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BAYFIELD STREET DEVELOPMENT

136 BAYFIELD STREET, BARRIE, ONTARIO

onespace
one team. one vision.
onespace unlimited inc.
architecture + interior design
3700 STEELES AVE WEST, SUITE 305,
VAUGHAN,
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No.	Date	Revision

No.	DATE	ISSUED
004	19 AUG 2022	ISSUED FOR SPA RE-SUBMISSION
003	08 APRIL 2022	ISSUED FOR SPA RE-SUBMISSION
002	25 JUNE 2021	ISSUED FOR REZONING AND SPA RE-SUBMISSION
001	01 MAY 2020	ISSUED FOR REZONING AND SPA SUBMISSION

PROPERTY DESCRIPTION:

PART OF LOTS 6 AND 10 AND ALL OF LOTS 7, 8, AND 9 EAST SIDE OF MAPLE AVENUE AND PART OF LOT 10 AND ALL OF LOTS 6,7, 8, AND 9 WEST SIDE OF BAYFIELD STREET, REGISTERED PLAN 121
CITY OF BARRIE
COUNTY OF SIMCOE

ONTARIO ASSOCIATION OF ARCHITECTS
ROD L. ROWBOTHAM
LICENCE
5084

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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
--

DRAWING
COVER PAGE

PROJECT NUMBER	DATE
21011-	2022-08-19 3:43:35 PM
SCALE	PLOTTED DATE
	2022-08-19 3:43:35 PM

A000

RENDERING VIEW FROM BAYFIELD ST. AT STREET LEVEL

CONTEXT MAP OF URBAN GROWTH CENTRE

CONTEXT MAP

3D CONTEXT VIEW

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PROPERTY DESCRIPTION:

PART OF LOTS 6 AND 10 AND ALL OF LOTS 7, 8, AND 9 EAST SIDE OF MAPLE AVENUE AND PART OF LOT 10 AND ALL OF LOTS 6, 7, 8, AND 9 WEST SIDE OF BAYFIELD STREET. REGISTERED PLAN 121
CITY OF BARRIE
COUNTY OF SIMCOE

ONTARIO ASSOCIATION OF ARCHITECTS
ROD L. ROWBOTHAM
LICENCE
5004

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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
--

DRAWING
CONTEXT PLAN

PROJECT NUMBER	DATE
21011-	2022-08-19 3:44:12 PM
SCALE	PLOTTED DATE
1 : 5000	2022-08-19 3:44:12 PM

A001

Bayfield Street Development

136 Bayfield Street, Barrie, ON

Site Description	Part Of Lots 6 And 10 And All Of Lots 7, 8, And 9 East Side Of Maple Avenue And Part Of Lot 10 And All Of Lots 6, 7, 8, And 9 West Side Of Bayfield Street. Registered Plan 121 City Of Barrie County Of Simcoe

Subject To Zoning By-Law 2009-141	Existing Zone Category C2-1	Proposed Zone Category RA1, RM2-TH
FFE of Ground Floor	237.00 Main Entrance / Lobby	236.15 Commercial Entrances Along Sophia
Average Grade at Ground Floor	Varies	
Lot Area	8,860.20 m2 95,371.19 sq.ft. 0.8853 hectares	
Lot Frontage	112 m	

Condominium Tower

Floor No.	Storey	Total Units	Bach	1B	1B+D	2B	2B+D	3B	Live/ Work	Total GCA (Including Parking) (m2)	Total GCA (Including Parking) (sq.ft.)	Garage Area (m2)	Amenity Area (m2)	Residential Area (m2)	Commercial Area (m2)	Live/Work (m2)	Locker/Bike Storage (m2)	Waste/ Loading (m2)	Deductions as per by-law 2009-141 (m2)	Zoning GFA as per by-law 2009-141 (m2)	Zoning GFA as per by-law 2009-141 (sq.ft.)
1	Parking/Lobby/Amenity/Residential	4	0	0	0	0	0	0	4	4,053.12 m2	43,627.78 sq.ft.	1,976.62 m2	107.12 m2	560.31 m2	477.41 m2	265.88 m2	122.23 m2	543.55 m2	2,160.00 m2	1,893.12 m2	20,377.54 sq.ft.
2	Parking/Amenity/Residential	16	1	5	1	2	0	1	6	6,379.10 m2	68,664.63 sq.ft.	4,242.18 m2	71.84 m2	1,066.06 m2	0.00 m2	615.65 m2	383.37 m2	0.00 m2	4,642.52 m2	1,736.58 m2	18,692.55 sq.ft.
3	Parking/Residential	16	0	8	3	3	2	0	0	6,520.23 m2	70,183.76 sq.ft.	4,335.71 m2	0.00 m2	1,485.63 m2	0.00 m2	349.61 m2	349.28 m2	0.00 m2	4,761.02 m2	1,759.21 m2	18,936.14 sq.ft.
4	Amenity/Residential	34	0	8	19	2	2	3	0	3,077.97 m2	33,131.27 sq.ft.	59.15 m2	189.63 m2	2,829.19 m2	0.00 m2	0.00 m2	0.00 m2	0.00 m2	130.65 m2	2,947.32 m2	31,724.95 sq.ft.
5	Residential	36	0	8	20	3	2	3	0	3,042.17 m2	32,745.92 sq.ft.	0.00 m2	0.00 m2	3,013.82 m2	0.00 m2	0.00 m2	28.35 m2	0.00 m2	100.86 m2	2,941.31 m2	31,660.26 sq.ft.
6	Residential	36	0	8	20	3	2	3	0	3,055.27 m2	32,886.93 sq.ft.	0.00 m2	0.00 m2	3,026.92 m2	0.00 m2	0.00 m2	28.35 m2	0.00 m2	100.86 m2	2,954.41 m2	31,801.27 sq.ft.
7	Residential	32	0	15	8	6	1	2	0	2,608.40 m2	28,076.82 sq.ft.	0.00 m2	0.00 m2	2,580.05 m2	0.00 m2	0.00 m2	28.35 m2	0.00 m2	106.30 m2	2,502.10 m2	26,932.60 sq.ft.
8	Residential	32	0	15	8	6	1	2	0	2,593.37 m2	27,915.03 sq.ft.	0.00 m2	0.00 m2	2,565.02 m2	0.00 m2	0.00 m2	28.35 m2	0.00 m2	106.30 m2	2,487.07 m2	26,770.82 sq.ft.
9	Residential	32	0	15	8	6	1	2	0	2,608.48 m2	28,077.68 sq.ft.	0.00 m2	0.00 m2	2,580.13 m2	0.00 m2	0.00 m2	28.35 m2	0.00 m2	106.30 m2	2,502.18 m2	26,933.47 sq.ft.
10	Residential	18	1	10	5	1	0	1	0	1,323.20 m2	14,242.92 sq.ft.	0.00 m2	0.00 m2	1,323.20 m2	0.00 m2	0.00 m2	0.00 m2	0.00 m2	46.14 m2	1,277.06 m2	13,746.27 sq.ft.
11	Residential	18	1	10	5	1	0	1	0	1,323.20 m2	14,242.92 sq.ft.	0.00 m2	0.00 m2	1,323.20 m2	0.00 m2	0.00 m2	0.00 m2	0.00 m2	46.14 m2	1,277.06 m2	13,746.27 sq.ft.
12	Residential	18	1	10	5	1	0	1	0	1,323.04 m2	14,241.20 sq.ft.	0.00 m2	0.00 m2	1,323.04 m2	0.00 m2	0.00 m2	0.00 m2	0.00 m2	46.14 m2	1,276.90 m2	13,744.55 sq.ft.
	Mechanical	0			0	0	0	0	0	566.83 m2	6,101.36 sq.ft.	0.00 m2	0.00 m2	0.00 m2	0.00 m2	0.00 m2	0.00 m2	0.00 m2	531.70 m2	35.13 m2	378.14 sq.ft.
	Totals	292	4	112	102	34	11	19	10	38,474.38 m2	414,138.23 sq.ft.	10,613.66 m2	368.59 m2	23,676.57 m2	477.41 m2	1,231.14 m2	996.63 m2	543.55 m2	12,884.93 m2	25,589.45 m2	275,444.84 sq.ft.

*GCA Excludes Balcony Areas

**Commercial Area on Level 2 is part of Live/Work Units

***Live/Work unit is defined as a residential unit that shall utilize a minimum 25% of the total gross floor area of the street level for office, commercial and/or accessory retail uses

*Excludes: Parking Garages (below and at grade), stairwells, mechanical and electrical rooms. Minimum area required for recreational amenity spaces is also excluded.

