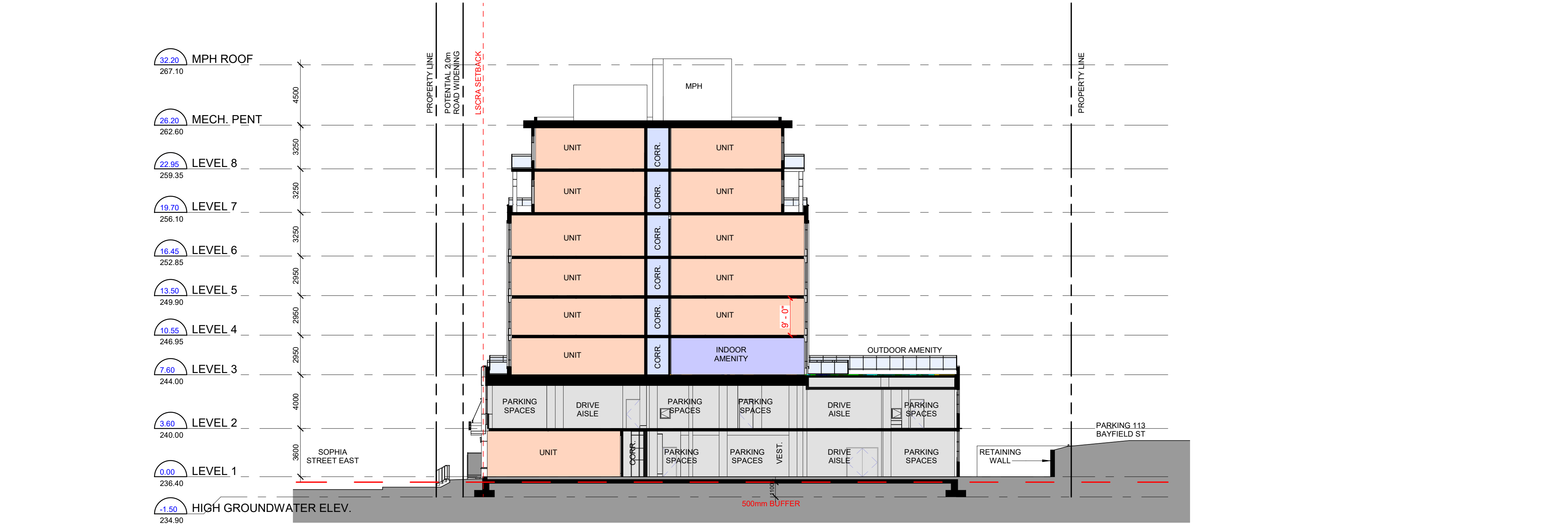
