

SITE DATA		
989 Yonge Street, Innisfil, Ontario		
DATA	PERMITTED	PROPOSED
ZONING	R5 AND NMU	
LOT AREA (m ²)	N/A	10.15 ha (site area) 0.43 ha (Lockhart road widening) 9.72 ha (developable area)

BUILDING DATA		
DATA	PERMITTED	PROPOSED
TOTAL DENSITY (# of units)	120 units/ha 120 x 10.15 h = 1218 (units)	BUILDING 1 = 220 (units) BUILDING 2 = 120 (units) BUILDING 3 = 85 (units) BUILDING 4 = 85 (units) BUILDING 5 = 115 (units) BUILDING 6 = 115 (units) BUILDING 7 = 150 (units) BUILDING 8 = 153 (units) BUILDING 9 = 115 (units) TOWNHOUSE = 60 (towns) TOTAL = 1218 (units) DENSITY = 120 units/ha
TOTAL RESIDENTIAL GFA (m ²)	N/A	177,020 m ²
TOTAL COMMERCIAL GFA (m ²)	N/A	3,000 m ²
BUILDING AREA (m ²)	N/A	22,900 m ² TOTAL PROJECT
GROSS FLOOR AREA (m ²)	N/A	180,020 m ² TOTAL PROJECT

LANDSCAPING DATA		
DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (percentage)	25 %	61 %
LANDSCAPE AREA (m ²)	25,350 m ²	59,770 m ²
includes pathways		

VEHICLE PARKING DATA		
DATA	REQUIRED	PROPOSED
APARTMENT RESIDENTIAL PARKING	1.0 / units	1204
TOWNHOUSE PARKING	1.0 / units	60
BARRIER FREE PARKING	3% (0.03 x 1398 = 42)	42
COMMERCIAL PARKING	1 / 24 m ² (3,000/24 = 125)	126
MAXIMUM COMMERCIAL PARKING	1 / 18 m ² (3,000/18 = 167)	
TOTAL		1,390

PARKING BREAKDOWN		
DATA	REQUIRED	PROPOSED
TOTAL SURFACE APARTMENT PARKING		37
TOTAL APARTMENT UNDERGROUND PARKING		1167
TOTAL SURFACE COMMERCIAL PARKING		104
TOTAL UNDERGROUND COMMERCIAL PARKING		22
TOTAL SURFACE PARKING TOWNHOUSES		60
TOTAL PARKING		1,390

BICYCLE PARKING		
DATA	REQUIRED	PROPOSED
RESIDENTIAL BICYCLE PARKING	0.2 / unit	244
COMMERCIAL BICYCLE PARKING	1/ each 7% of 167 stalls = 15	15

* C = COMMERCIAL PARKING
** V = VISITOR PARKING

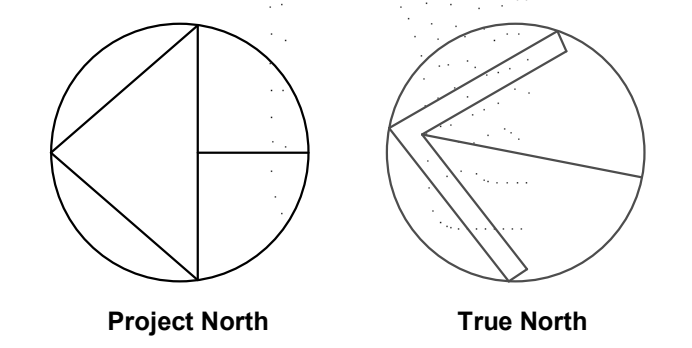
MIXED USE NMU - COMMERCIAL AND APARTMENTS	PERMITTED	PROPOSED
FRONT YARD (MIN) Lockhart Rd. used as frontage as part of zoning application.	0m	5 m
FRONT YARD (MIN)	Max. 50% of frontage within 5m	44%
SIDE OR REAR YARD SETBACK ABUTTING STREET (MIN)	1.5 m	1.5 m
SIDE OR REAR YARD (MIN)	5 m	5 m
NON-RESIDENTIAL BUILDINGS AND RESIDENTIAL BUILDINGS MORE THAN FOUR STOREYS ABUTTING A RESIDENTIAL OPEN SPACE OR ENVIRONMENTAL PROTECTION ZONE	5 m	33 m
MINIMUM SIDE OR REAR YARD SETBACK RESIDENTIAL BUILDINGS FOUR STOREYS AND LESS ABUTTING A RESIDENTIAL OPEN SPACE OR ENVIRONMENTAL PROTECTION ZONE	1.2 m	30 m
MINIMUM FACADE STEP-BACK	45 DEGREE ANGULAR PLANE AT HEIGHT ABOVE 80% EQUIVALENT OF RIGHT OF WAY USING 3m MINIMUM STEP BACKS	COMPLIES
FRONT, SIDE (INTERIOR AND EXTERIOR) AND REAR		
MINIMUM STREET LEVEL FLOOR HEIGHT	4.5 m	4.5 m
MINIMUM BUILDING HEIGHT COMMERCIAL BUILDINGS	5 m	N/A
MINIMUM BUILDING HEIGHT RESIDENTIAL	3 STOREYS	> 3 STOREYS
MAXIMUM BUILDING HEIGHT	12 STOREYS	12 STOREYS
MINIMUM FLOOR SPACE INDEX	0.3	>0.3
MAXIMUM FLOOR SPACE INDEX	2.5	2.3
MINIMUM GENERAL AMENITY AREA PER UNIT	12 m ² / UNIT	14,616 m ²

BUILDING 1	BUILDING 2	BUILDING 3
5+6+12 STOREYS	6+8+9 STOREYS	6+7+8 STOREYS
220 UNITS	120 UNITS	85 UNITS
COMMERCIAL: 750m ²	COMMERCIAL: 750m ²	COMMERCIAL: 750m ²
GFA: 32,400m ²	GFA: 17,000m ²	GFA: 13,500m ²

