

PROPOSED MIXED USE DEVELOPMENT
440 Essa Road

DRAWING LIST

ARCHITECTURAL

	COVER
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ISSUED FOR SPA, 2ND SUBMISSION
APRIL 30, 2021

PROPOSED MIXED USE DEVELOPMENT

440 Essa Road

AREA SUMMARY

Lot Area (existing):	5,011.0 m2	53,938 sf	Density:	3.31	Lot Coverage:	52%
Total Building GFA:	16,593.7 m2	178,613 sf				

Level	COMMON AREA/ CIRCULATION		PARKING		RESIDENTIAL		***BALCONY		COMMERCIAL		INDOOR AMENITY		OUTDOOR AMENITY		CONSTRUCTION AREA		EFFICIENCY	GFA		TOTAL GFA		
	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf		EXEMPTIONS		m2	sf	
P-2	263.4	2,835	3,545.7	38,166	**	210.0	2,260	0.0	0	0.0	0	0.0	0	0.0	0	4,019.1	43,261	5%	3,960.9	42,635	58.2	626
P-1	363.7	3,914	3,585.7	38,596	**	98.4	1,059	0.0	0	0.0	0	0.0	0	0.0	0	4,047.7	43,569	2%	3,989.5	42,943	58.2	626
Ground Floor	405.5	4,365	* 1,739.8	18,727		0.0	0	0.0	0	1,070.1	11,518	174.5	1,878	0.0	0	1,650.1	17,762	65%	310.2	3,339	1,339.9	14,423
Second Floor	448.5	4,828	0.0	0		1,792.1	19,290	0.0	0	0.0	0	0.0	0	0.0	0	2,240.6	24,118	80%	53.3	574	2,187.3	23,544
Third Floor	180.3	1,940	0.0	0		2,426.9	26,123	31.4	338	0.0	0	0.0	0	0.0	0	2,607.2	28,064	93%	51.3	552	2,555.9	27,511
Fourth Floor	180.3	1,940	0.0	0		2,426.9	26,123	31.4	338	0.0	0	0.0	0	0.0	0	2,607.2	28,064	93%	51.3	552	2,555.9	27,511
Fifth Floor	180.3	1,940	0.0	0		2,382.9	25,650	31.4	338	0.0	0	0.0	0	0.0	0	2,563.2	27,590	93%	51.3	552	2,511.9	27,038
Sixth Floor	183.4	1,974	0.0	0		2,041.1	21,970	416.0	4,478	0.0	0	0.0	0	0.0	0	2,224.5	23,944	92%	51.3	552	2,173.2	23,392
Seventh Floor	176.6	1,901	0.0	0		1,779.1	19,150	280.4	3,018	0.0	0	0.0	0	0.0	0	1,955.7	21,051	91%	51.3	552	1,904.4	20,499
Eighth Floor	102.0	1,098	0.0	0		1,248.7	13,441	604.9	6,511	0.0	0	0.0	0	0.0	0	1,350.7	14,539	92%	102.0	1,098	1,248.7	13,441
Roof-top Floor	208.2	2,241	0.0	0		0.0	0	0.0	0	0.0	0	0.0	0	944.5	10,167	208.2	2,241	0%	208.2	2,241	0.0	0
Total	2692.1	28,977	8,871.2	95,488		14,097.8	151,747	1,395.5	15,021	1,070.1	11,518	174.5	1,878	944.5	10,167	25,474.2	274,202	88.2%	8,880.6	95,590	16,593.7	178,613
	Note: not including balcony area																		GFA exemptions as per comprehensive zoning by-law 2009-141			

* exterior surface parking at grade (not included in construction area)

** residential lockers, (not included in sellable area)

*** included in amenity space calculations

UNIT SUMMARY

Level	RESIDENTIAL UNITS							COMMERCIAL UNITS
	Studio	1B	1B+D	2B	2B+D	3B	Total	
Ground Floor	-	-	-	-	-	-	0	units
Second Floor	0	1	0	4	20	1	26	units
Third Floor	0	0	0	7	24	3	34	units
Fourth Floor	0	0	0	7	24	3	34	units
Fifth Floor	0	0	0	8	23	3	34	units
Sixth Floor	0	3	18	12	0	1	34	units
Seventh Floor	2	1	1	1	12	16	33	units
Eighth Floor	0	0	0	0	0	0	0	units
ROOF							0	units
Total	2	5	19	39	103	27	195	residential units
% Total	1.0%	2.6%	9.7%	20.0%	52.8%	13.8%		
Affordable Units	0	5	19	39	12	0	75	
	0.0%	100%	100%	100%	12%	0%	38.5%	