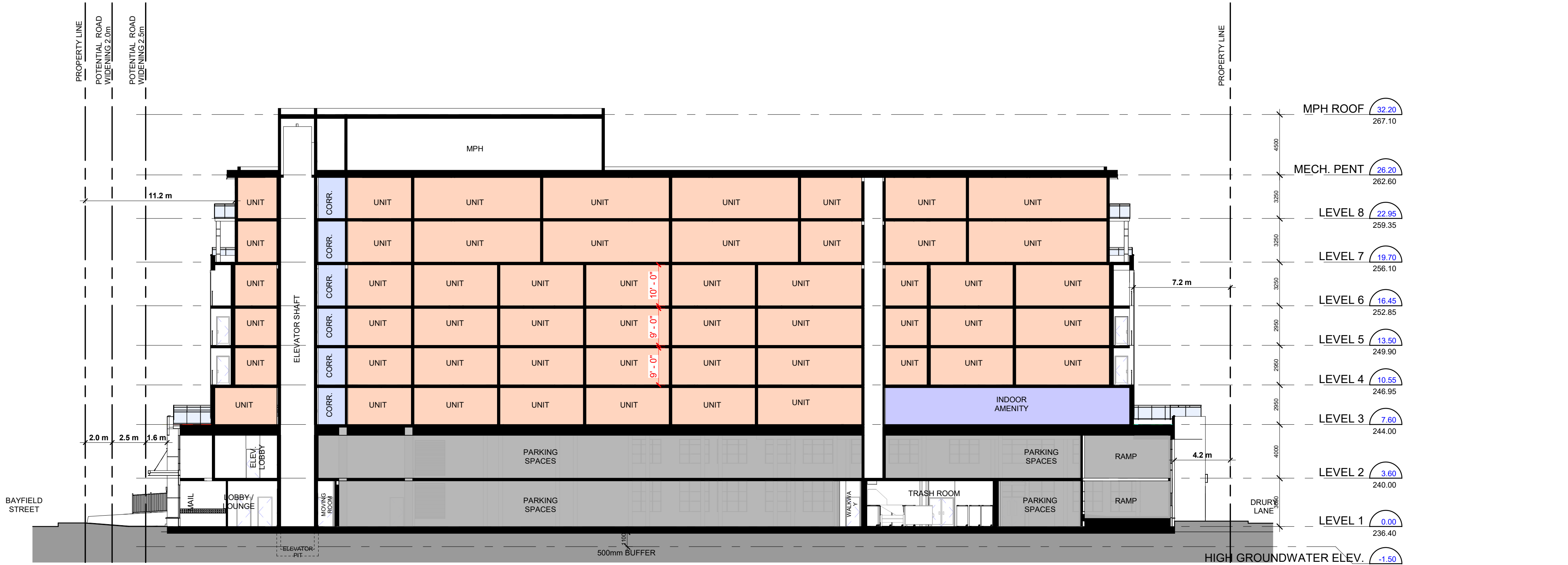
Checked by: MC