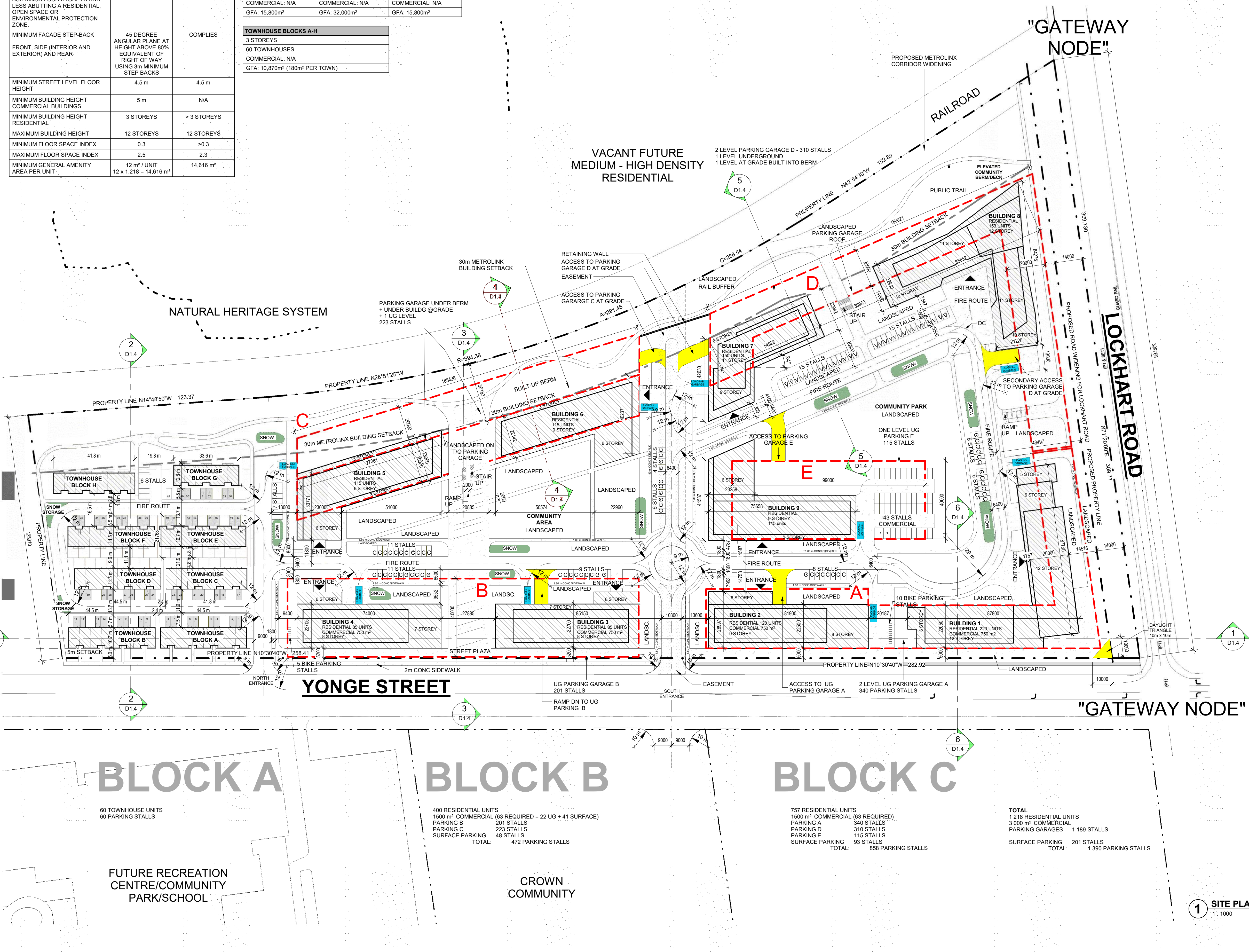
BUILDING 4	BUILDING 5	BUILDING 6
6+7+8 STOREYS	3+6+9 STOREYS	3+6+9 STOREYS
85 UNITS	115 UNITS	115 UNITS
COMMERCIAL: 750m ²	COMMERCIAL: N/A	COMMERCIAL: N/A
GFA: 13,500m ²	GFA: 14,350m ²	GFA: 14,800m ²

BUILDING 7	BUILDING 8	BUILDING 9
6+9+11 STOREYS	10+11+12 STOREYS	3+6+9 STOREYS
150 UNITS	153 UNITS	115 UNITS
COMMERCIAL: N/A	COMMERCIAL: N/A	COMMERCIAL: N/A
GFA: 15,800m ²	GFA: 32,000m ²	GFA: 15,800m ²

TOWNHOUSE BLOCKS A-H
3 STOREYS
60 TOWNHOUSES
COMMERCIAL: N/A
GFA: 10,870m ² (180m ² PER TOWN)



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60 TOWNHOUSE UNITS
60 PARKING STALLS

FUTURE RECREATION CENTRE/COMMUNITY PARK/SCHOOL

400 RESIDENTIAL UNITS
1500 m² COMMERCIAL (63 REQUIRED = 22 UG + 41 SURFACE)
PARKING B 201 STALLS
PARKING C 223 STALLS
SURFACE PARKING 48 STALLS
TOTAL: 472 PARKING STALLS

CROWN COMMUNITY

757 RESIDENTIAL UNITS
1500 m² COMMERCIAL (63 REQUIRED)
PARKING A 340 STALLS
PARKING D 310 STALLS
PARKING E 115 STALLS
SURFACE PARKING 93 STALLS
TOTAL: 858 PARKING STALLS

TOTAL
1 218 RESIDENTIAL UNITS
3 000 m² COMMERCIAL
PARKING GARAGES 1 189 STALLS
SURFACE PARKING 201 STALLS
TOTAL: 1 390 PARKING STALLS

No.	Date	Revision

Project No. 19006
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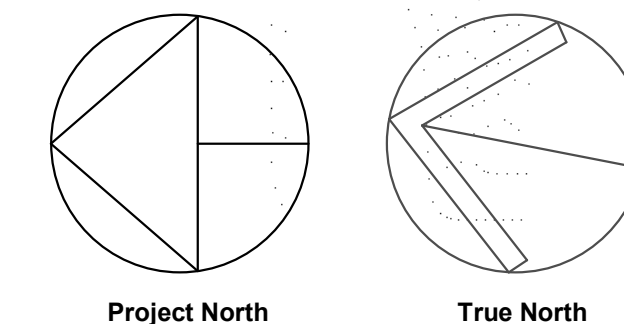
989 YONGE STREET, BARRIE