Minimum Building Setbacks Required (As Per By-Law 2022-006)

Front Yard (Sophia St. W)	Exterior Side Yard (Bayfield St.)	Rear Yard	Side Yard (Maple Ave)
(South)	(East)	(North)	(West)
2.00 m	1.50 m	2.00 m	3.00 m

* 2m landscape buffer required along north lot line

Minimum Building Setbacks Provided

Front Yard (Sophia St. W)	Exterior Side Yard (Bayfield St.)	Rear Yard	Side Yard (Maple Ave)
(South)	(East)	(North)	(West)
2.71 m	3.65 m	2.55 m	3.29 m

*balconies, canopies and stairs may project a maximum of 1.5m into required yard as per by-law

Through Townhouses

Floor No.	Storey	Total Units	1B	1B+D	2B	2B+D	3B	3B+D	Live/ Work	Total GCA (m2)	Total GCA (sq.ft)	Garage Area (m2)	Amenity Area (m2)	Residential Area (m2)	Commercial Area (m2)	Live/Work (m2)	Locker/Bike Storage (m2)	Waste/ Loading (m2)	Deductions as per by-law 2009-141 (m2)	Zoning GFA as per by-law 2009-141 (m2)	Zoning GFA as per by-law 2009-141 (sq.ft.)
1	Townhouses	7	0	0	0	0	7	0	0	344.53 m2	3,708.52 sq.ft.	0.00 m2	0.00 m2	344.53 m2	0.00 m2	0.00 m2	0.00 m2	0.00 m2	0.00 m2	344.53 m2	3,708.52 sq.ft.
2	Townhouses	0	0	0	0	0	0	0	0	366.35 m2	3,943.39 sq.ft.	0.00 m2	0.00 m2	366.35 m2	0.00 m2	0.00 m2	0.00 m2	0.00 m2	0.00 m2	366.35 m2	3,943.39 sq.ft.
3	Townhouses	0	0	0	0	0	0	0	0	346.72 m2	3,732.09 sq.ft.	0.00 m2	0.00 m2	346.72 m2	0.00 m2	0.00 m2	0.00 m2	0.00 m2	0.00 m2	346.72 m2	3,732.09 sq.ft.
4	Roof	0	0	0	0	0	0	0	0	150.30 m2	1,617.83 sq.ft.	0.00 m2	0.00 m2	150.30 m2	0.00 m2	0.00 m2	0.00 m2	0.00 m2	0.00 m2	150.30 m2	1,617.83 sq.ft.
	Totals	7	0	0	0	0	7	0	0	1,207.90 m2	13,001.84 sq.ft.	0.00 m2	0.00 m2	1,207.90 m2	0.00 m2	0.00 m2	0.00 m2	0.00 m2	0.00 m2	1,207.90 m2	13,001.84 sq.ft.

Total Site

Total Units	1B	1B+D	2B	2B+D	3B	3B+D	Live/ Work	Total GCA (Including Parking) (m2)	Total GCA (Including Parking) (m2)	Garage Area (m2)	Amenity Area (m2)	Residential Area (m2)	Commercial Area (m2)	Live/Work (m2)	Locker/Bike Storage (m2)	Waste/ Loading (m2)	Deductions as per by-law 2009-141 (m2)	Zoning GFA as per by-law 2009-141 (m2)	Zoning GFA as per by-law 2009-141 (sq.ft.)
299	4	112	102	34	18	19	10	39,682.28 m2	427,140.06 sq.ft.	10,613.66 m2	368.59 m2	24,884.47 m2	477.41 m2	1,231.14 m2	996.63 m2	543.55 m2	12,884.93 m2	26,797.35 m2	288,446.68 sq.ft.

*GCA Excludes Balcony Areas

*Excludes: Parking Garages (below and at grade), stairwells, mechanical and electrical rooms. Minimum area required for recreational amenity spaces is also excluded.

	Maximum as Per Zoning By-law 2009-141 (RA1) (Condo)	Maximum as Per Zoning By-law 2009-141 (RM2-TH) (Townhouse)	Required as Per Zoning By-law 2009-141 Urban Growth Centre	Maximum as Per Zoning By-law 2022-006	Provided (Condo) (FFE 236.15)	Provided (Townhouses) (From Ground Floor of Townhouse FFE Varies)
Maximum Building Height (From Esrablished Grade)	-	10m	N/A	Varies**	40.05 m	11.70 m

Building height is from finished grade to highest point of roof surface, exclusive of mechanical penthouse and elevator overrun

***Zoning By-Law - Sections 5.3.1 and 5.3.2(b) 2022-006 - Building Height Guidelines**

- Maximum building height of 12m shall be permitted within 10m of the lot line adjacent to Maple Avenue
Maximum building height of 25m shall be permitted within 40m of the lot line adjacent to Maple Avenue
Maximum building height of 44m shall be permitted beyond 40m of the lot line adjacent to Maple Avenue

	Maximum as Per Zoning By-law 2009-141 (RA1) (Condo)	Maximum as Per Zoning By-law 2009-141 (RM2-TH) (Townhouse)	Required as Per Zoning By-law 2009-141 Urban Growth Centre	Maximum as Per Zoning By-law 2022-006	Provided
Density (m2) (Total # of Units / Site Area)	-	-	N/A	-	337.74

	Maximum as Per Zoning By-law 2009-141 (RA1) (Condo)	Maximum as Per Zoning By-law 2009-141 (RM2-TH) (Townhouse)	Required as Per Zoning By-law 2009-141 Urban Growth Centre	Maximum as Per Zoning By-law 2022-006	Provided
F.S.I (Total Zoning GFA / Site Area)	100% of Lot Area	60% of Lot Area	N/A	-	3.02

	Maximum as Per Zoning By-law 2009-141	Required as Per Zoning By-law 2009-141 Urban Growth Centre	Maximum as Per Zoning By-law 2022-006	Provided (Above Ground on Sloped Site)	Provided (Full Site Assumed Flat)
Maximum Lot Coverage	35%	N/A	70%	49.63%	64.76%

*Excludes Parking Garage

Parking

Parking Stall Size: 2.7m x 5.5m
Barrier Free Stall Size Type A - 3.4m x 5.5m + 1.5m Access Aisle
Barrier Free Stall Size Type B - 3.1m x 5.5m + 1.5m Access Aisle

	Required as Per Zoning By-law 2009-141	Required as Per Zoning By-law 2009-141 Urban Growth Centre	Required as Per Zoning By-law 2022-006	Provided
Minimum Drive Alsle	6.4m	-	-	6.4m

	Required as Per Zoning By-law 2009-141	Required as Per Zoning By-law 2009-141 Urban Growth Centre	Required as Per Zoning By-law 2022-006	Unit Type	Unit Count	Recommended Parking Allocation (As Per Traffic Study)	Provided
Live/Work	N/A	10	239.2 (0.8/unit)	Live/Work	10	1 space/unit	10
Townhouse	N/A	7		Townhouse	7	1 space/unit	7
Condominium Units	N/A	282		Bach	4	0.25 space/unit	1
				1B	112	0.25 space/unit	28
				1B+D	102	1 space/unit	102
				2B	34	1 space/unit	34
				2B+D	11	1 space/unit	11
				3B	19	2 space/unit	38
				Subtotal	282		231
Visitor - Condominium and Townhouses (shared)	N/A	N/A	Included in Above		N/A	N/A	15
Visitor - Commercial (shared)	N/A	19.89	1.88		477 m2	1 space/47.5m2	11
Total	N/A 0	318.89	241.08				257

* 1/254m2 of Commercial GFA

0.86 Per Dwelling Unit Provided Total

* Tandem Spaces not included in parking count

Parking Breakdown	
34	Level 1
108	Level 2
115	Level 3
257	Total

*Planning has confirmed this site is under Urban Growth Centre

	Required as Per Zoning By-law 2009-141	Required as Per Zoning By-law 2009-141 Urban Growth Centre	Required as Per Zoning By-law 2022-006	Provided
Barrier Free Resident Parking (1 space plus 3% of parking)	9	-	-	6
Barrier Free Visitor Parking (Included in above)	-	-	-	3
Total Barrier Free Parking	9			9

* BF Resident Parking Located on Ground and Second Levels
* BF Visitor Parking Located at Ground Floor Level

Bike Storage

	Required as Per Zoning By-law 2009-141	Required as Per Zoning By-law 2009-141 Urban Growth Centre	Required as Per Zoning By-law 2022-006	Provided
Resident	0	-	-	61
Visitor	0	-	-	16
Total	0			77

* Visitor Bicycle Parking Located at Grade
* Resident Bicycle Parking Located in Parking Garage at Level 1

0.2 Per Dwelling Unit Provided

Bike Breakdown	
61	Level 1
16	Grade
77	Total

Lockers

	Required as Per Zoning By-law 2009-141	Required as Per Zoning By-law 2009-141 Urban Growth Centre	Required as Per Zoning By-law 2022-006	Provided
Resident	0	-	-	293
Total	0			293

1.00 Per Condominium Dwelling Unit Provided

Amenity Areas

	Required as Per Zoning By-law 2009-141	Required as Per Zoning By-law 2009-141 Urban Growth Centre	Required as Per Zoning By-law 2022-006	Provided
Indoor	N/A	-	-	368.59 m2
Outdoor (12m2 per unit required for Townhouses)	108.00 m2	-	185 m2	2533.39
Total	108.00 m2		185 m2	2,901.98 m2

* Provided on Ground, 2nd, and 4th Floor
1.23 m Per Dwelling Unit (Including Townhouses)
* Provided on 4th floor terrace
8.47 m Per Dwelling Unit (Including Townhouses)

Garbage Requirements

	Required as Per Zoning By-law 2009-141	Required as Per Zoning By-law 2009-141 Urban Growth Centre	Required as Per Zoning By-law 2022-006	Provided
Loading Space - Residential	1	-		1
Loading Space - Commercial	1	-		1
Total	2			2

* Loading Space Size: 3.0m x 9.0m and 4.0m Overhead Clearance

* Additional parking space provided as designated space for mail delivery vehicles. Not included in total parking count

OBC GROSS AREA CALCULATIONS

Apartment (Condominium Tower)