RESIDENTIAL LOCKER STATISTICS

P1:	28
P2:	66
TOTAL:	94

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ZONING STATS

STANDARD	REQUIRED 'C4'		REQUIRED 'MU2'		PROPOSED	
	metric	imperial	metric	imperial	metric	imperial
LOT AREA <small>(MIN)</small>	450.0 m ²	4844 sf	-		5011.0 m ²	53938 sf
LOT FRONTAGE <small>(MIN)</small>	15.0 m	49.2 ft	-		136.53 m	447.9 ft
FRONT YARD SETBACK	6.0 m	19.7 ft	1.0 m <small>(MIN)</small>	3.3 ft <small>(75% FRONT)</small>	2.52 m	8.27 ft
			5.0 m <small>(MAX)</small>	16.4 ft <small>(25% FRONT)</small>	0.75 m	2.46 ft
SIDE YARD SETBACK <small>(MIN)</small>	3.0 m	9.8 ft	3.0 m <small>(MAX)</small>	9.8 ft	2.43 m	8.0 ft <small>(NORTH)</small>
SIDE YARD SETBACK - EXTERIOR (STREET OR LANE) <small>(MIN)</small>	5.0 m	16.4 ft	3.0 m	9.8 ft		N/A
SIDE YARD SETBACK - ABUTTING RESIDENTIAL <small>(MAX)</small>	6.0 m	19.7 ft	3.0 m	9.8 ft	7.50 m	24.6 ft <small>(SOUTH)</small>
REAR YARD SETBACK <small>(MIN)</small>	7.0 m	23.0 ft	-			N/A
REAR YARD SETBACK - EXTERIOR (STREET OR LANE) <small>(MIN)</small>	6.0 m	19.7 ft	1.5 m	4.9 ft	15.20 m	49.9 ft
REAR YARD SETBACK- ABUTTING RESIDENTIAL <small>(MIN)</small>	10.0 m	32.8 ft	7.0 m	23.0 ft	15.20 m	49.9 ft
LANDSCAPE OPEN SPACE <small>(MIN)</small>	-		-		-	
DWELLING UNIT FLOOR AREA <small>(MIN)</small>	35 m ² + 10 m ² PER BEDROOM		35 m ² + 10 m ² PER BEDROOM		35 m ² + 10 m ² PER BEDROOM MINIMUM (SEE PLANS)	
LOT COVERAGE <small>(MAX)</small>	50%		-		52%	
GROSS FLOOR AREA <small>(MAX - % OF LOT AREA)</small>	-		-		3.31	
STREET LEVEL FLOOR HEIGHT <small>(MIN)</small>	-		4.5 m	14.8 ft	4.7 m	15.4 ft
BUILDING HEIGHT <small>(MAX)</small>	9.0 m	29.5 ft	7.5 m <small>(MIN)</small>	24.6 ft	25.5 m	83.7 ft
			25.5 m <small>(MAX)</small>	83.7 ft		
BUILDING HEIGHT - ABUTTING RESIDENTIAL <small>(MAX)</small>	14.0 m	45.9 ft	7.5 m <small>(MIN)</small>	24.6 ft	25.5 m	83.7 ft
			25.5 m <small>(MAX)</small>	83.7 ft		
FRONT FAÇADE STEP-BACK <small>(MIN)</small>	-		45 DEGREE ANGULAR PLANE @ 80% EQUIV. ROW USING 3M STEP-BACK			COMPLIES (SEE SECTION)
SIDE FAÇADE STEP-BACK <small>(MIN)</small>	-		IF ADJACENT TO AN OS ZONE, 5.5M @ HEIGHT ABOVE 80% EQUIV. ROW			N/A
REAR FAÇADE STEP-BACK <small>(MIN)</small>	-		45 DEGREE ANGULAR PLANE ABOVE 7.5m USING 3m STEP-BACK			COMPLIES (SEE SECTION)
GROUND FLOOR COMMERCIAL <small>(MIN % OF 1ST FLOOR GFA)</small>	20%		50%		80%	
AMENITY AREAS FOR RESIDENTIAL USES <small>(MIN)</small>	12 m ² / UNIT (CONSOLIDATED + OUTDOOR)		12 m ² / UNIT (OPEN LANDSCAPE, ROOFTOP AMENITY, PRIVATE BALC., OR OTHER AMENITY FEATURES)		2340.0 m ²	25188 sf
	2340.0 m ²	25188 sf	2340.0 m ²	25188 sf		
LANDSCAPE BUFFER AND FENCING <small>(MIN. ABUTTING RESIDENTIAL)</small>	3m BUFFER & 2m HIGHT TIGHT BOARD FENCE (ALONG LOT LINE)		3m BUFFER & 2m HIGHT TIGHT BOARD FENCE (ALONG LOT LINE)		COMPLIES (SEE SECTION & PLANS)	
PARKING <small>(MIN)</small>	1/ 24m2 OF GFA (MULTIPLE COMMERCIAL USES) & 1.5 SPACES/UNIT (RESIDENTIAL)		1/ 24m2 OF GFA (MULTIPLE COMMERCIAL USES) & 1.0 SPACES/UNIT (RESIDENTIAL)		45 Commercial Spaces 6 Replaced parking spots for 430 Essa 220 Residential Spaces + 4 tandem spots (4 Type A & 5 Type B BF spaces included)	
	45 Com/292 Res		45 Com/195 Res		18.1 % (13 RESIDENTIAL PARKING SPACES ABOVE GRADE)	
PARKING COVERAGE APARTMENT DWELLING UNITS <small>(MAX % LOT)</small>	-		35%			
FRONT YARD PARKING <small>(MAX)</small>	-		0%		N/A	
PARKING STALL SIZE <small>(MIN)</small>	REGULAR: 2.7m x 5.5m PARALLEL: 2.7m x 6.7m		REGULAR: 2.7m x 5.5m PARALLEL: 2.7m x 6.7m		COMPLIES	
PARKING STALL SIZE - BARRIER FREE <small>(MIN)</small>	TYPE A 3.4m x 5.5m TYPE B 3.1m x 5.5m WITH 1.5m ACCESS AISLE		TYPE A 3.4m x 5.5m TYPE B 3.1m x 5.5m WITH 1.5m ACCESS AISLE		COMPLIES	
DRIVE AISLE WIDTH <small>(MIN)</small>	6.4 m	21.0 ft	6.4 m	21.0 ft	6.4 m	21.0 ft
LOADING SPACES <small>(MIN)</small>	1 SPACE 3m x 9m x 4m (w x l x h)		1 SPACE 3m x 9m x 4m (w x l x h)		1 SPACE 3m x 9m x 4m (w x l x h)	
ACCESSORY BUILDING	SUBJECT TO C4 STANDARDS		HEIGHT(MAX): 4M, CONNOT OCCUPY FRONT OR EXTERIOR SIDE YARDS. SIDE: 0.6m, LOT(MAX): LESSER OF 10% OR 50m2		N/A	

Revisions:

DESCRIPTION: _____

DATE: _____

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2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.

3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

Issued:

Issued for SPA, 2nd Sub Apr. 30, 2021

Issued for SPA Dec. 21, 2020

Issued for ZBA Aug. 23, 2019

DESCRIPTION: _____ DATE: _____

Consultants:

STRUCTURAL

MECHANICAL:

ELECTRICAL:

ARCHITECT:

STUDIO
JCI
20 De Boers Drive suite 525
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PROPOSED MIXED USE DEVELOPMENT