OVERALL SITE PLAN

1 SITE PLAN
1:1000

PRELIMINARY
Drawing No. Revision No.
As indicated
Status
PRELIMINARY
D1.1

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VEHICLE PARKING GARAGE DATA

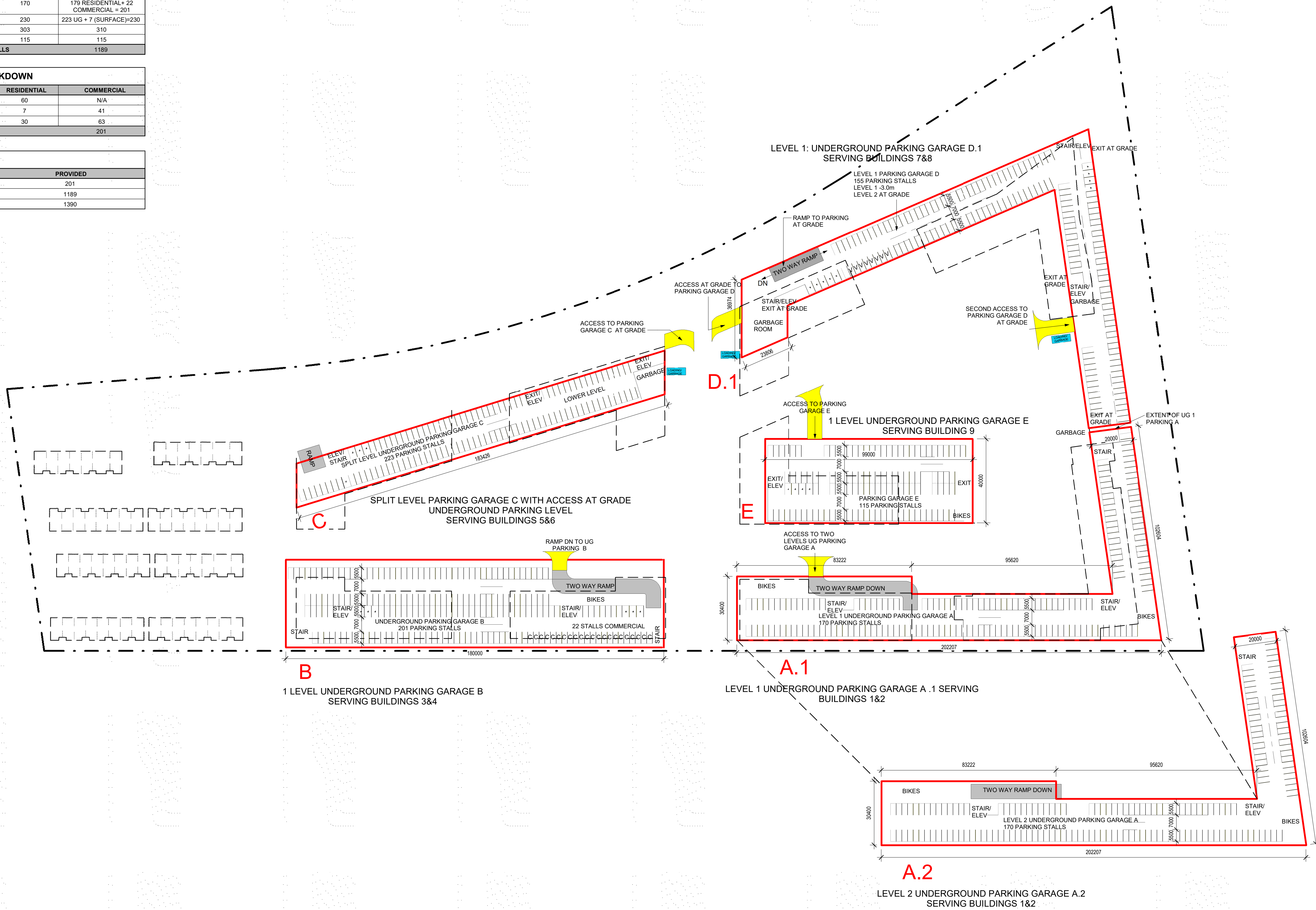
PARKING	BUILDINGS SERVED	# OF UNITS	# OF PARKING STALLS
A	1&2	340	340
B	3&4	170	170 RESIDENTIAL + 22 COMMERCIAL = 201
C	5&6	230	223 UG + 7 (SURFACE)=230
D	7&8	303	310
E	9	115	115
TOTAL PARKING GARAGE STALLS			1189

SURFACE PARKING BREAKDOWN

BLOCK	RESIDENTIAL	COMMERCIAL
BLOCK A	60	N/A
BLOCK B	7	41
BLOCK C	30	63
TOTAL SURFACE PARKING		201

PARKING BREAKDOWN

DATA	PROVIDED
TOTAL SURFACE PARKING	201
TOTAL UNDERGROUND PARKING	1189
TOTAL PARKING	1390



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989 YONGE STREET, BARRIE

PARKING STRATEGY UG1 & UG2 LEVELS

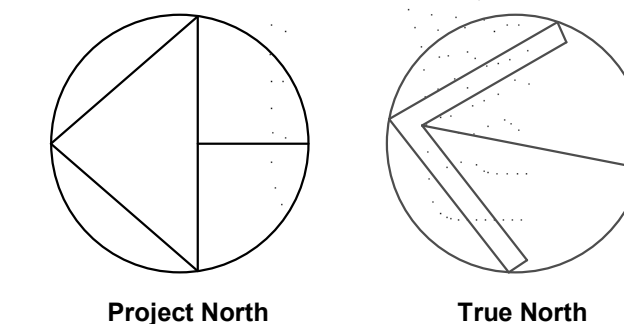
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Drawing No. _____ Revision No. _____

D1.3

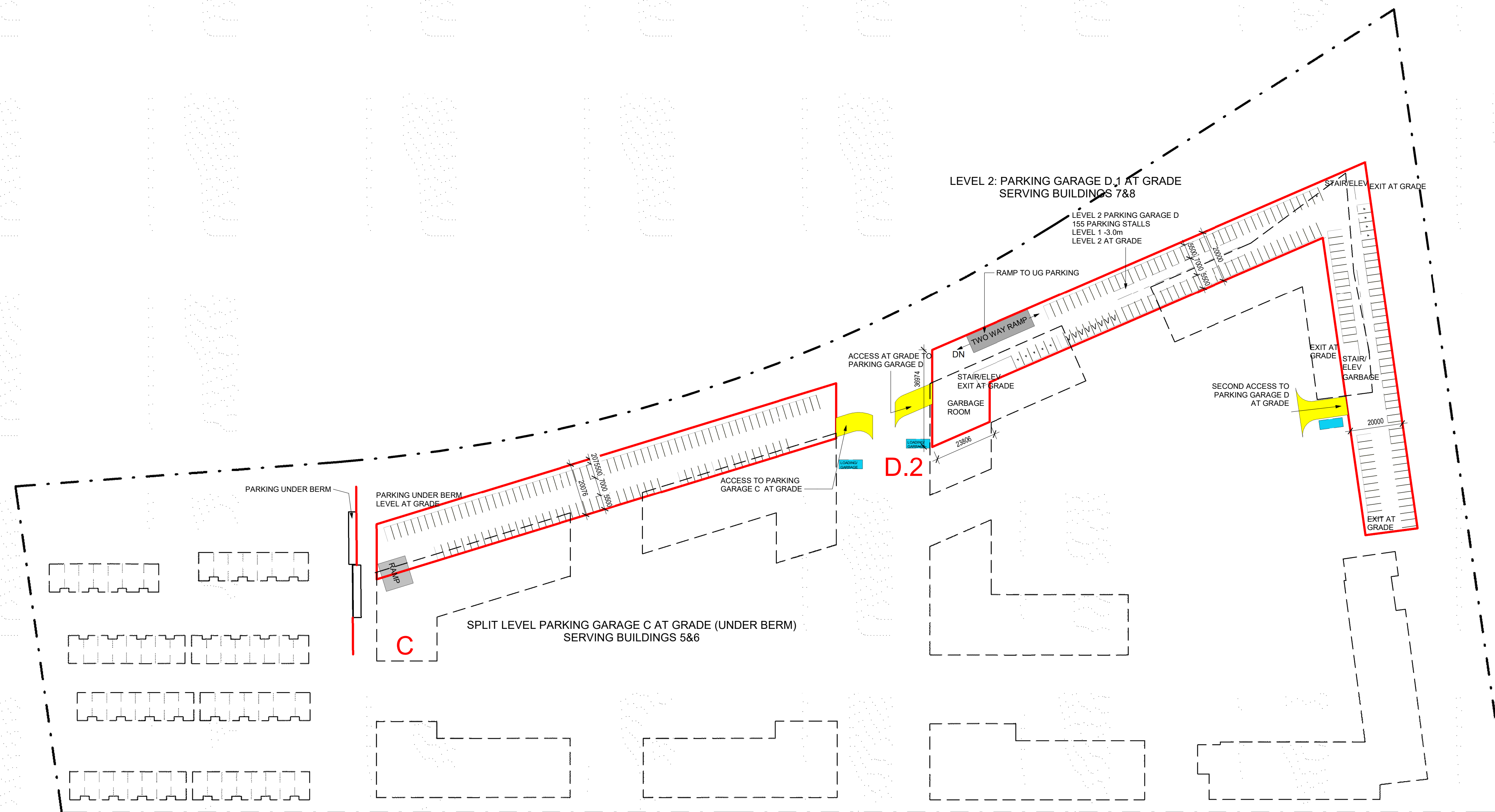
1 PARKING STRATEGY: UNDERGROUND 1 & UNDERGROUND 2 LEVELS
1 : 1000