Floor No.	Storey	Total Gross Area (m2)	Total Gross Area (sq.ft.)	Garage Area (above ground) (m2)	Residential/ Commercial Area (m2)
1	Lobby/Amenity/Residential	4,053.11 m2	43,627.68 sq.ft.	1,976.62 m2	2,076.49 m2
2	Residential	6,379.10 m2	68,664.63 sq.ft.	4,242.18 m2	2,136.92 m2
3	Residential	6,520.23 m2	70,183.76 sq.ft.	4,335.71 m2	2,184.52 m2
4	Residential	3,077.97 m2	33,131.27 sq.ft.	59.15 m2	3,018.82 m2
5	Residential	3,042.17 m2	32,745.92 sq.ft.	0.00 m2	3,042.17 m2
6	Residential	3,055.28 m2	32,887.03 sq.ft.	0.00 m2	3,055.28 m2
7	Residential	2,608.40 m2	28,076.82 sq.ft.	0.00 m2	2,608.40 m2
8	Residential	2,593.37 m2	27,915.03 sq.ft.	0.00 m2	2,593.37 m2
9	Residential	2,608.48 m2	28,077.68 sq.ft.	0.00 m2	2,608.48 m2
10	Residential	1,323.20 m2	14,242.92 sq.ft.	0.00 m2	1,323.20 m2
11	Residential	1,323.20 m2	14,242.92 sq.ft.	0.00 m2	1,323.20 m2
12	Residential	1,323.04 m2	14,241.20 sq.ft.	0.00 m2	1,323.04 m2
	Mechanical	566.83 m2	6,101.36 sq.ft.	0.00 m2	566.83 m2
	Totals	38,474.38 m2	414,138.23 sq.ft.	10,613.66 m2	27,860.72 m2

Gross Area Excludes Balcony Areas

Through Townhouses Block A

Floor No.	Storey	Total Gross Area (m2)	Total Gross Area (sq.ft)	Garage Area (above ground) (m2)	Residential/ Commercial Area (m2)
1	Townhouses	162.66 m2	1,750.87 sq.ft.	0.00 m2	162.66 m2
2	Townhouses	173.72 m2	1,869.92 sq.ft.	0.00 m2	173.72 m2
3	Townhouses	163.56 m2	1,760.56 sq.ft.	0.00 m2	163.56 m2
4	Roof	64.73 m2	696.75 sq.ft.	0.00 m2	64.73 m2
	Totals	564.67 m2	6,078.11 sq.ft.	0.00 m2	564.67 m2

Gross Area Excludes Balcony Areas

Through Townhouses Block B

Floor No.	Storey	Total Gross Area (m2)	Total Gross Area (sq.ft)	Garage Area (above ground) (m2)	Residential/ Commercial Area (m2)
1	Townhouses	181.87 m2	1,957.65 sq.ft.	0.00 m2	181.87 m2
2	Townhouses	192.62 m2	2,073.36 sq.ft.	0.00 m2	192.62 m2
3	Townhouses	183.16 m2	1,971.53 sq.ft.	0.00 m2	183.16 m2
4	Roof	85.55 m2	920.86 sq.ft.	0.00 m2	85.55 m2
	Totals	643.20 m2	6,923.40 sq.ft.	0.00 m2	643.20 m2

Gross Area Excludes Balcony Areas

O.B.C. MATRIX - APARTMENT

ONTARIO BUILDING CODE DATA MATRIX, PART 3 and/or 9

ONESPACE UNLIMITED
Certificate of practice #4009
3700 Steeles Ave. W, Suite 305
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Tel (416)-848-1245 Fax (416)-848-1246
email ideas@onespaceunlimited.com
The certificate of practice number of the holder is the holder's BCDN.

136 BAYFIELD DEVELOPMENT

LOCATION:
136 BAYFIELD STREET, BARRIE, ONTARIO

ONTARIO ASSOCIATION OF ARCHITECTS — ROD L. ROWBOTHAM LICENCE 5084

The Architect named above has exercised responsible control with respect to design activities. The Architect's seal number is the Architect's BCDN

Item	Ontario's 2012 Building Code Data Matrix Part 3 or 9	OBC Reference (References are to Division B unless noted [A] for Division A or [C] for Division C.) Part 3	Part 9
1	Project Description ■ New ☐ Addition ☐ Change of Use ☐ Alteration; ☐ Part 11 11.1 to 11.4	■ Part 3 1.1.2.[A]	☐ Part 9 1.1.2.[A] & 9.10.1.3.
2	Major Occupancy(s) Group C - RESIDENTIAL & F3 - INDUSTRIAL	3.2.2.42.& 3.2.2.73	9.10.2.
3	Building Area (m2) Existing 0 New 6,532.02 Total 6,532.02	1.4.1.2.[A]	1.4.1.2.[A]
4	Gross Area Existing 0 New 38,474.38 Total 38,474.38	1.4.1.2.[A]	1.4.1.2.[A]
5	Number of Storeys Above Grade 12 Below Grade 0	1.4.1.2.[A] & 3.2.1.1	1.4.1.2.[A] & 9.10.1
6	Number of Streets/Fire Fighter Access 3	3.2.2.10. & 3.2.5.	9.10.20.
7	Building Classification 3.2.2.42 C - RESIDENTIAL & 3.2.2.73 F3-INDUSTRIAL	3.2.2.42.& 3.2.2.73	9.10.2.
8	Sprinkler System Proposed ■ Entire Building ☐ Selected Compartments ☐ Selected Floor Areas ☐ Basement ☐ In Lieu of Roof Rating ☐ Not Required	3.2.2.20-83. 3.2.1.5. 3.2.2.17. INDEX	9.10.8.2. INDEX
9	Standpipe Required ■ Yes ☐ No	3.2.9.	N/A
10	Fire Alarm Required ■ Yes ☐ No	3.2.4.	9.10.18.
11	Water Service/Supply is Adequate ■ Yes ☐ No	3.2.5.7.	N/A
12	High Building ■ Yes ☐ No	3.2.6.	N/A
13	Construction Restrictions ☐ Combustible permitted ■ Non-combustible permitted ☐ Both; Actual Construction ☐ Combustible ■ Non-combustible ☐ Both	3.2.2.20-83.	9.10.6.
14	Mezzanine(s) Area m2 0	3.2.1.1.(3)-(8)	9.10.4.1.

O.B.C. MATRIX - TOWNHOUSE TYP. BLOCK

ONTARIO BUILDING CODE DATA MATRIX, PART 3 and/or 9

ONESPACE UNLIMITED
Certificate of practice #4009
3700 Steeles Ave. W, Suite 305
Vaughan, Ontario
L4L 8K8
Tel (416)-848-1245 Fax (416)-848-1246
email ideas@onespaceunlimited.com
The certificate of practice number of the holder is the holder's BCDN.

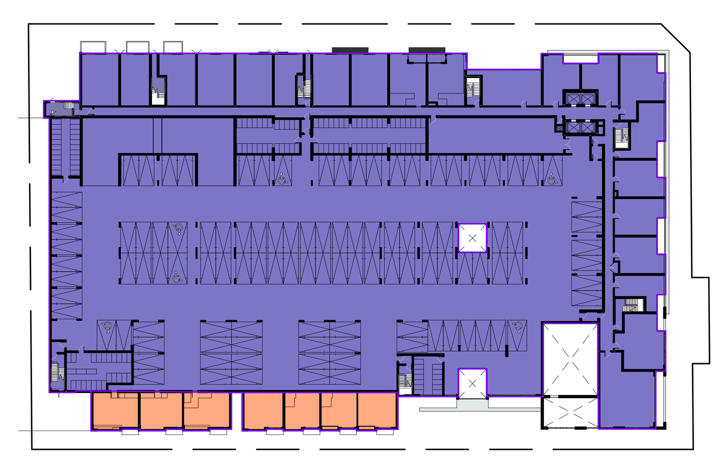
136 BAYFIELD DEVELOPMENT

LOCATION:
136 BAYFIELD STREET, BARRIE, ONTARIO

ONTARIO ASSOCIATION OF ARCHITECTS — ROD L. ROWBOTHAM LICENCE 5084

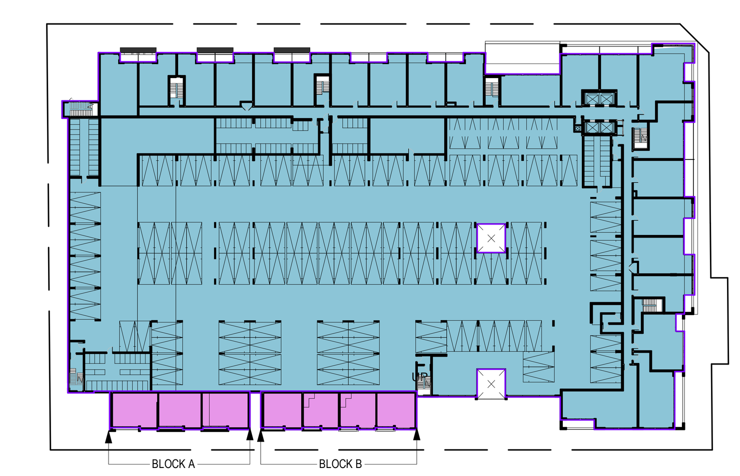
The Architect named above has exercised responsible control with respect to design activities. The Architect's seal number is the Architect's BCDN