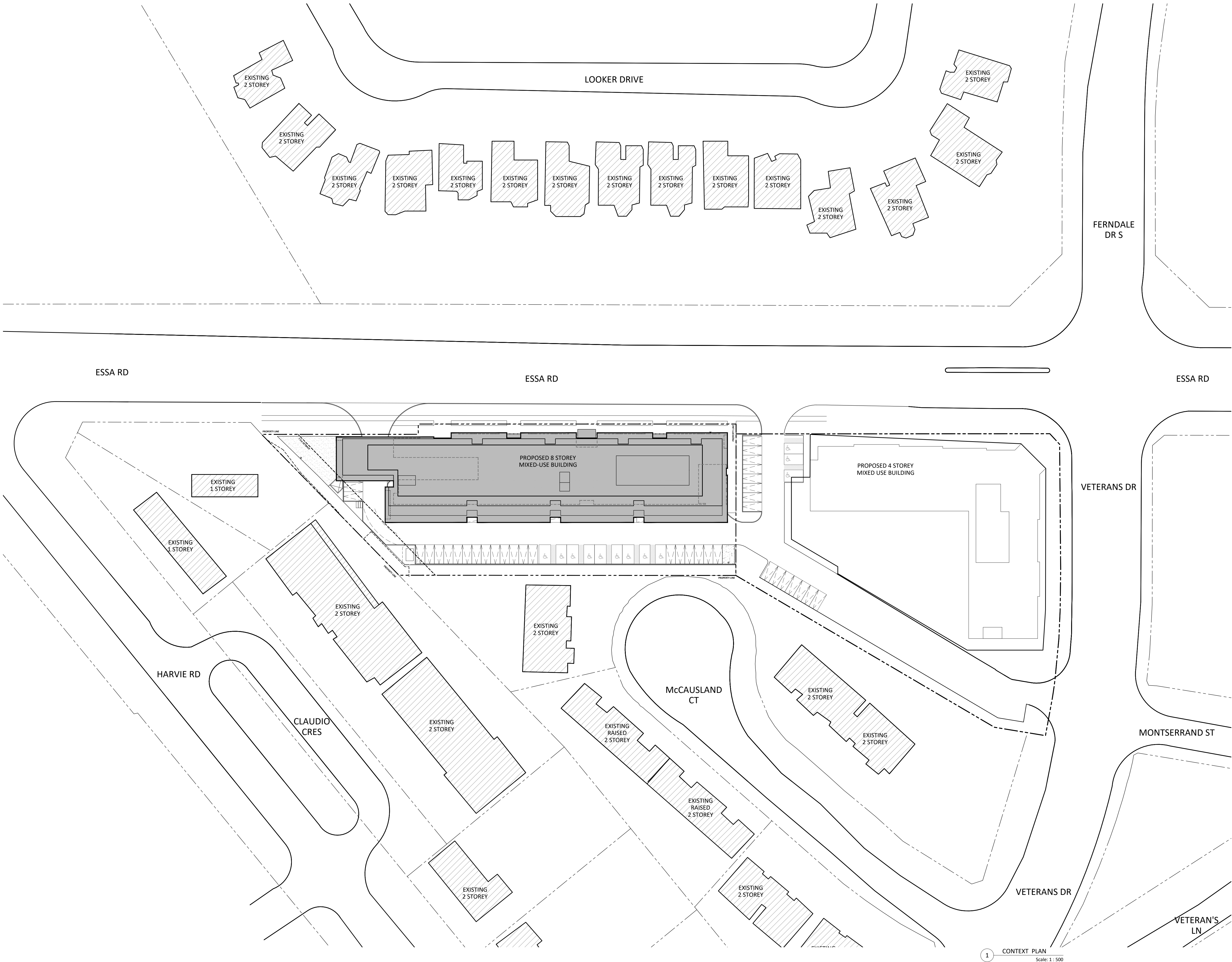
ADDRESS:
440 Essa Road, Barrie ON

DEVELOPMENT STATISTICS

PROJECT NO.: 1905
SCALE: -
DATE: April 30, 2021
DRAWN BY:

DRAWING NO.:

A0.00



1 CONTEXT PLAN
Scale: 1 : 500

Revisions:

DESCRIPTION:	DATE:
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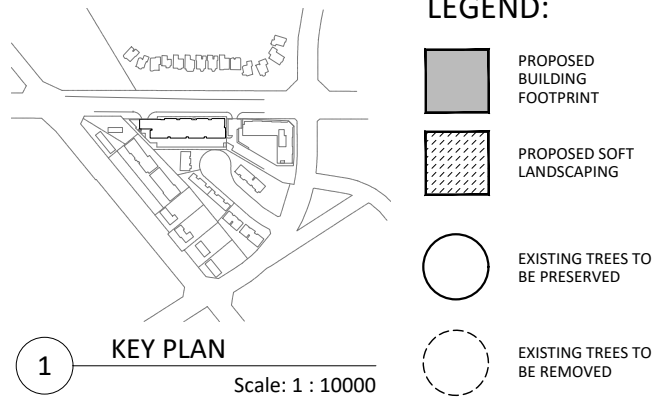
ADDRESS:
440 Essa Road, Barrie ON

CONTEXT PLAN

PROJECT NO.:	1905
SCALE:	1:500
DATE:	April 30, 2021
DRAWN BY:	

DRAWING NO.:

A1.00

[illegible]

A circle with a shaded sector. The central angle of the sector is labeled z .

STRUCTURAL:

MECHANICAL:

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ARCHITECT:

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OF
ARCHITECTS
JAEGER CHUNG
LICENCE
6108

PROPOSED MIXED USE DEVELOPMENT

ADDRESS:
440 Essa Road, Barrie ON








SITE PLAN

PROJECT NO.: 1905
SCALE: 1:200
DATE: April 30, 2021
DRAWN BY:

DRAWING NO.:

A1.01

CALCULATED BASED ON THE AVERAGE OF FOLLOWING ELEVATIONS:
313.68, 313.31, 313.12, 313.06, 313.10,
313.31, 313.31, 313.09, 313.11, 312.98

 PROPOSED BUILDING FOOTPRINT
 PROPOSED SOD
 PROPOSED CONCRETE PAVING
 PROPOSED CONCRETE UNIT PAVING
 TREE PROTECTION FENCE
 EXISTING TREES TO BE PRESERVED
 EXISTING TREES TO BE REMOVED

DESCRIPTION:

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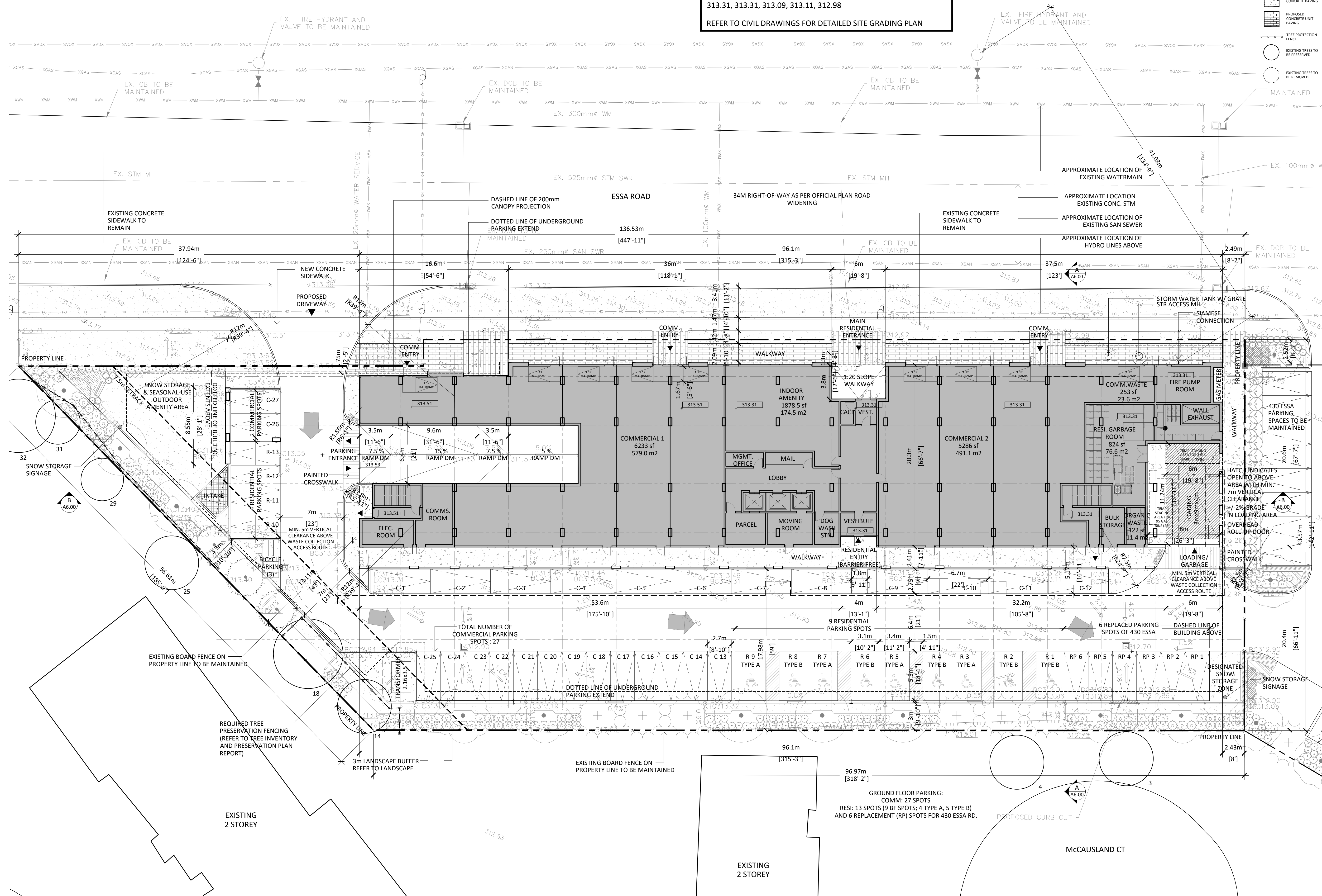
20 De Boers Drive suite 521
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OF
ARCHITECTS
John Chou
ALAN CHOU
LICENSE
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ADDRESS:
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PROJECT NO.: 1905
SCALE: 1:200
DATE: April 30, 2021
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A1.02