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1 PARKING STRATEGY AT GRADE
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**989 YONGE STREET,
BARRIE**

**PARKING STRATEGY AT
GRADE**

Drawing Scale: 1:1000
Status: PRELIMINARY

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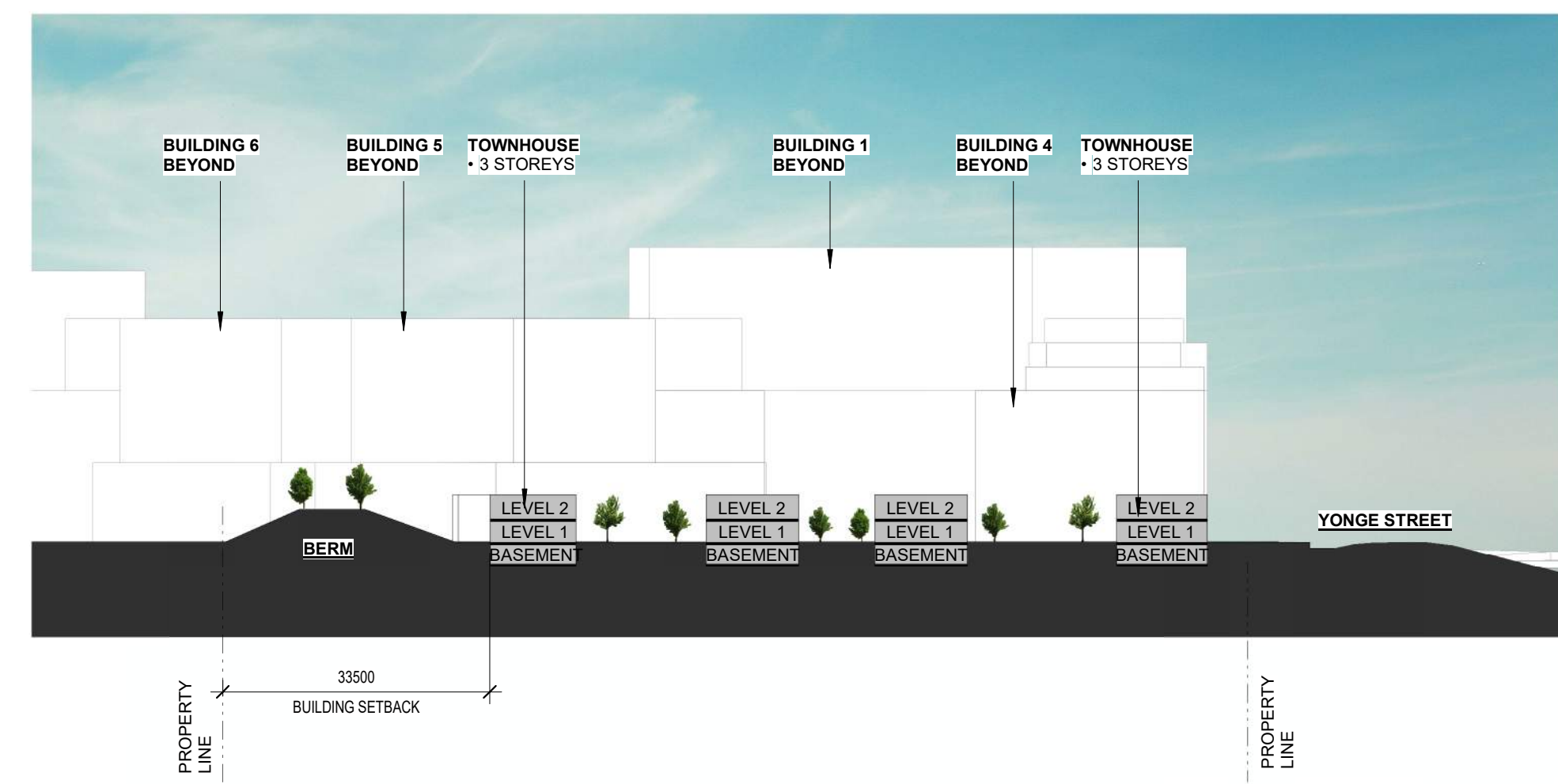
D1.3B