Item	Ontario's 2012 Building Code Data Matrix Part 3 or 9	OBC Reference (References are to Division B unless noted [A] for Division A or [C] for Division C.) Part 3	Part 9
1	Project Description ■ New ☐ Addition ☐ Change of Use ☐ Alteration; ☐ Part 11 11.1 to 11.4	☐ Part 3 1.1.2.[A]	■ Part 9 1.1.2.[A] & 9.10.1.3.
2	Major Occupancy(s)Group C - RESIDENTIAL	3.2.2.45.	9.10.2.
3	Building Area (m2) Existing 0 New 192.62 Total 192.62	1.4.1.2.[A]	1.4.1.2.[A]
4	Gross Area Existing 0 New 643.20 Total 643.20	1.4.1.2.[A]	1.4.1.2.[A]
5	Number of Storeys Above Grade 3 Below Grade 0	1.4.1.2.[A] & 3.2.1.1	1.4.1.2.[A] & 9.10.1
6	Number of Streets/Fire Fighter Access 1	3.2.2.10. & 3.2.5.	9.10.20.
7	Building Classification C - RESIDENTIAL	3.2.2.20-83.	9.10.2.
8	Sprinkler System Proposed ☐ Entire Building ☐ Selected Compartments ☐ Selected Floor Areas ☐ Basement ☐ In Lieu of Roof Rating ■ Not Required	3.2.2.20-83. 3.2.1.5. 3.2.2.17. INDEX	9.10.8.2. INDEX
9	Standpipe Required ☐ Yes ■ No	3.2.9.	N/A
10	Fire Alarm Required ☐ Yes ■ No	3.2.4.	9.10.18.
11	Water Service/Supply is Adequate ■ Yes ☐ No	3.2.5.7.	N/A
12	High Building ☐ Yes ■ No	3.2.6.	N/A
13	Construction Restrictions ■ Combustible permitted ☐ Non-combustible permitted ☐ Both; Actual Construction ■ Combustible ☐ Non-combustible ☐ Both	3.2.2.20-83.	9.10.6.
14	Mezzanine(s) Area m2 0	3.2.1.1.(3)-(8)	9.10.4.1.



OBC CALCULATIONS - GROSS AREA SECOND LEVEL ALLOCATION

APARTMENTS
TOWNHOUSES



OBC CALCULATIONS - BUILDING AREA ALLOCATION

APARTMENTS
TOWNHOUSES

TOWNHOUSE UNITS

	RM2-TH Zoning Provisions	Proposed Townhouse Development
Permitted Uses	Block/Cluster/Street/Stacked Townhouse etc.	Street Townhouse
Densities	A maximum of 40 units per net hectare of block/cluster townhouse development is permitted.	**9.04 units / hectare**
	A maximum of 8 street townhouse development units, which are attached above and below grade by either the garage or by the main common wall that is at least 80% of the length of the adjoining units, be constructed in a row that front on a street.	**Total of 7 townhouse units divided into 2 building blocks (containing 3 units and 4 units)**
	A minimum driveway length of 11m per unit is required when street townhousing is provided within the Multiple Family Second Density (RM2-TH) Zone.	**N/A All parking is provided in aboveground parking garage**
Lot Area (min.)	200m2 per dwelling unit. No more than 8 units shall be constructed in a row	**Approximately 114sqm for middle units and 144sqm for end units**
Lot Frontage (min.)	6m	**Block A 8.4m for end units 7.8m for middle units Block B 7.4m for end units 6.5m for middle units**
Front yard (min.)	4.5m	**3.29m**
Side Yards (min.)	1.8m - where, on the same lot, there is no carport or where a garage is not attached to the main building in which case the minimum side yard on one side shall be 3m to provide sufficient area for driveway access to the side yard for parking purposes; where a multiple dwelling unit or an apartment dwelling unit has a secondary means of access to the exterior area at ground level such area shall contain a landscaped open space area of a minimum of 7m in depth from the face of the building wall for each such unit. This required landscaped open space shall be in addition to any other required landscaped open space.	**1.9m between blocks**
Rear Yard (min.)	7m	**0m to condominium, 62.9m to Bayfield St.**
Landscaped open space (min. % of lot area)	35	**48-54% including front porches/planters and rear yards**
Dwelling unit floor area (min.)	35m2/dwelling unit + 10m2/ bedroom	**Approximately 181sqm**
Lot Coverage (max. % of lot area)	45% of lot area	**33-38%**
Gross floor area (max. % of lot area)	60%	**119-134%**
Height of Main Bldg. (max.)	10m	**10.1m (3 storeys)**
Parking	1 space per dwelling	**0.86 spaces per dwelling unit provided in aboveground garage**

APARTMENT CONDOMINIUM

	RA1 Zoning Provisions	Proposed Condominium Development
Permitted Uses	Apartment Dwelling etc., insitutional uses, accessory uses to residential uses	**Apartment Dwelling**
	Commercial Uses within Apartment Dwellings A convenience store, personal service store and dry cleaning distribution outlet shall be permitted commercial uses within an apartment building provided that the commercial uses do not occupy in excess of 25% of the ground floor area of the building. All other standards of the zone in which the building is located shall be complied with.	**Ground Floor Commercial (live/work unit) = 743.29m2 39% of Ground Floor Area 2nd Floor Commercial (live/work unit) = 360.97m2 21% of 2nd Floor Area**
Lot Area (min.)	1100m2	**8,860.20 m2**
Lot Frontage (min.)	24m	**112m**
Front yard (min.)	7m	**3.61m**
Side Yards (min.)	5m - where a multiple dwelling unit or an apartment dwelling unit has a secondary means of access to the exterior area at ground level such area shall contain a landscaped open space area of a minimum of 7m in depth from the face of the building wall for each such unit. This required landscaped open space shall be in addition to any other required landscaped open space	**2.55m and 2.51m**
Rear Yard (min.)	7m	**3.45m**
Landscaped open space (min. % of lot area) Landscape Buffer Area	35 A continuous landscaped buffer area shall be provided along the side and rear lot lines of any lot which is occupied by an Apartment Dwelling. The landscaped buffer area shall be 3m in width along the side and rear lot lines.	**20.1% (Excluding 4th floor courtyard) 48.7% (Including 4th floor courtyard) Landscape Buffer: Side Yard (North) - 2.55m min. Front Yard (West) - 3.61m min. Side Yard (South) - 4.33m min.**
Dwelling unit floor area (min.)	35m2/dwelling unit + 10m2/ bedroom	**39.11m2 minimum**
Lot Coverage (max. % of lot area)	35	**64.76% (Full site assumed flat)**
Gross floor area (max. % of lot area)	100%	**435%**
Height of Main Bldg. (max.)	Apartment Dwelling First Density-3 RA1-3 30m	**40.05m**
Parking	1 space per dwelling unit(s) Barrier Free- Over 100 spaces 1 space plus 3% of required parking spaces (480+1+15=496)	**258 spaces (0.86 spaces / dwelling unit)**
Parking for Apartment Dwellings	a) Parking spaces including aisles required for an apartment dwelling unit in any zone shall have a maximum lot coverage of 35%. b) A maximum of 20% of the total parking area required for an apartment building shall be permitted in the front yard.	**All parking is provided in aboveground garage**

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architecture + interior design
3700 STEELES AVE WEST. SUITE 305.
VAUGHAN,
ONTARIO L4L 8K8 TEL: (416)
848-1245 FAX: (416)
848-1246
WWW.ONESPACEUNLIMITED.COM

No.	DATE	ISSUED
004	19 AUG 2022	ISSUED FOR SPA RE-SUBMISSION
003	08 APRIL 2022	ISSUED FOR SPA RE-SUBMISSION
002	25 JUNE 2021	ISSUED FOR REZONING AND SPA RE-SUBMISSION
001	01 MAY 2020	ISSUED FOR REZONING AND SPA SUBMISSION

PROPERTY DESCRIPTION:

PART OF LOTS 6 AND 10 AND ALL OF LOTS 7, 8, AND 9 EAST SIDE OF MAPLE AVENUE AND PART OF LOT 10 AND ALL OF LOTS 6, 7, 8, AND 9 WEST SIDE OF BAYFIELD STREET. REGISTERED PLAN 121
CITY OF BARRIE
COUNTY OF SIMCOE

ONTARIO ASSOCIATION OF ARCHITECTS — ROD L. ROWBOTHAM LICENCE 5084

ALL DRAWINGS ARE THE PROPERTY OF ONESPACE AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM ONESPACE.

DRAWINGS ARE INTENDED TO CONVEY SCOPE OF WORK AND INDICATE GENERAL AND APPROXIMATE LOCATION, ARRANGEMENT AND SIZES OF MATERIALS AND PRODUCTS.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE IN EFFECT AT THE TIME.

CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
--

DRAWING
SITE STATISTICS & OBC MATRIX

PROJECT NUMBER	DATE
21011-	2022-08-19 3:44:18 PM
SCALE	PLOTTED DATE
1 : 750	2022-08-19 3:44:18 PM

A002

TOPOGRAPHIC SURVEY OF PART OF
LOTS 6 AND 10
AND ALL OF
LOTS 7, 8 AND 9
EAST SIDE OF MAPLE AVENUE
AND PART OF
LOT 10
AND ALL OF
LOTS 6, 7, 8 AND 9
WEST SIDE OF BAYFIELD STREET
REGISTERED PLAN 121
CITY OF BARRIE
COUNTY OF SIMCOE

SCALE 1 : 250

5 0 20 metres

CDN LAND SURVEYORS INC.