Project No.: 17-005

Date: July 21, 2021

Drawing No.:

dA4.1





VIEW FROM INTERSECTION ON BAYFIELD ST AND SOPHIA ST

NTS 4
dA5.1



VIEW OF SOUTHEAST FACADE ALONG SOPHIA ST

NTS 3
dA5.1



SOUTH VIEW ALONG BAYFIELD ST

NTS 2
dA5.1



RESIDENTIAL ENTRY VIEW ALONG BAYFIELD ST

NTS 1
dA5.1

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Revisions:
No.: Revision: Date:

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3D PERSPECTIVES

Client:

DMS GROUP

Project:

115 BAYFIELD STREET

BARRIE, ONTARIO

Scale:

1 : 1

Drawn by:

HG

Checked by:

MC

Project No.:

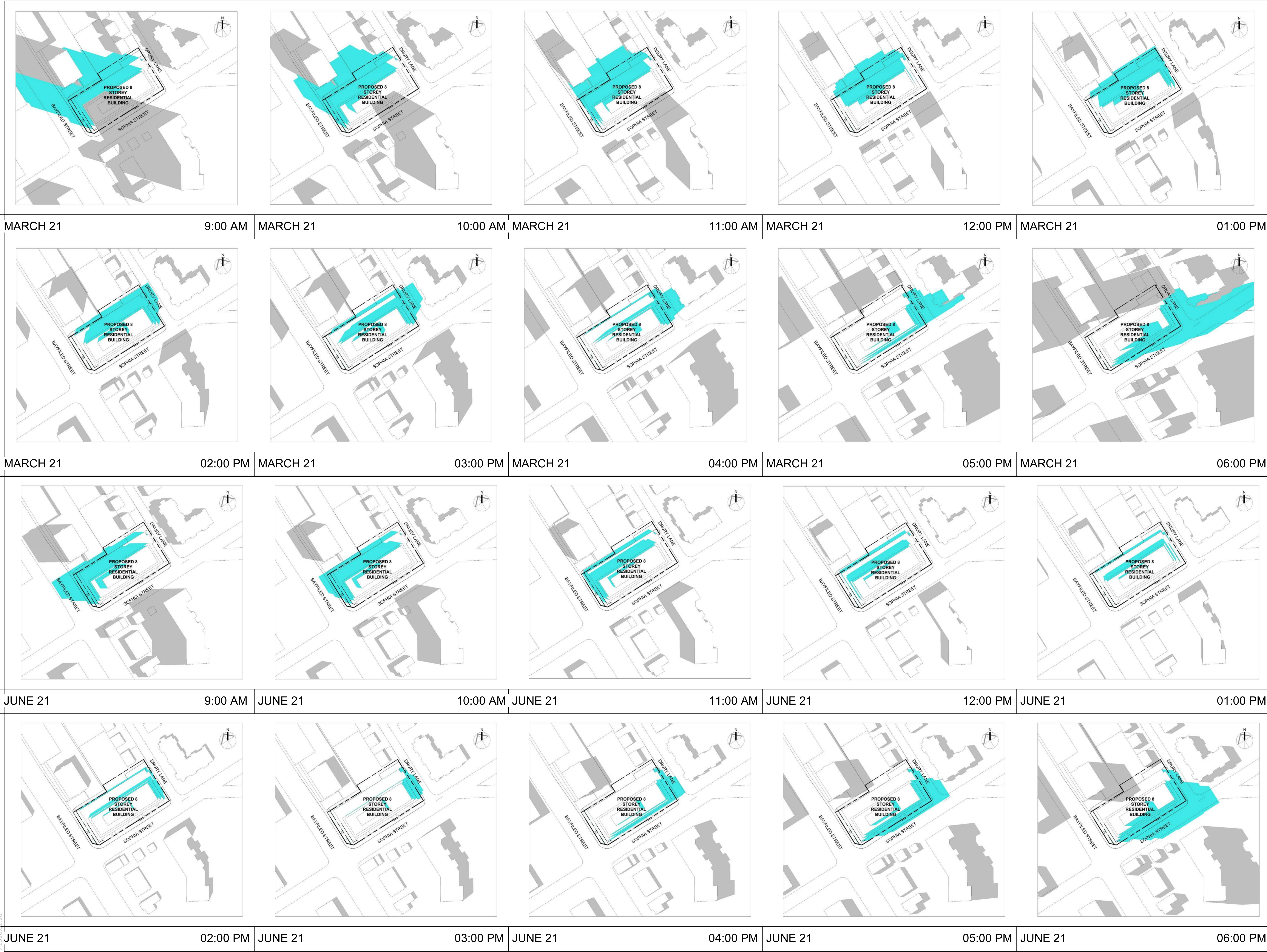
17-005

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2020.02.26

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Revisions:		
No.	Revision	Date
EXISTING BUILDING SHADOWS		
04	SPA SUBMISSION #3	JUL 21TH, 2021
03	SPA SUBMISSION #2	MAR 5TH, 2021
02	SPA SUBMISSION #1	NOV 18TH, 2020
01	ZBA SUBMISSION	MAY 5TH, 2020
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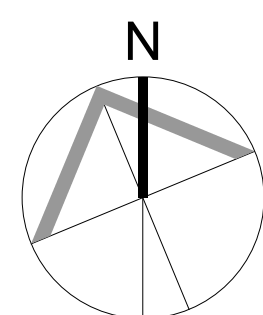
SHADOW STUDY - MARCH & JUNE