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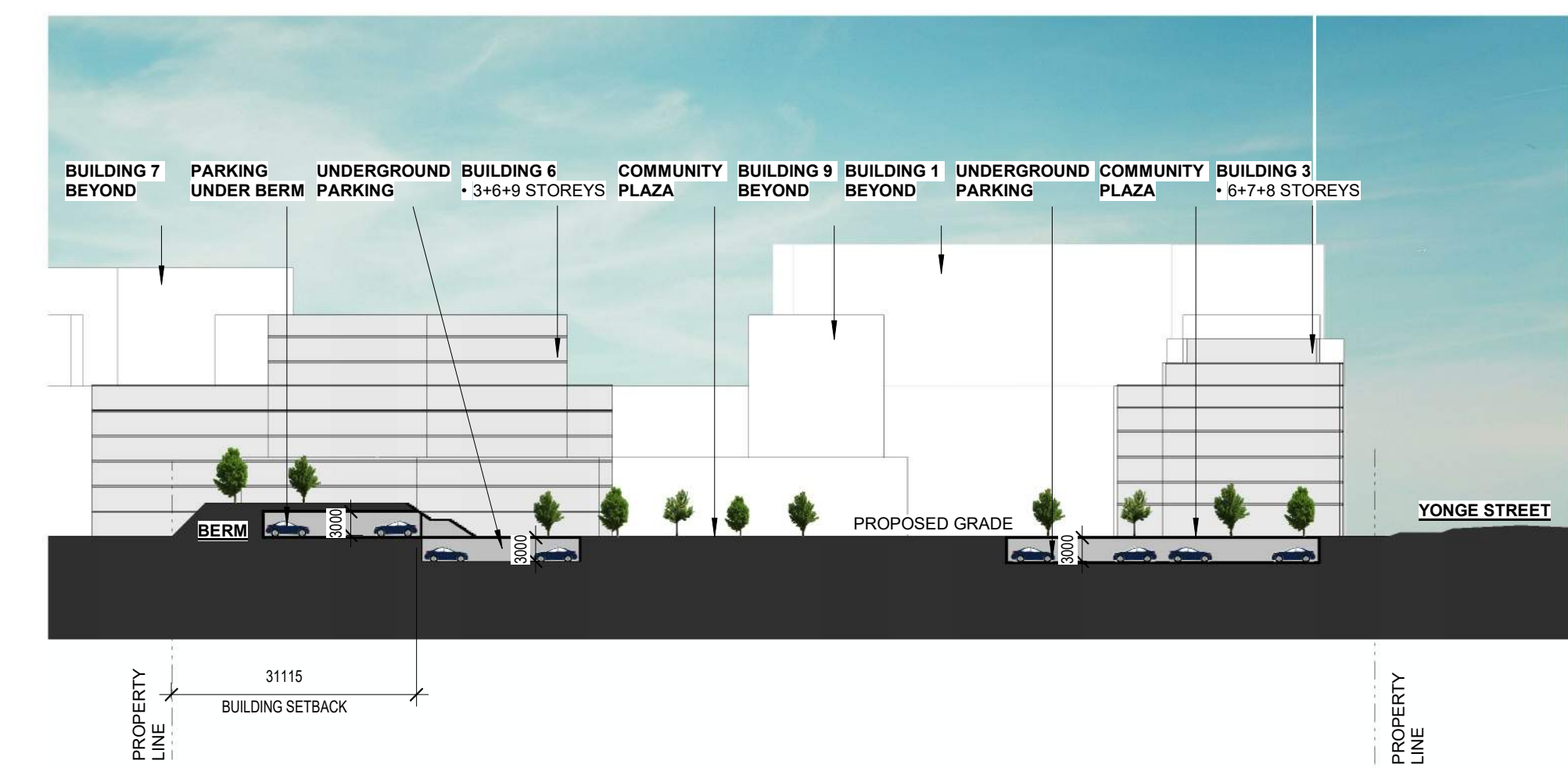


1 Section North-South along Yonge St
1:750

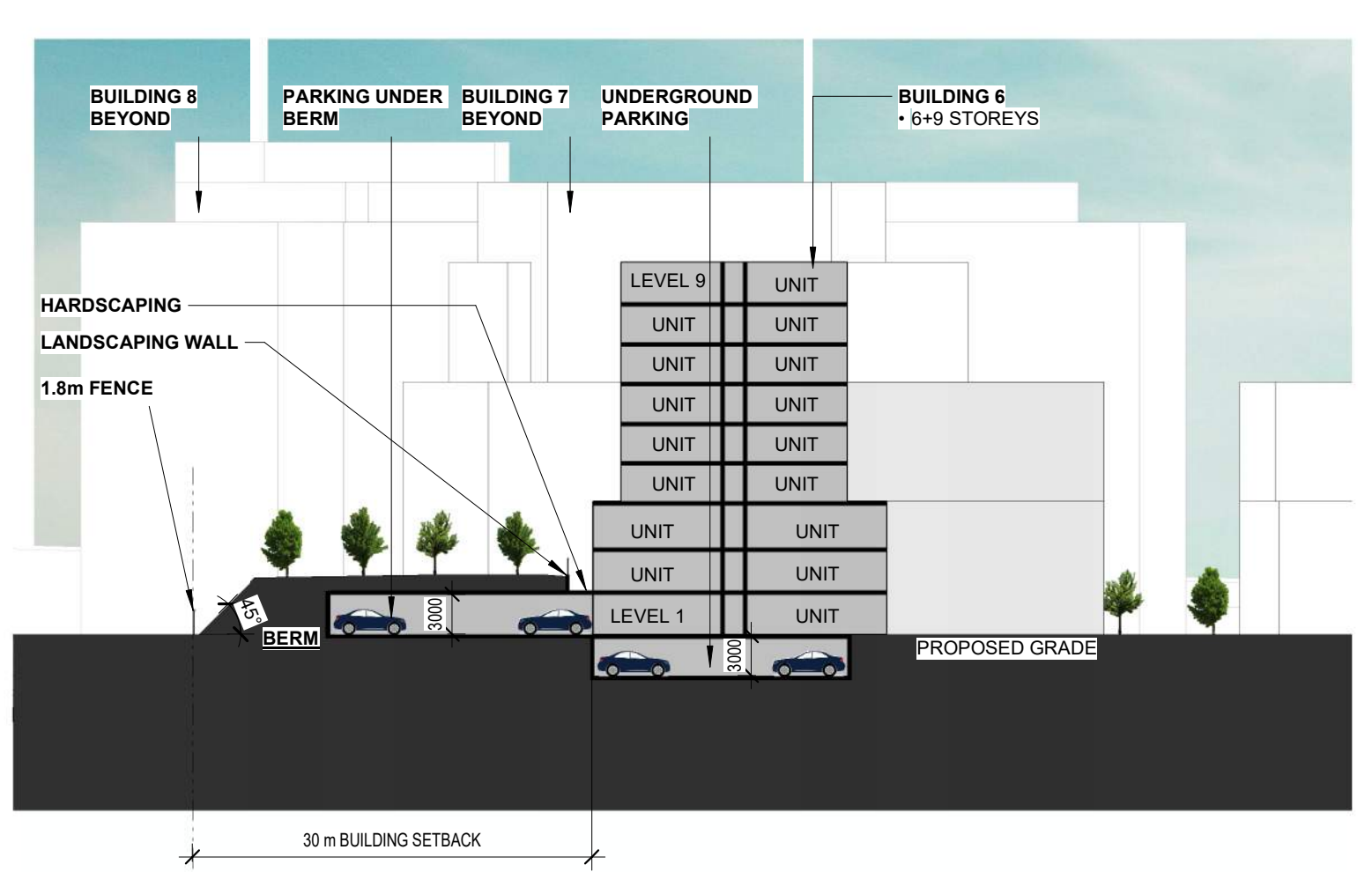
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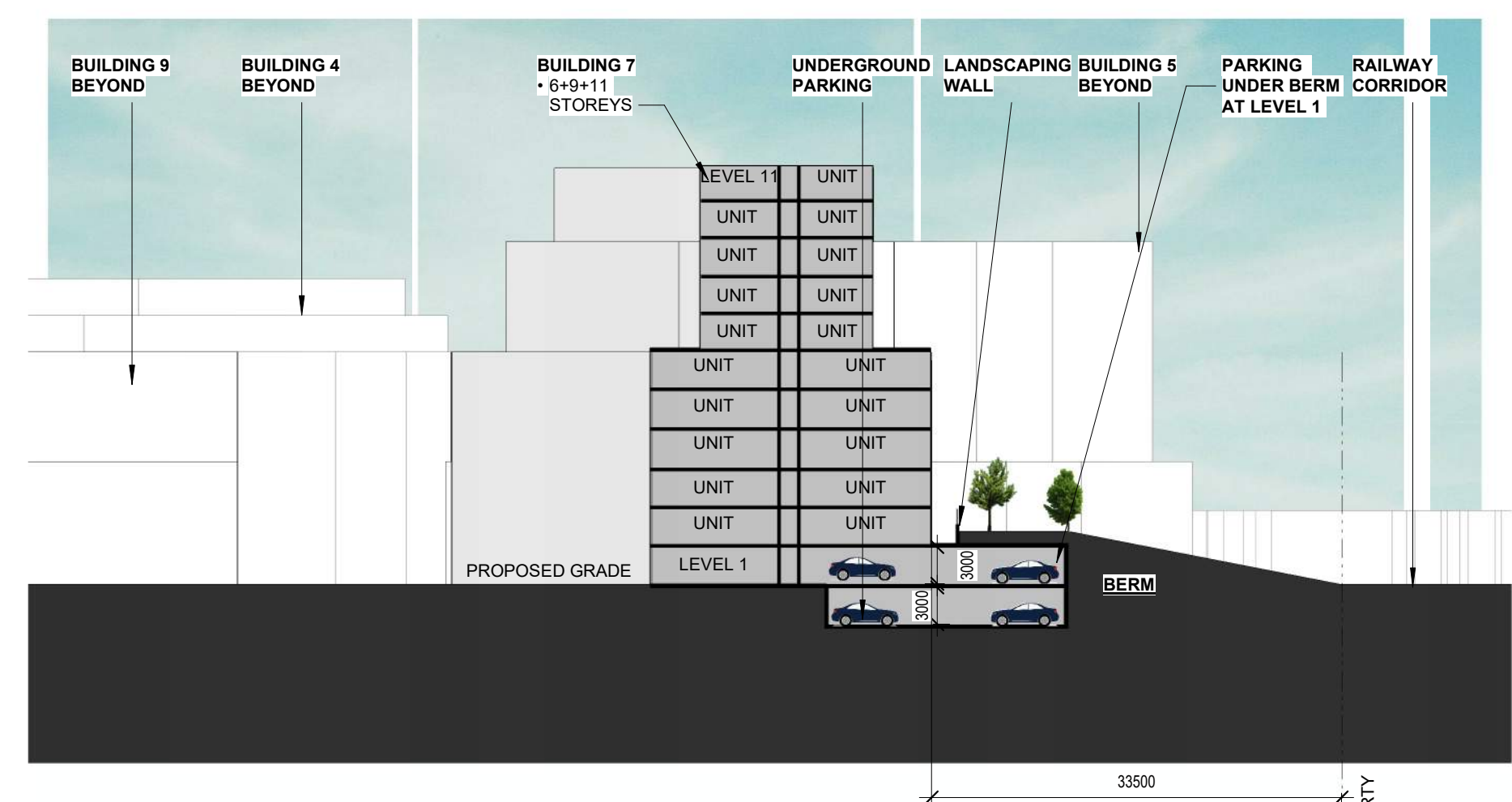
2 Section through Townhouses (Block A)
1:750