WELLINGTON STREET WEST

LOT 13

LOT 11 LOT 11

LOT 10 LOT 10

LOT 9 LOT 9

LOT 8 LOT 8

LOT 7 LOT 7

LOT 6 LOT 6

PART 4, PLAN 01429903

P.I.N. 58800 – 0090 (LT)

FF=240.69

CONCRETE BLOCK BUILDING

CONCRETE RETAINING WALL

CONCRETE BLOCK RETAINING WALL

RAMP

STAIRS

WOOD RETAINING WALL

ASPHALT

VISITOR

GARDEN

MAIN FLOOR FF=242.01

BASEMENT FF=238.04

DOORWAY

CHAIN LINK FENCE

EDGE OF ASPHALT

P.I.N. 58800 – 0055 (LT)

SUBJECT TO A RIGHT–OF–WAY AS IN R01398944

P.I.N. 58800 – 0086 (LT)

OVERHANG

CONCRETE BUILDING

STAIRWELL

MAPLE AVENUE (BY REGISTERED PLAN 121)

CENTER LINE OF ROAD

BOTTOM OF CURB

SIDEWALK

OVERHEAD WIRE

BAYFIELD STREET (BY REGISTERED PLAN 121)

CONCRETE RETAINING WALL

SIDE OF BAYFIELD STREET

EAST SIDE OF MAPLE AVENUE

WEST SIDE OF BAYFIELD STREET

REGISTERED PLAN 121

PART 1, 51R–31259

PART 1 51R–10458

PART 2 51R–10458

P.I.N. 58800–0056 (LT)

P.I.N. 58800 – 0178 (LT)

FF=236.79

P.I.N. 58800 – 0079 (LT)

SOPHIA STREET WEST (BY REGISTERED PLAN 121)

BELL CABLE

S.W. CORNER LOT 6, R.P. 121

LEGEND

■	DENOTES FOUND SURVEY MONUMENT
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES AN IRON BAR
CP	DENOTES CONCRETE POLE
×—×—×	DENOTES FENCING
(738)	DENOTES R. C. KIRKPATRICK, O.L.S.
(1188)	DENOTES C. A. SEXTON, O.L.S.
(OU)	DENOTES ORIGIN UNKNOWN
(CDN)	DENOTES CDN LAND SURVEYORS INC.
MH ○	DENOTES MAN HOLE
HP	DENOTES HYDRO POLE
GW	DENOTES GUY WIRE
FF=	DENOTES FINISHED FLOOR
	DENOTES DECIDUOUS TREE
W	DENOTES WATER VALVE
CB	DENOTES CABLE BOX
BB	DENOTES BELL BOX
	DENOTES CATCH BASIN

BEARING NOTE
BEARINGS ARE UTM GRID BEARING AND ARE REFERRED TO THE CENTRAL MERIDIAN ZONE 17(81°W) AND ARE DERIVED FROM GPS OBSERVATION IN WGS84 AND CALIBRATED TO NAD 83(ORIGINAL).

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ELEVATION
ELEVATION ARE GEODETIC AND ARE DERIVED FROM CITY OF BARRIE DATUM.

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DATE OF ISSUE: MAY 20TH, 2008

CDN LAND SURVEYORS INC.
Ontario Land Surveyors
89 BIG BAY POINT ROAD
BARRIE, ONTARIO L4N 8M5 (705) 722–3845
E–MAIL MAIL@CDNLANDSURVEYORS.COM

DRAWN BY: AWD | CHECK BY: PTR | FILE No 9515

A003

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD 83 (ORIGINAL). COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
SCP 00119673109	4915700.133	604482.056
SCP 03120080027	4917932.874	602243.437
ORP A	4916347.21	604054.37
ORP B	4916252.20	604113.69
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.		

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE : _____

RUDY MAK
ONTARIO LAND SURVEYOR

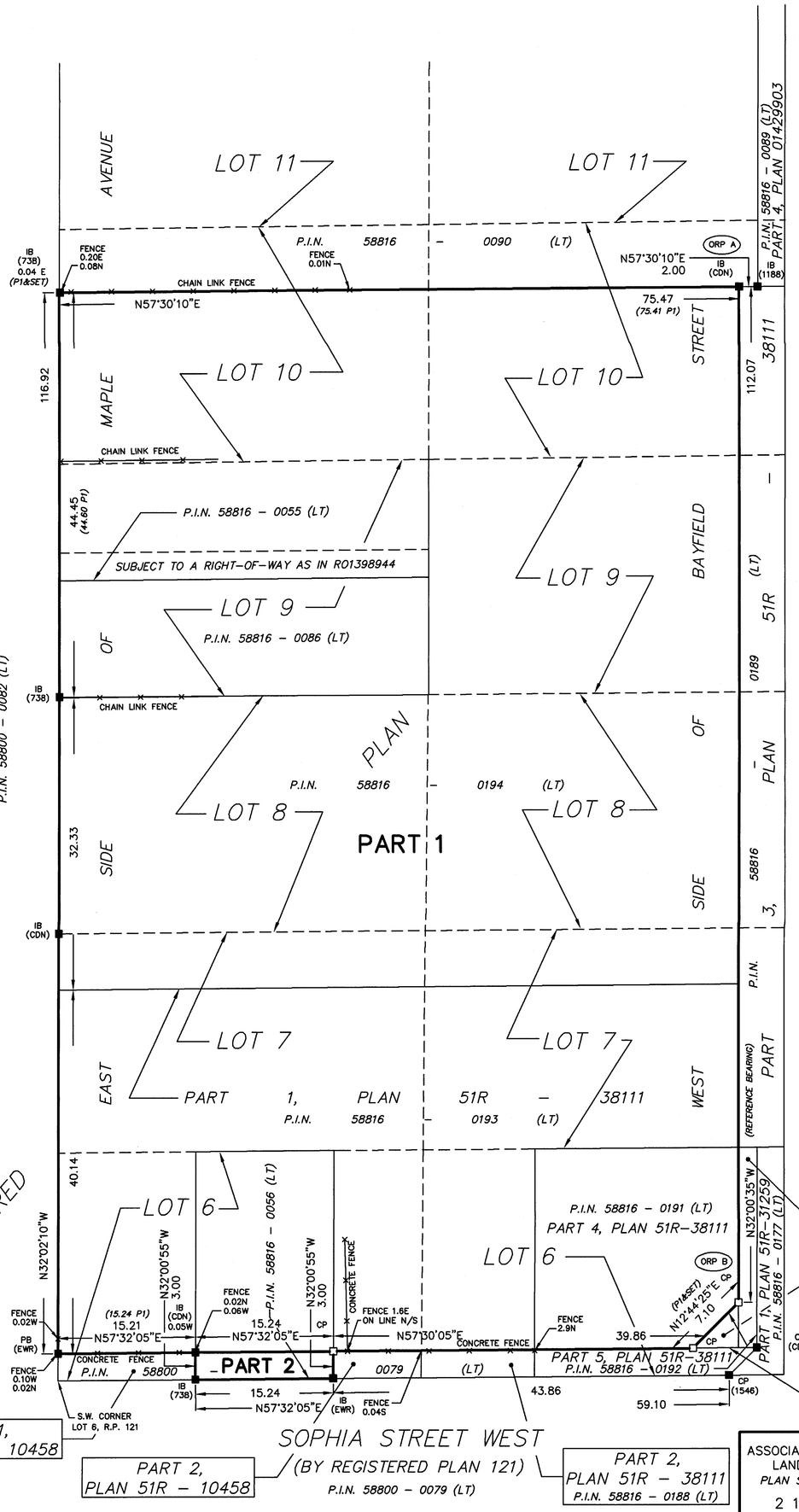
PLAN 51R–
RECEIVED AND DEPOSITED.

DATE : _____

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF SIMCOE (No. 51)

SCHEDULE

PART	LOT	PLAN	P.I.N.	AREA
1	PART OF LOTS 6 AND 10 AND ALL OF LOTS 7, 8, AND 9 EAST SIDE OF MAPLE AVENUE, PART OF LOTS 6 7, 8, 9, AND 10 WEST SIDE OF BAYFIELD STREET	REGISTERED PLAN 121	ALL OF P.I.N. 58816–0055 (LT), P.I.N. 58816–0056 (LT), P.I.N. 58816–0086 (LT), P.I.N. 58816–0091 (LT), P.I.N. 58816–0093 (LT), P.I.N. 58816–0094 (LT)	8807sq.M.
2	PART OF LOT 6, EAST SIDE OF MAPLE AVENUE		PART OF P.I.N. 58816–0056 (LT)	46sq.M.



PLAN OF SURVEY OF PART OF
LOTS 6 AND 10
AND ALL OF
LOTS 7, 8 AND 9
EAST SIDE OF MAPLE AVENUE
AND PART OF
LOTS 6 AND 10
AND ALL OF
LOTS 7, 8 AND 9
WEST SIDE OF BAYFIELD STREET
REGISTERED PLAN 121
CITY OF BARRIE
COUNTY OF SIMCOE

SCALE 1 : 400

4 0 20 40 metres

RUDY MAK SURVEYING LTD.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2) THE SURVEY WAS COMPLETED ON THE 18TH DAY OF DECEMBER, 2019.

JANUARY 29, 2020
DATE

RUDY MAK
ONTARIO LAND SURVEYOR

BEARING NOTE

BEARINGS ARE UTM GRID AND ARE REFERRED TO THE WEST LIMIT OF PART 3 AS SHOWN ON PLAN 51R–38111, HAVING A BEARING OF N32°00'35"W.