Client:
DMS GROUP

Project:
115 BAYFIELD STREET

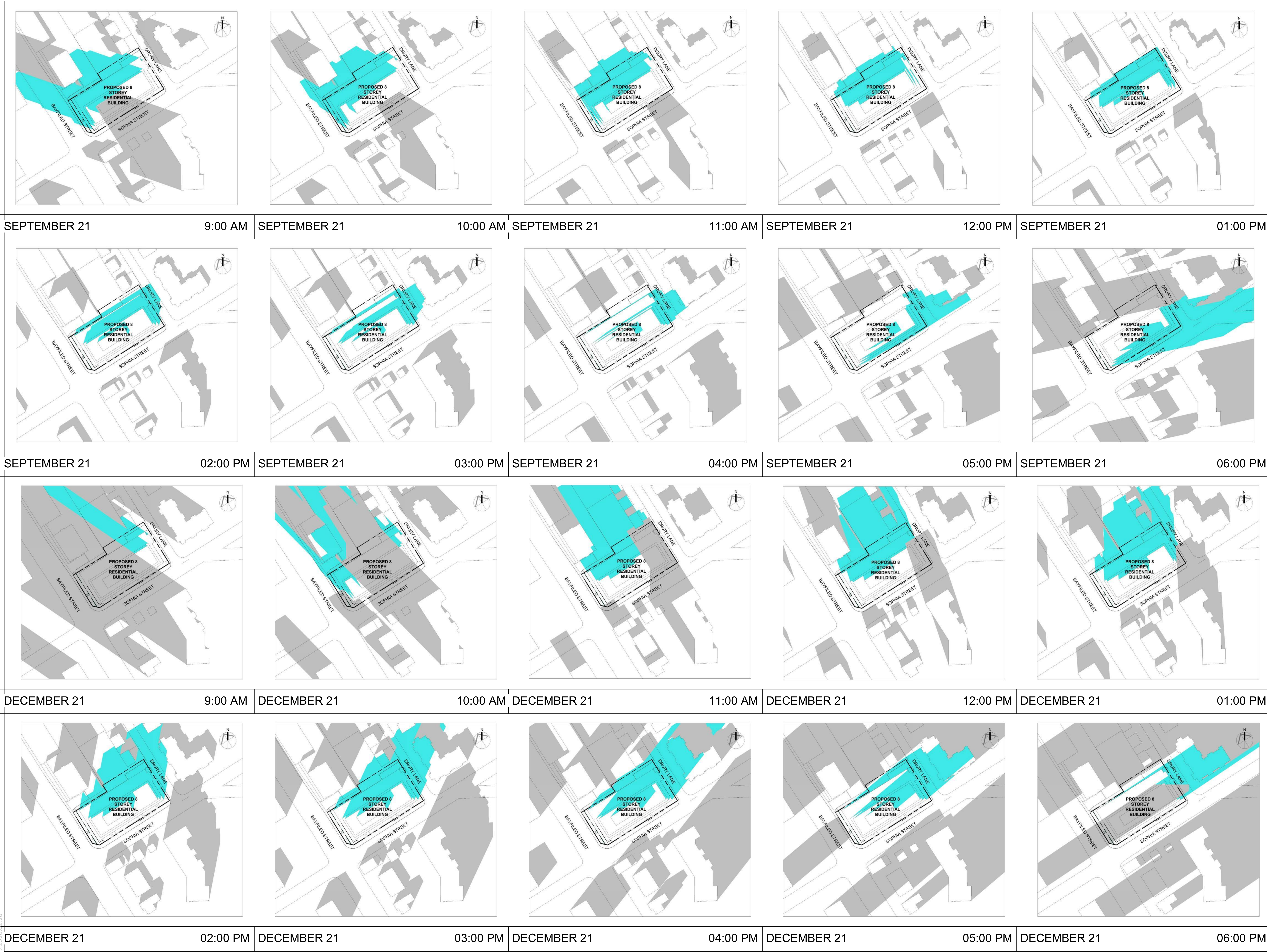
BARRIE, ONTARIO
Scale:

Drawn by:
HG
Checked by:
MC
Project No.:
17-005
Date:
July 21, 2021
Drawing No.:



dA6.1

File Path: C:\Users\Kirkor\Documents\115 Bayfield St.dwg Date: 2021-07-21 11:56:28 AM Plot Date: 2021-07-21 11:56:28 AM



SEPTEMBER 21 9:00 AM SEPTEMBER 21 10:00 AM SEPTEMBER 21 11:00 AM SEPTEMBER 21 12:00 PM SEPTEMBER 21 01:00 PM

SEPTEMBER 21 02:00 PM SEPTEMBER 21 03:00 PM SEPTEMBER 21 04:00 PM SEPTEMBER 21 05:00 PM SEPTEMBER 21 06:00 PM

DECEMBER 21 9:00 AM DECEMBER 21 10:00 AM DECEMBER 21 11:00 AM DECEMBER 21 12:00 PM DECEMBER 21 01:00 PM

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Revisions:

No. Revision Date
1 EXISTING BUILDING SHADOWS

04	SPA SUBMISSION #3	JUL 21TH, 2021
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**SHADOW STUDY -
SEPTEMBER &
DECEMBER**

Client:

DMS GROUP

Project:

115 BAYFIELD STREET

BARRIE, ONTARIO

Scale:

Drawn by:

Checked by:

Project No.:

Date:

Drawing No.:

dA6.2