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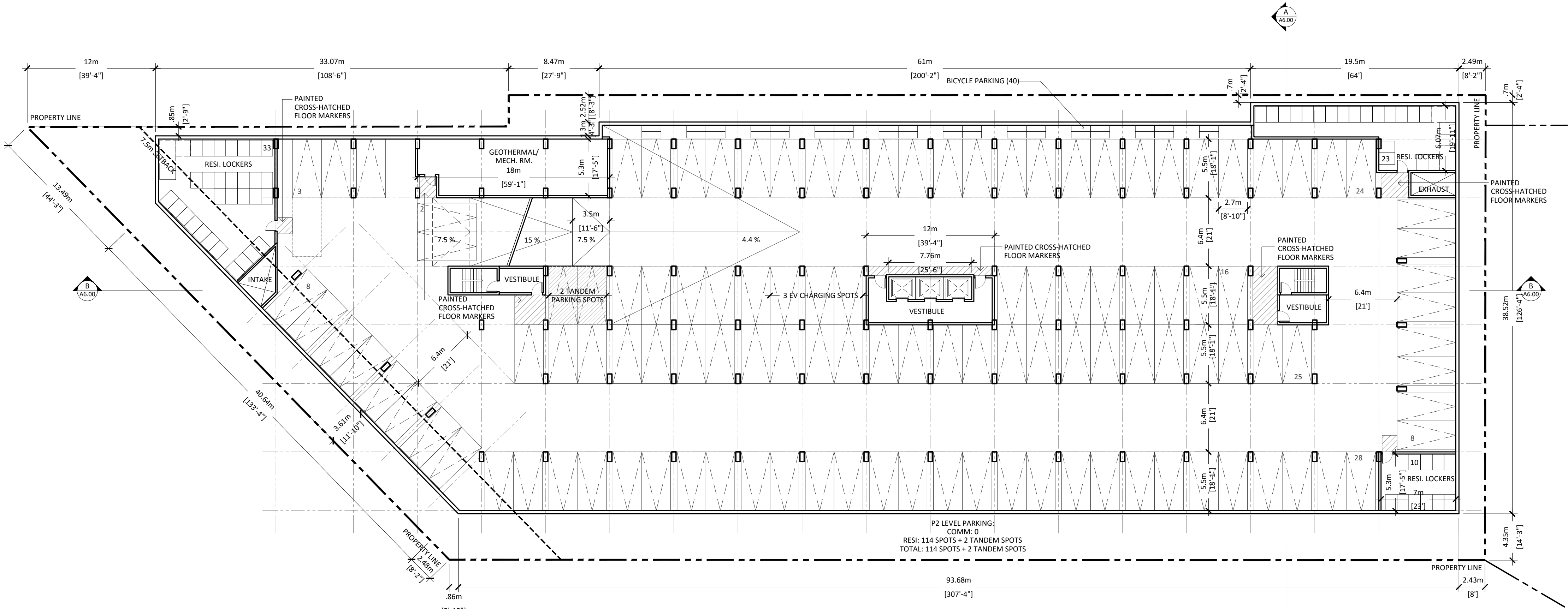
ADDRESS:
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P2 & P1 LEVEL FLOOR PLANS

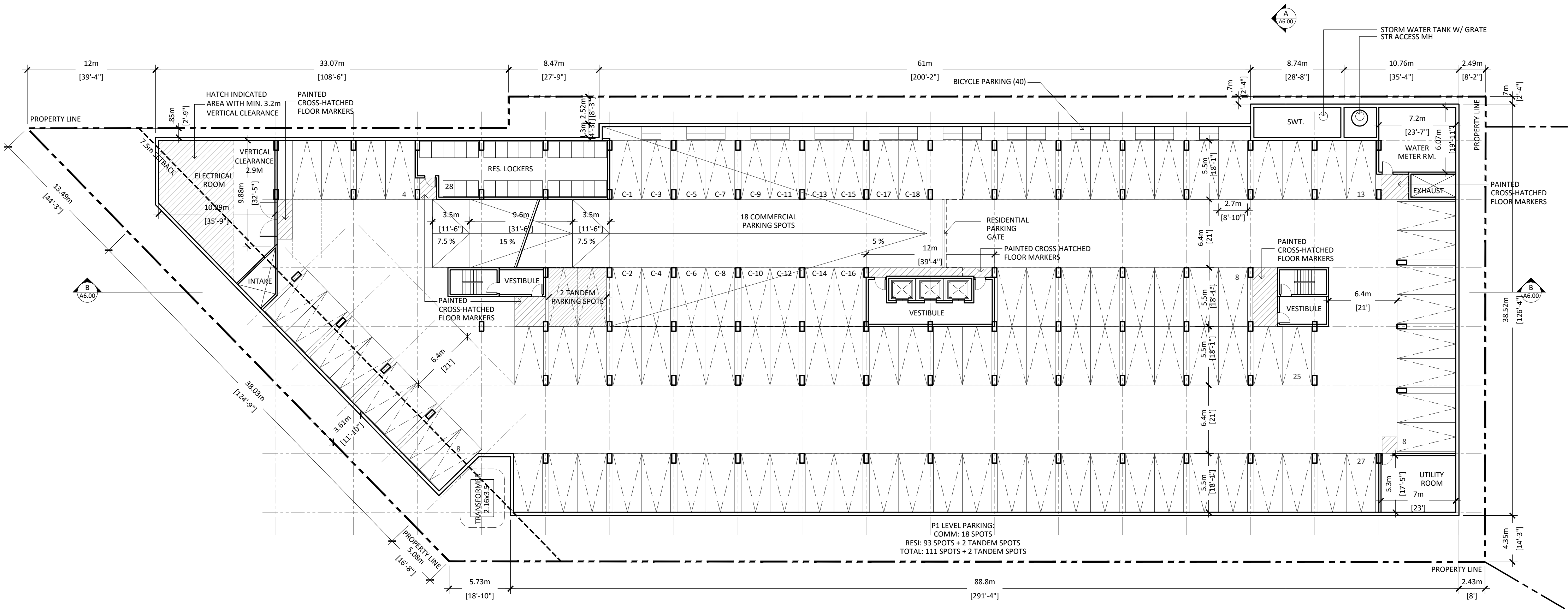
PROJECT NO.: 1905
SCALE: 1 : 250
DATE: April 30, 2021
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DRAWING NO.:

A3.00



1 P2 LEVEL FLOOR PLAN
Scale: 1 : 250



2 P1 LEVEL FLOOR PLAN
Scale: 1 : 250

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3RD & 4TH FLOOR PLANS

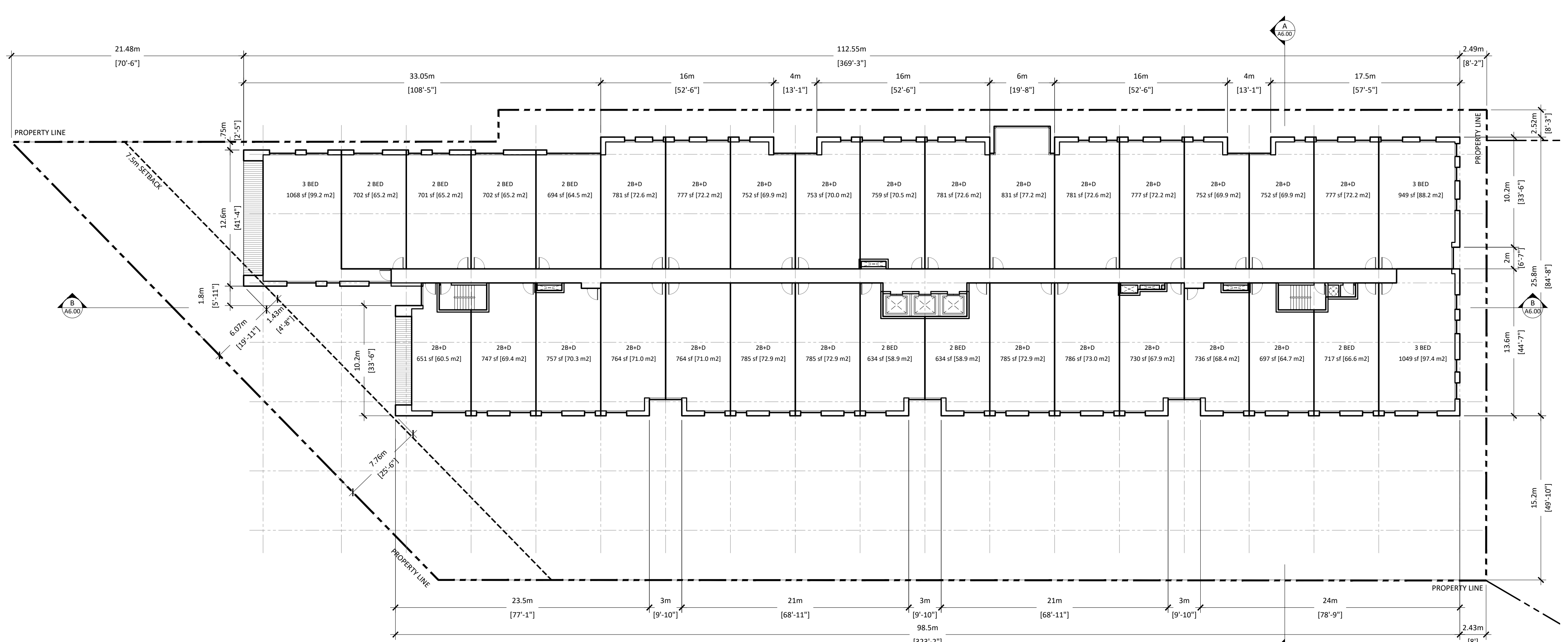
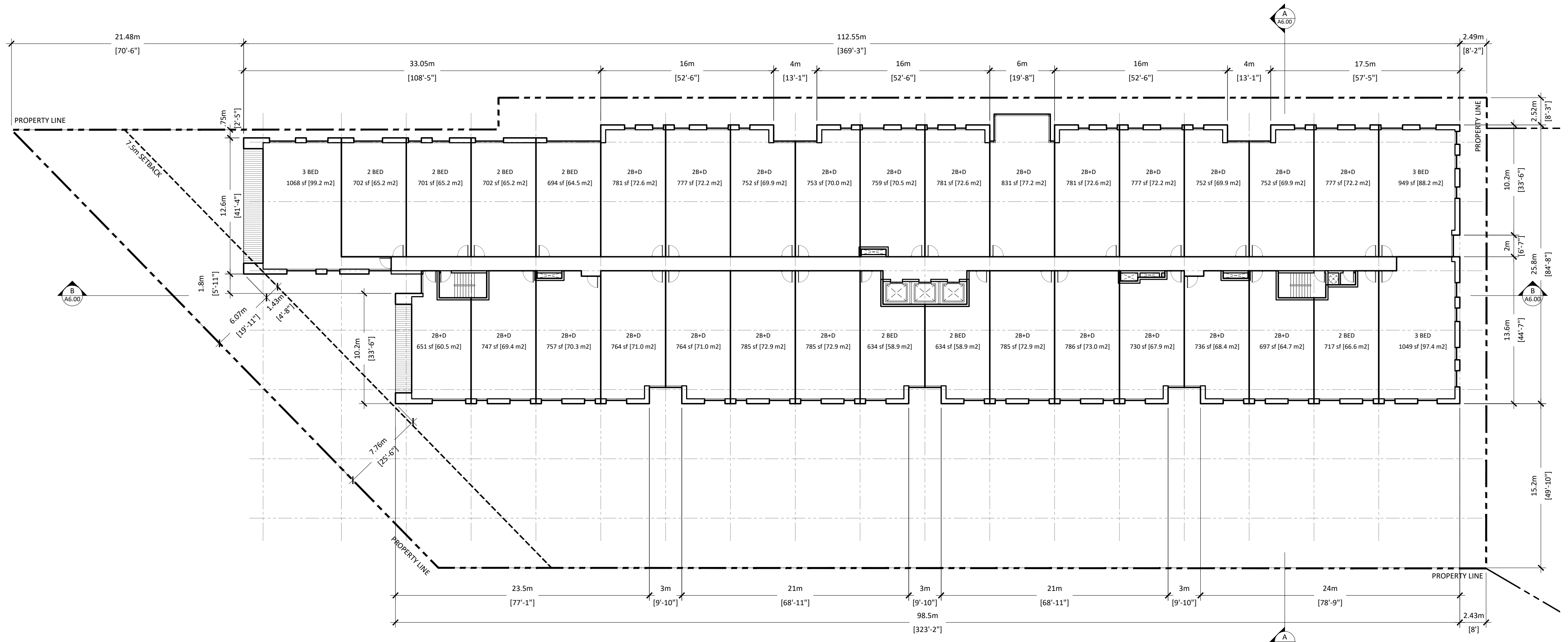
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A3.02

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ADDRESS:
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PROJECT NO.: 1905
SCALE: 1 : 250
DATE: April 30, 2021
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DRAWING NO.:

7.5.65



A3.03

[illegible]