LEGEND

■	DENOTES	FOUND SURVEY MONUMENT
□	DENOTES	PLANTED SURVEY MONUMENT
SIB	DENOTES	STANDARD IRON BAR
PB	DENOTES	PLASTIC BAR
IB	DENOTES	IRON BAR
CP	DENOTES	CONCRETE POST
×—×	DENOTES	FENCING
(738)	DENOTES	R. C. KIRKPATRICK, O.L.S.
(1188)	DENOTES	C. A. SEXTON, O.L.S.
(CDN)	DENOTES	CDN LAND SURVEYORS INC.
(EWR)	DENOTES	EPLETT, WORORBEC, RAIKES SURVEYING LTD.
(P1)	DENOTES	PLAN 51R–38111

DISTANCES

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999685.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

REVISION	BY	DATE
FIRST ISSUE	JAC	27/01/20

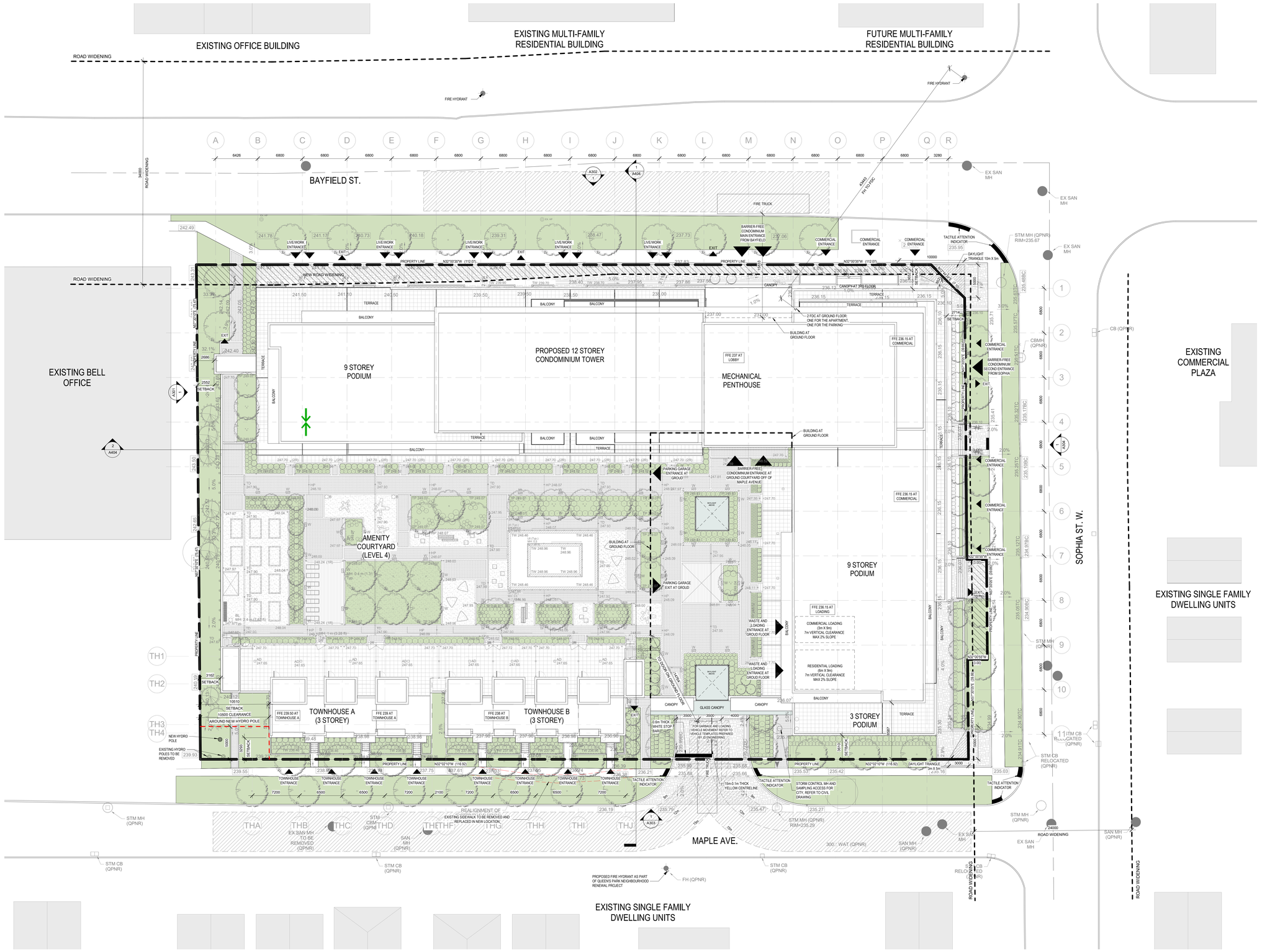
ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2101618

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR

In accordance with Regulation 1026, Section 29(3).

RUDY MAK SURVEYING LTD.
ONTARIO LAND SURVEYORS
89 BIG BAY POINT ROAD
BARRIE, ONTARIO L4N 8M5 (705) 722–3845
E–MAIL MAIL@MAKSURVEYING.COM

DRAWN BY: JAC | CHECK BY: RM | FILE No. 14085 RPLAN



1 SITE PLAN
SCALE: 1 : 200

PARKING TYPES

COMMERCIAL PARKING SPACE — 5500 × 2700

RESIENTIAL PARKING SPACE — 5500 × 2700

TYPE A - HC PARKING SPACE — 5500 × 2700, 3400, 1050 Access Aisle
ACCESSIBLE PARKING SIGN IN ACCORDANCE WITH CITY BY-LAW

TYPE B - HC PARKING SPACE — 5500 × 2700, 3100, 1050 Access Aisle
ACCESSIBLE PARKING SIGN IN ACCORDANCE WITH CITY BY-LAW

BICYCLE PARKNG HORIZONTAL — 1800, 600
PAVEMENT MARKINGS FOR PARKING STALLS TO BE PAINTED WHITE AND CONFORM TO OPSS 1712.

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architecture + interior design
3700 STEELES AVE WEST, SUITE 305,
VAUGHAN,
ONTARIO L4L 8K8 TEL: (416) 849-1245 FAX: (416) 849-1246
WWW.ONESPACEUNLIMITED.COM

No.	Date	Revision

No.	DATE	ISSUED
005	19 AUG 2022	ISSUED FOR SPA RE-SUBMISSION
004	13 APRIL 2022	ISSUED FOR MINOR VARIANCE
003	08 APRIL 2022	ISSUED FOR SPA RE-SUBMISSION
002	25 JUNE 2021	ISSUED FOR REZONING AND SPA RE-SUBMISSION
001	01 MAY 2020	ISSUED FOR REZONING AND SPA SUBMISSION

PROPERTY DESCRIPTION:

PART OF LOTS 6 AND 10 AND ALL OF LOTS 7, 8, AND 9 EAST SIDE OF MAPLE AVENUE AND PART OF LOT 10 AND ALL OF LOTS 6, 7, 8, AND 9 WEST SIDE OF BAYFIELD STREET. REGISTERED PLAN 121
CITY OF BARRIE
COUNTY OF SIMCOE

ONTARIO ASSOCIATION OF ARCHITECTS
ROD L. ROWBOTHAM
LICENCE 5004

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DRAWINGS ARE INTENDED TO CONVEY SCOPE OF WORK AND INDICATE GENERAL AND APPROXIMATE LOCATION, ARRANGEMENT AND SIZES OF MATERIALS AND PRODUCTS.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE IN EFFECT AT THE TIME.

CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET, BARRIE, ONTARIO

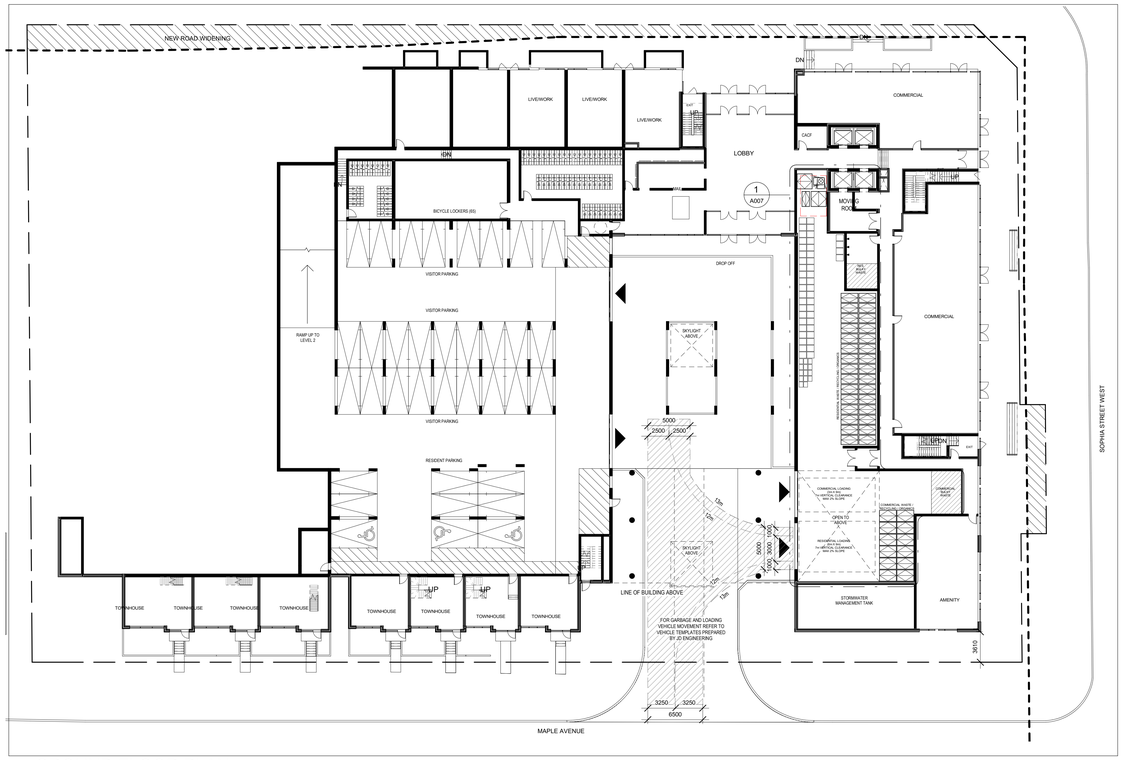
DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
--