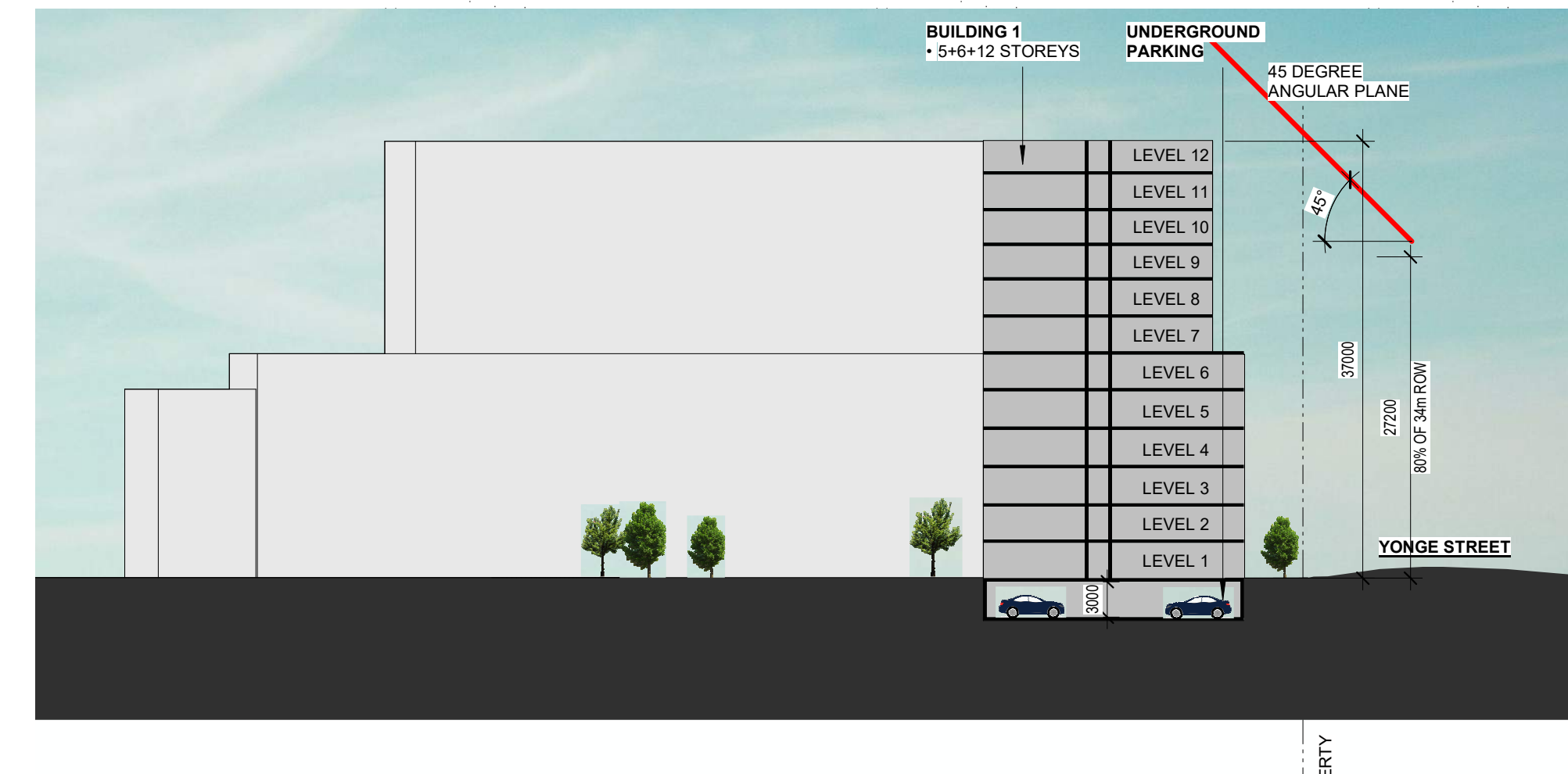
3 Section through Community areas (Block B)
1:750