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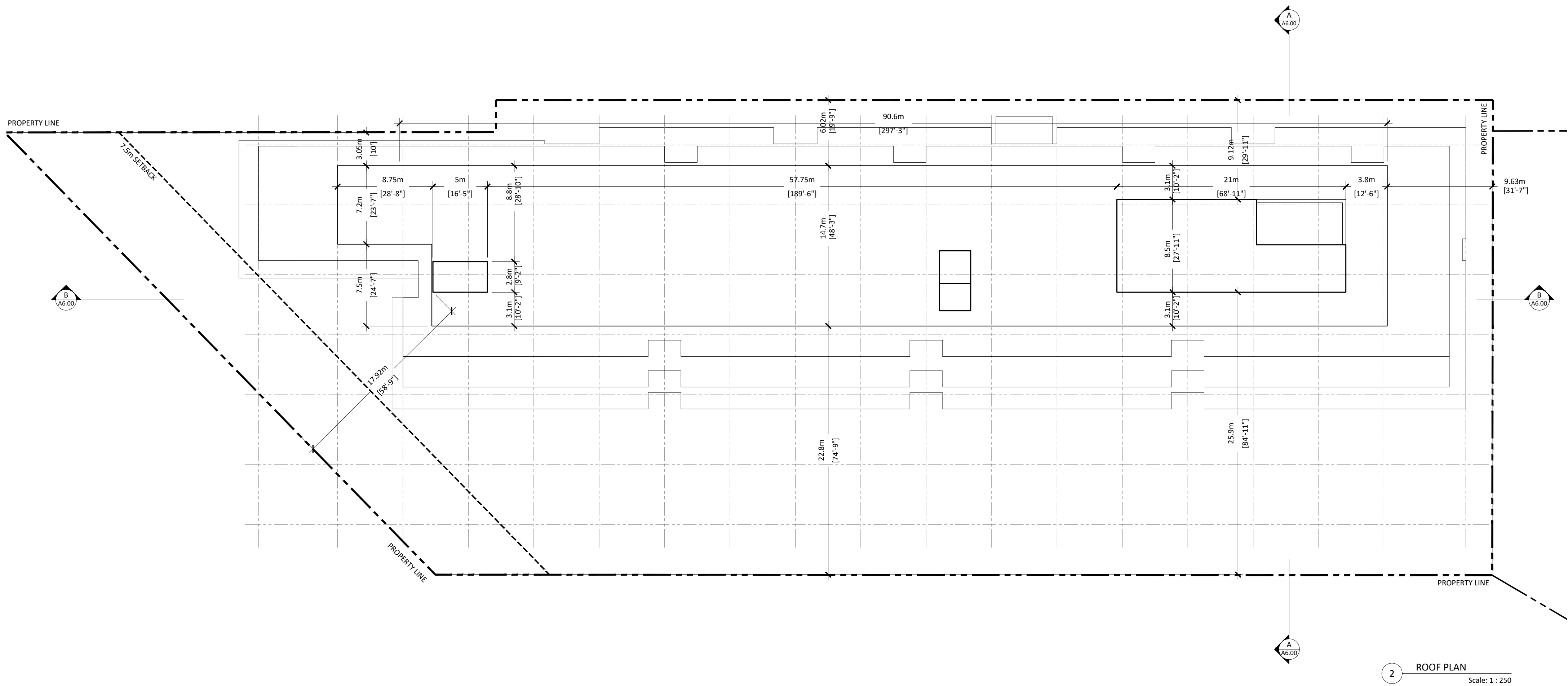
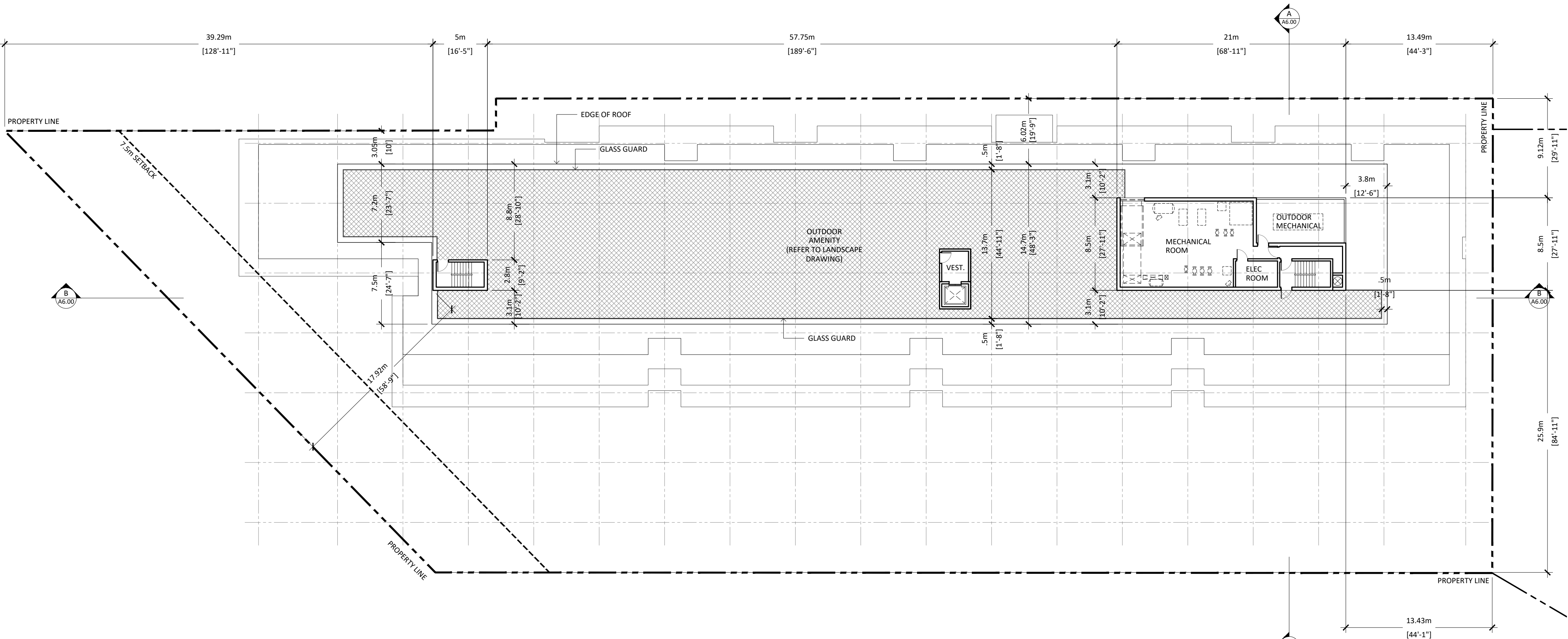
7TH & 8TH FLOOR PLAN

SCALE: 1 : 250
DATE: April 30, 2021

DRAWING NO.:

A3 04





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ROOF PLAN

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DRAWING NO.:

A3.05

[illegible]