4 Section 5 Through Berm @ Building 6
1:500



5 Section through berm @ Building 7
1:500



6 Section Angular Plane Yonge St
1:500

No.	Date	Revision

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**989 YONGE STREET,
BARRIE**

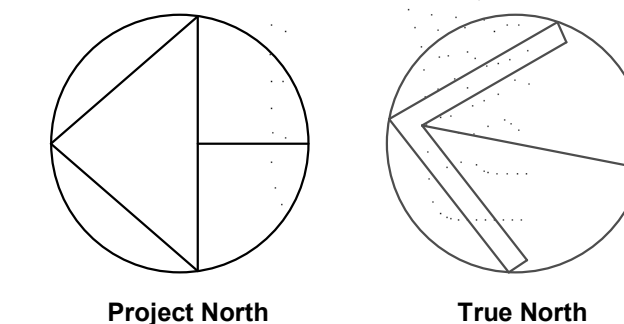
SITE SECTIONS

Drawing Scale As indicated
Status
PRELIMINARY
Drawing No. Revision No.

PRELIMINARY

D1.4

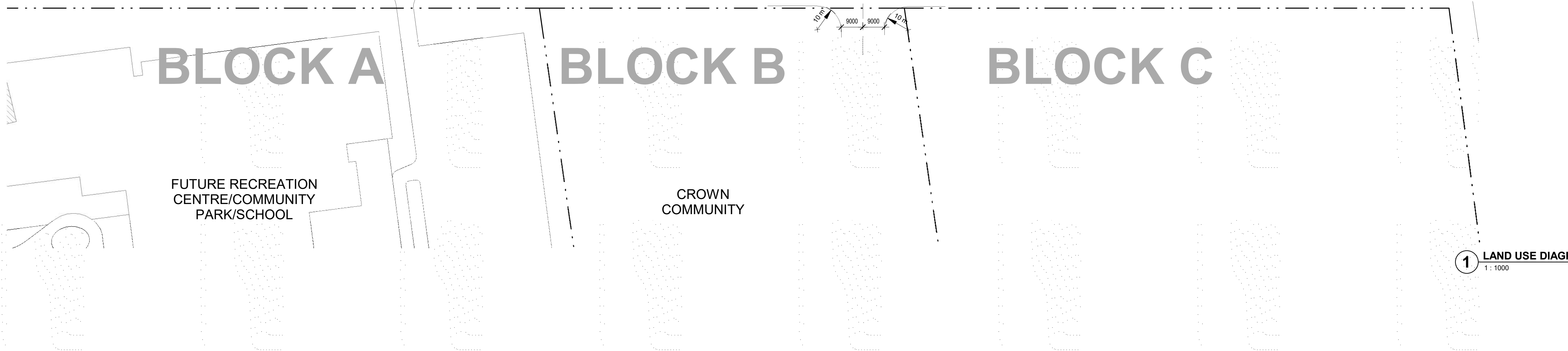
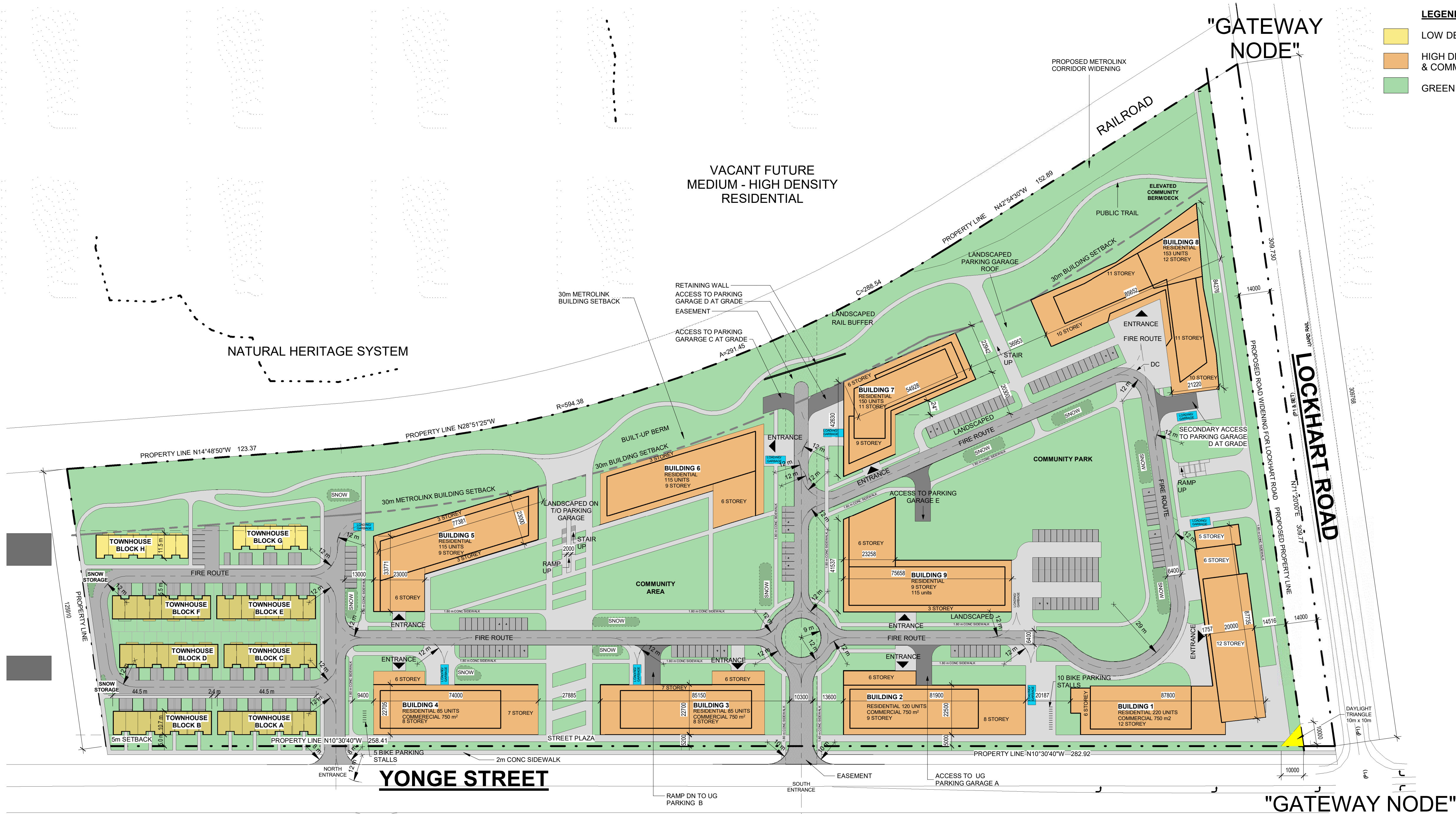
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LEGEND

- LOW DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL & COMMERCIAL
- GREEN SPACE

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**989 YONGE STREET,
BARRIE**