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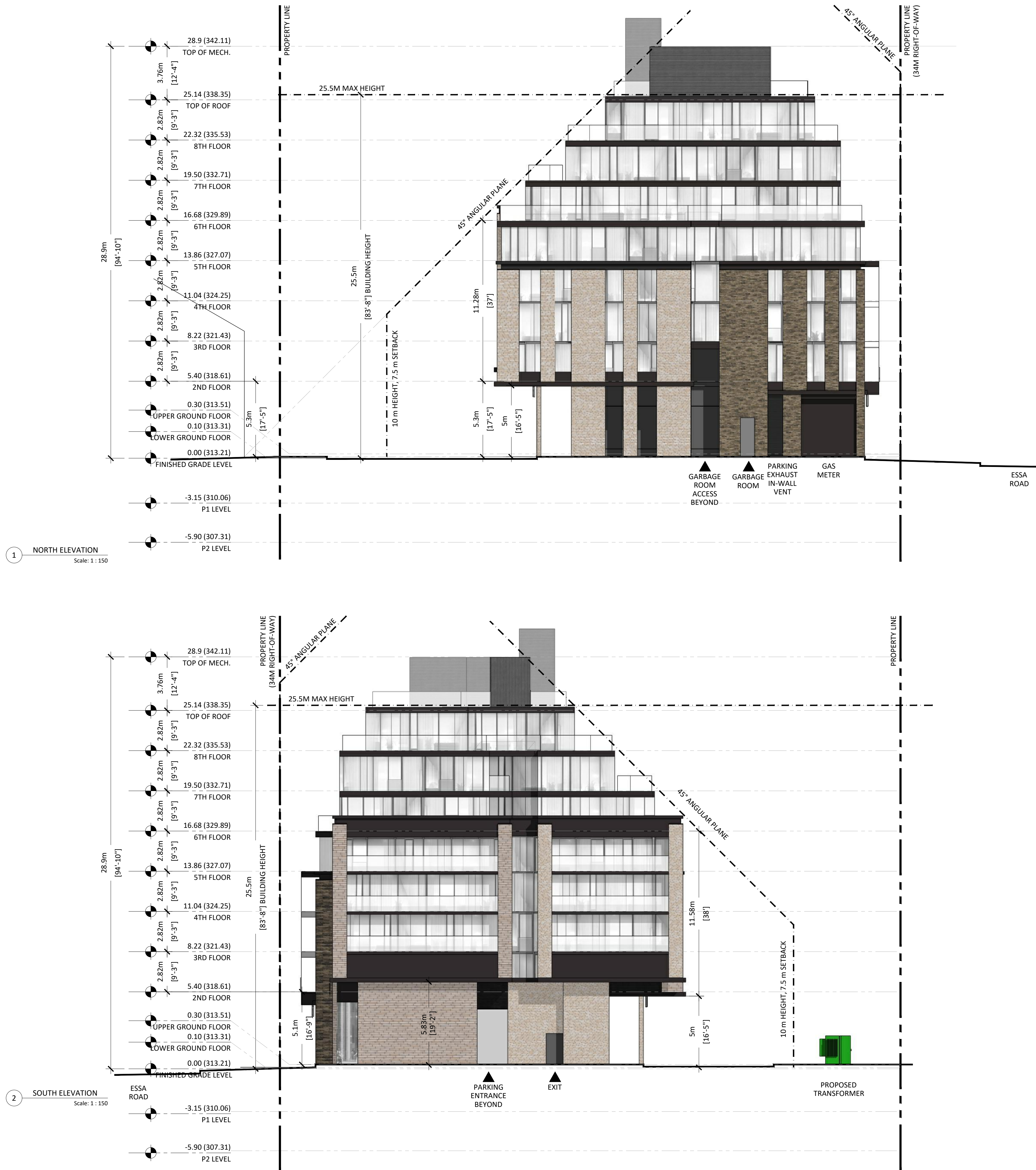
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STUDIO

ADDRESS:

NORTH & SOUTH ELEVATIONS

A5.00



[illegible]

Issued for SPA Dec. 21, 2020

STRUCTURAL:

STUDIO
JCI

20 De Boers Drive suite 525
Toronto ON M3H 0H1
t. 416.901.6528 f. 416.901.8962
www.studiojci.com



EAST & WEST ELEVATIONS

DRAWING NO.:

A5.01



[illegible]

DESCRIPTION: _____ DATE: _____

1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

Issued for SPA Dec. 21, 2020

DESCRIPTION: _____ DATE: _____

STRUCTURAL:

STRUCTURAL:

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JCI**

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DETAIL ELEVATION

DRAWING NO.:

A5.02



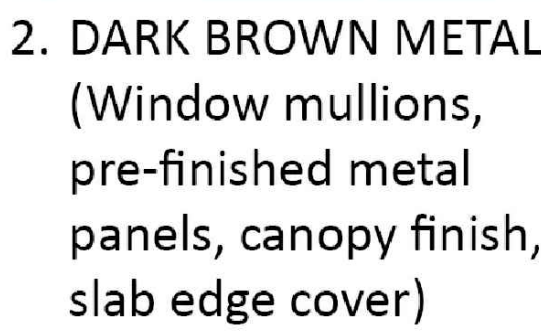
[illegible]

DESCRIPTION: _____ DATE: _____

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2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.

3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



Issued for SPA, 2nd Sub Apr. 30, 2021

Issued for SPA Dec. 21, 2020

Issued for ZBA Aug. 23, 2019

DESCRIPTION: _____ DATE: _____

STRUCTURAL:

MECHANICAL:

ELECTRICAL:

STUDIO
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20 De Boers Drive suite 525
Toronto ON M3H 0H1
t. 416.901.6528 f. 416.901.8962
www.studiojci.com



PROPOSED MIXED USE DEVELOPMENT

ADDRESS:
440 Essa Road, Barrie ON

MATERIAL BOARD

PROJECT NO.: 1905
SCALE: -
DATE: April 30, 2021
DRAWN BY:

DRAWING NO.:

A5.03

[illegible]

1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

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Issued for SPA Dec. 21, 2020

DESCRIPTION: _____ DATE: _____

Consultants.

MECHANICAL:

ELECTRICAL:

STUDIO
ICI

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Toronto ON M3H 0H1
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ONTARIO ASSOCIATION
OF
ARCHITECTS

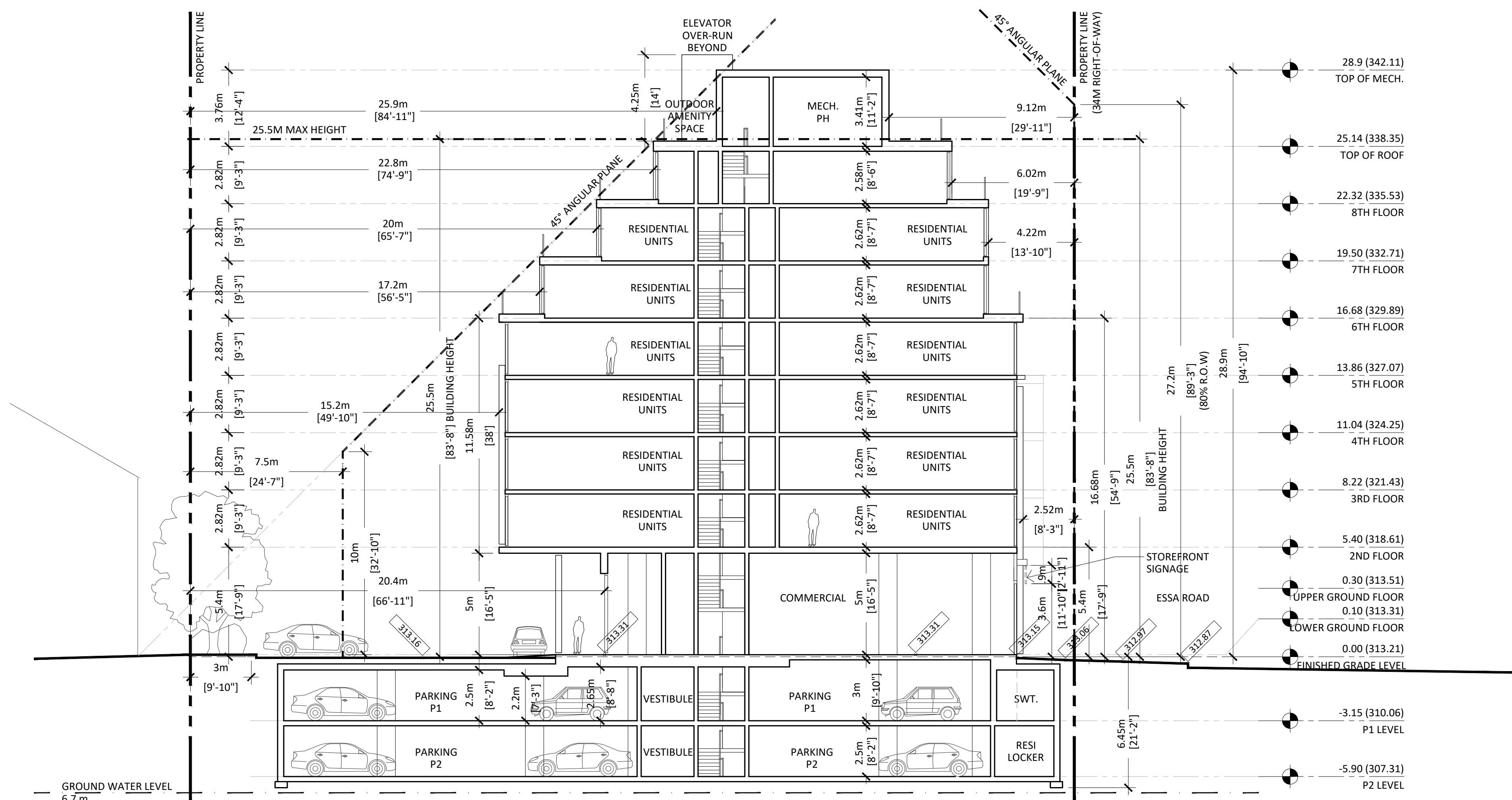
PROPOSED MIXED USE DEVELOPMENT

ADDRESS:
440 Essa Road, Barrie ON

BUILDING SECTION A

PROJECT NO.: 1905
SCALE: 1:150
DATE: April 30, 2021
DRAWN BY:

A6.00



[illegible]

DESCRIPTION: _____ DATE: _____

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Issued for SPA Dec. 21, 2020

DESCRIPTION: _____ DATE: _____

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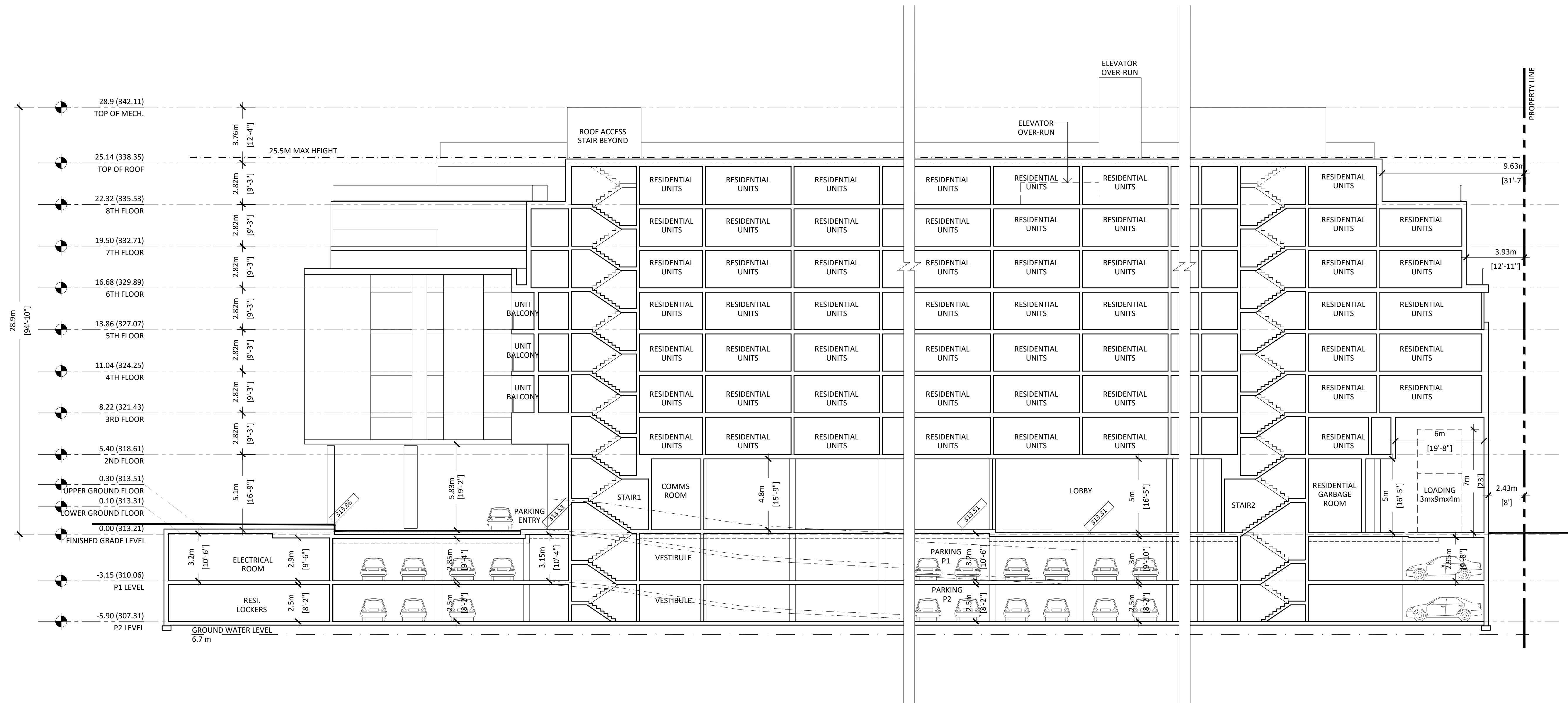
ADDRESS:
440 Essa Road, Barrie ON

PROJECT NO. : 1005

PROJECT NO.: 1905
SCALE: 1:150
DATE: April 30, 2021
DRAWN BY:

AC 01

A6.01



[illegible]

3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

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