LAND USE DIAGRAM

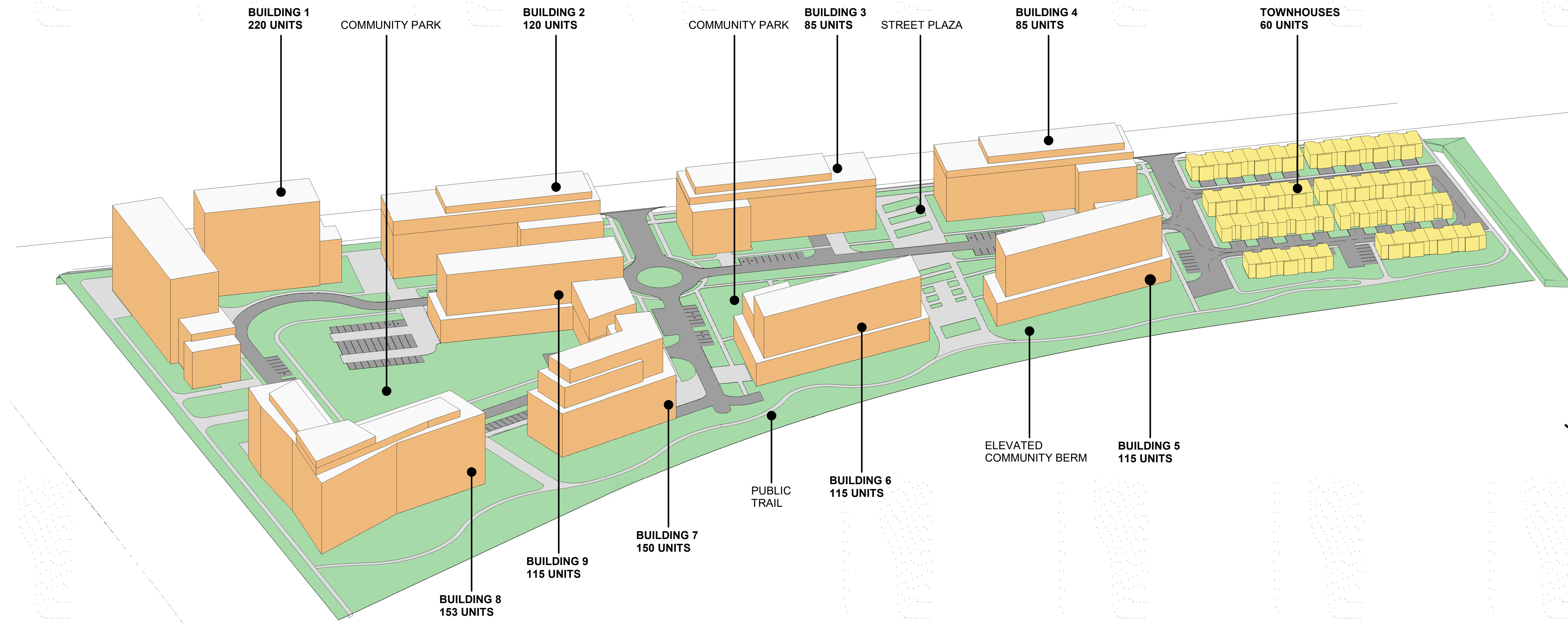
1 LAND USE DIAGRAM
1: 1000

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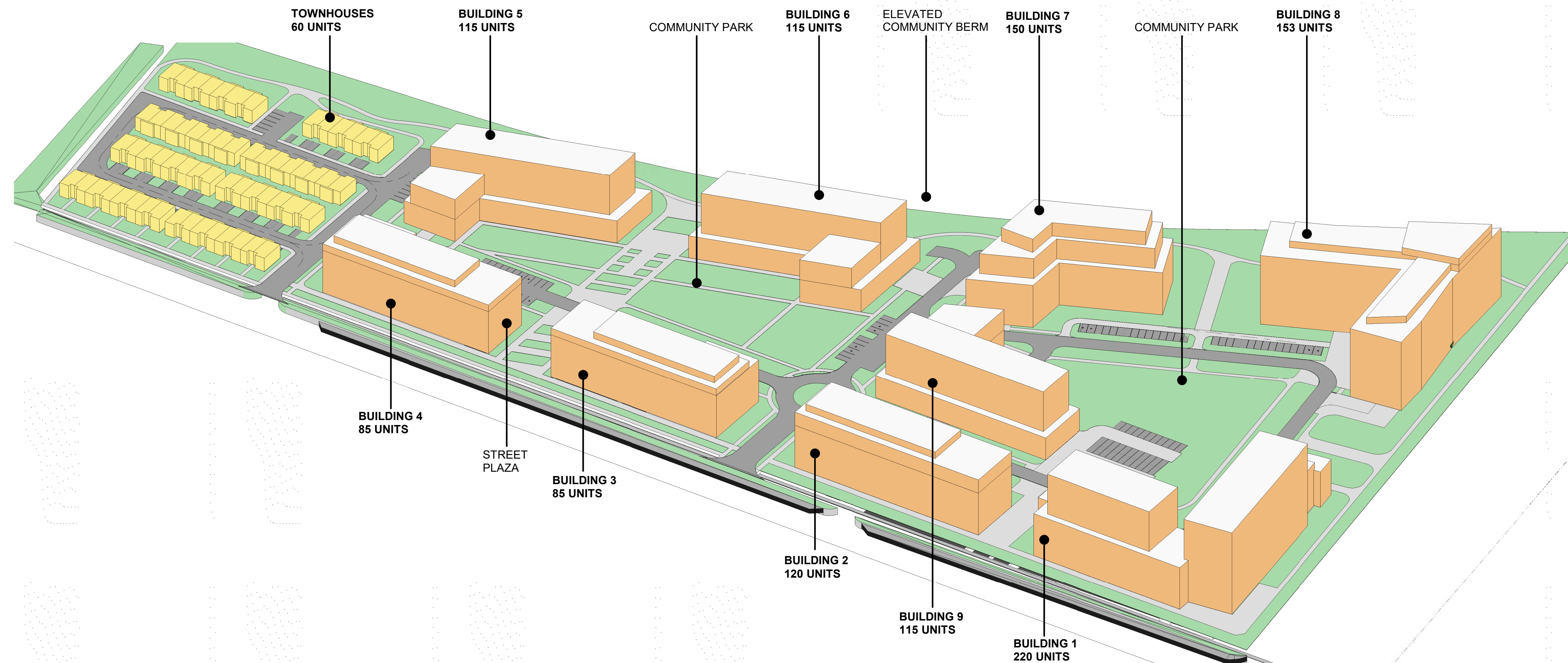
Drawing Scale: 1: 1000
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 Drawing No.: Revision No.:
D1.5

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2 3D VIEW - LOOKING WEST



1 3D VIEW - LOOKING NORTH

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**989 YONGE STREET,
BARRIE**

MASSING

Drawing Scale
 Status
 PRELIMINARY
 Drawing No. Revision No.

PRELIMINARY

D1.6