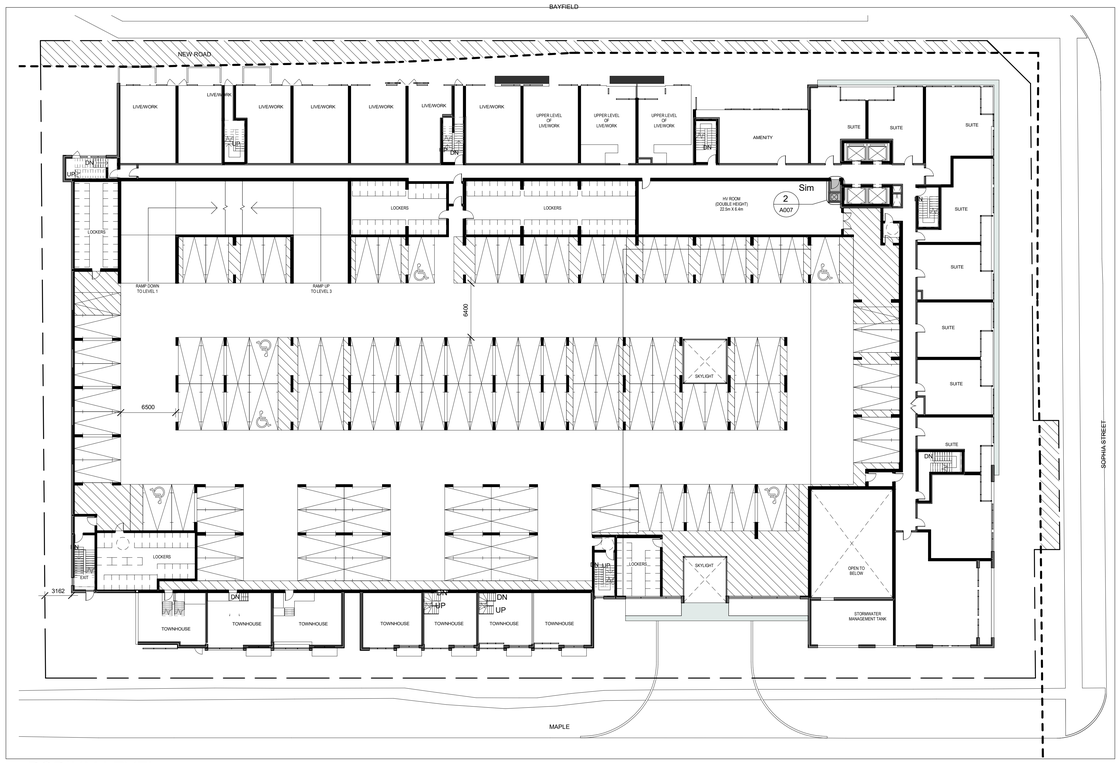
DRAWING
SITE PLAN

PROJECT NUMBER	DATE
21011-	2022-08-19 3:44:25 PM
SCALE	PLOTTED DATE
1 : 200	2022-08-19 3:44:25 PM

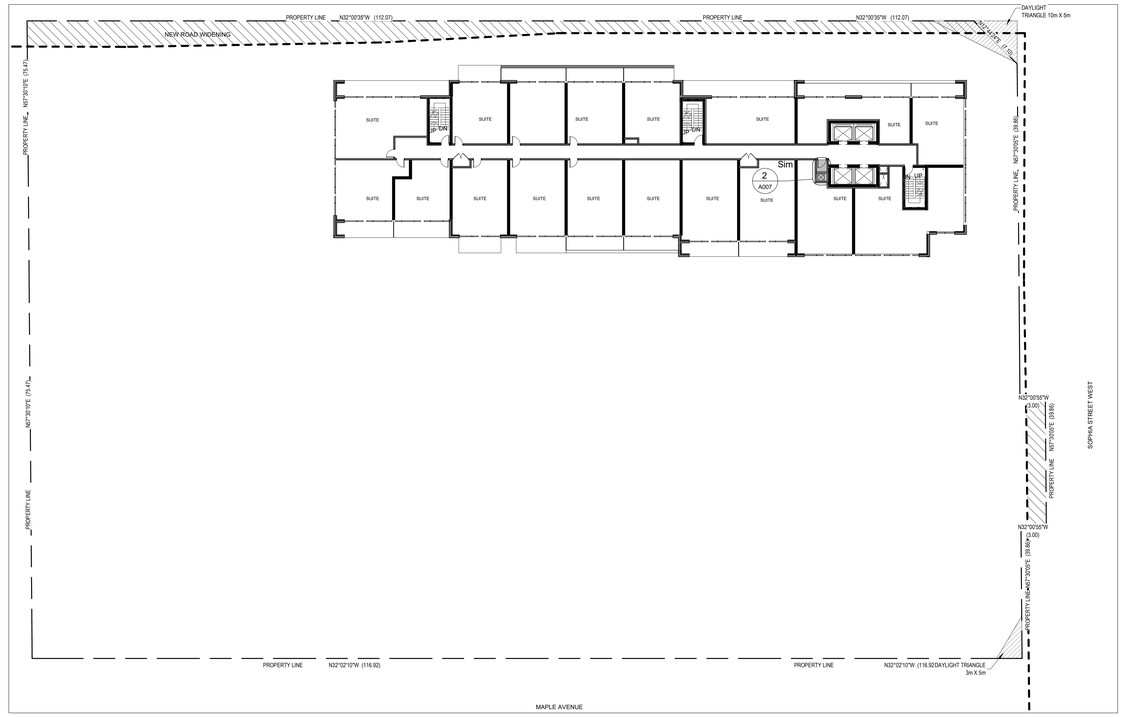
A005



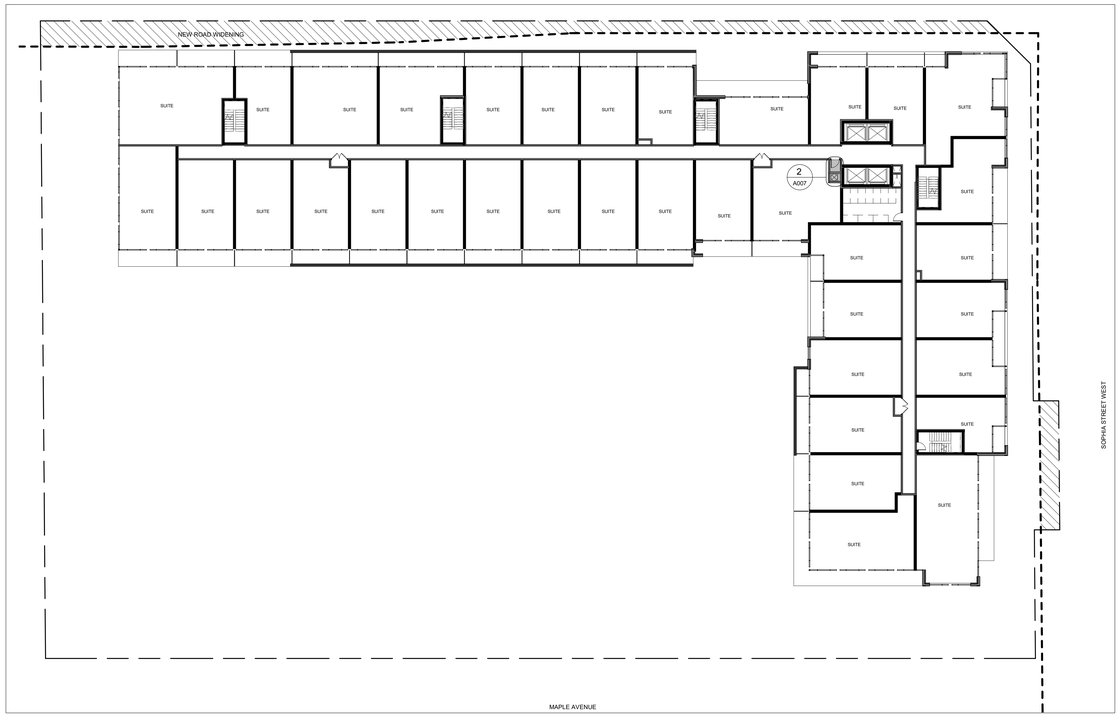
1 GROUND FLOOR PLAN
SCALE: 1 : 250



2 PODIUM LEVEL
SCALE: 1 : 250



4 TOP TOWER LEVELS
SCALE: 1 : 250



3 TOWER LEVELS
SCALE: 1 : 250

GARBAGE CHUTE / WASTE ROOM

GARBAGE TRUCK COLLECTION ACCESS ROUTE

INTERNAL COLLECTION ACCESS ROUTE

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No.	Date	Revision

004	19 AUG 2022	ISSUED FOR SPA RE-SUBMISSION
003	08 APRIL 2022	ISSUED FOR SPA RE-SUBMISSION
002	25 JUNE 2021	ISSUED FOR REZONING AND SPA RE-SUBMISSION
001	01 MAY 2020	ISSUED FOR REZONING AND SPA SUBMISSION

No.	DATE	ISSUED

PROPERTY DESCRIPTION:

PART OF LOTS 6 AND 10 AND ALL OF LOTS 7, 8, AND 9 EAST SIDE OF MAPLE AVENUE AND PART OF LOT 10 AND ALL OF LOTS 6, 7, 8, AND 9 WEST SIDE OF BAYFIELD STREET. REGISTERED PLAN 121
CITY OF BARRIE
COUNTY OF SIMCOE

ONTARIO ASSOCIATION OF ARCHITECTS
ROD L. ROWBOTHAM
LICENCE
5004

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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

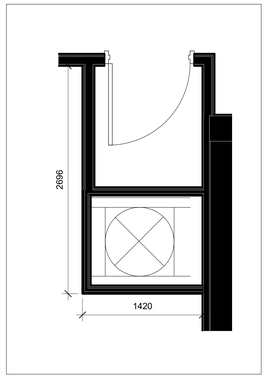
DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
--

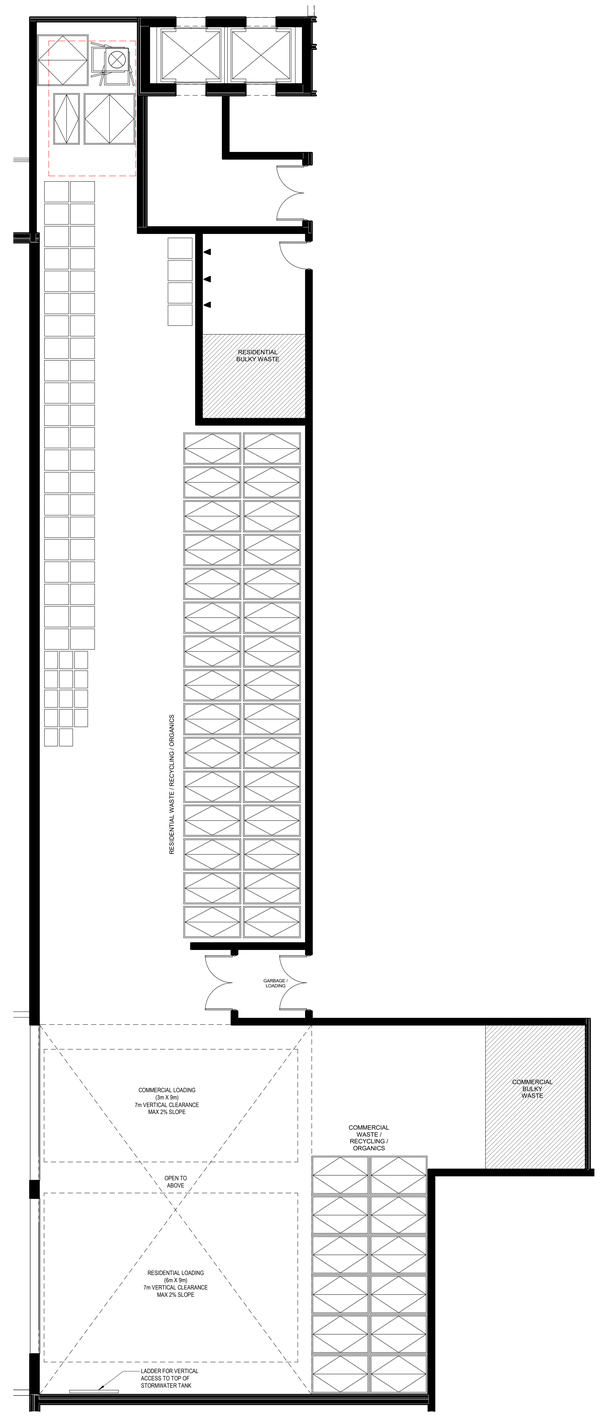
DRAWING
WASTE MANAGEMENT PLAN

PROJECT NUMBER	DATE
21011-	2022-08-19 3:44:32 PM
SCALE	PLOTTED DATE
As indicated	2022-08-19 3:44:32 PM

A006



2 GARBAGE CHUTE
SCALE: 1 : 25



1 LEVEL 1 WASTE MANAGEMENT PLAN - ENLARGED
SCALE: 1 : 75

WASTE MANAGEMENT STATISTICS

		REQUIRED		PROPOSED	
		BREAKDOWN	TOTAL	TOTAL	BREAKDOWN
UNITS SERVED				292 UNITS + COMMERCIAL UNITS	282 APARTMENTS + 10 LIVE/WORK + COMMERCIAL UNITS
AREA					498.9 m2 (INCLUDING BULKY WASTE AREA)
RESIDENTIAL GARBAGE COLLECTION					
MIN. NUMBER OF FRONT END CONTAINER	GARBAGE	1CY/10 UNITS COMPACT (EQUAL TO 3CY/10 UNITS LOOSE)	30 CUBIC COMPACT YARDS (EQUAL TO 90 CUBIC LOOSE YARDS)	60 CUBIC YARDS	30 x 2 CUBIC YARD FRONT-END BIN
	RECYCLABLE MATERIAL	95 GALLON CARTS / 7 UNITS	42 x 95 GALLON CARTS	46 x 95 GALLON CARTS	42 x 95 GALLON CARTS 4 x 95 GALLON CARTS FOR DROP-OFF
	ORGANIC MATERIAL	120 LITRES / 20 UNITS	1752 LITRES	1848 LITRES	14 x 35 GALLON CARTS
BULKY WASTE STORAGE					11.1 m2
COMMERCIAL GARBAGE COLLECTION					
MIN. NUMBER OF FRONT END CONTAINER	GARBAGE			24 CUBIC YARDS	6 x 4 CUBIC YARD FRONT-END BIN
	RECYCLABLE MATERIAL			20 CUBIC YARDS	5 x 4 CUBIC YARD FRONT-END BIN
	ORGANIC MATERIAL			4 CUBIC YARDS	1 x 4 CUBIC YARD FRONT-END BIN
BULKY WASTE STORAGE					18.4 m2

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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

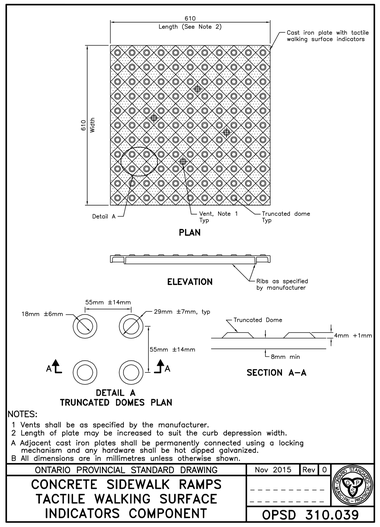
DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
--

DRAWING
WASTE MANAGEMENT PLAN

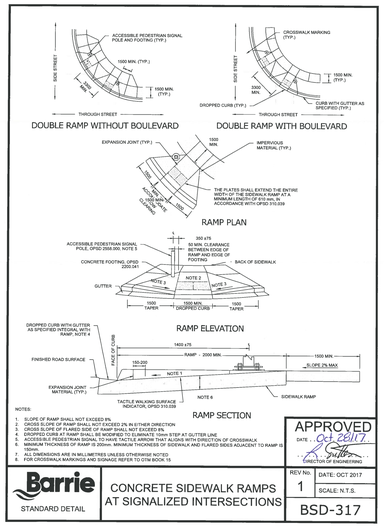
PROJECT NUMBER	DATE
21011-	2022-08-19 3:44:34 PM
SCALE	PLOTTED DATE
As indicated	2022-08-19 3:44:34 PM

A007



NOTES:
1 Vents shall be as specified by the manufacturer.
2 Length of plate may be increased to suit the curb depression width.
A Adjacent cast iron plates shall be permanently connected using a locking mechanism and any hardware shall be hot dipped galvanized.
B All dimensions are in millimetres unless otherwise shown.

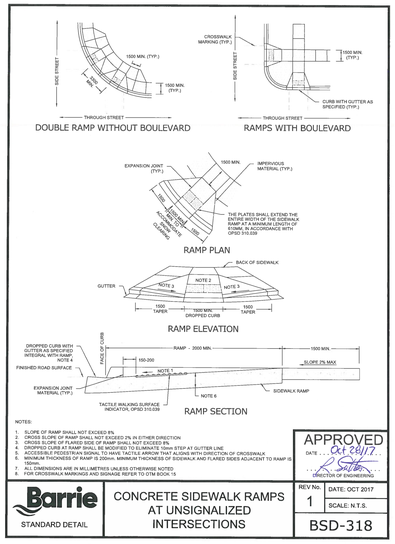
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 0
CONCRETE SIDEWALK RAMPS TACTILE WALKING SURFACE INDICATORS COMPONENT		OPSD 310.039



NOTES:
1. SLOPE OF RAMP SHALL NOT EXCEED 8%
2. CROSS SLOPE OF RAMP SHALL NOT EXCEED 2% IN EITHER DIRECTION
3. CROSS SLOPE OF FLARED SIDE OF RAMP SHALL NOT EXCEED 8%
4. ACCESSIBLE PEDESTRIAN SIGNAL TO HAVE TACTILE ARROW THAT ALIGNS WITH DIRECTION OF CROSSWALK
5. MINIMUM THICKNESS OF RAMP IS 200mm. MINIMUM THICKNESS OF SIDEWALK AND FLARED SIDES ADJACENT TO RAMP IS 150mm
6. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED
7. FOR CROSSWALK MARKINGS AND SIGNAGE REFER TO OTM BOOK 15

Barrie STANDARD DETAIL	CONCRETE SIDEWALK RAMPS AT SIGNALIZED INTERSECTIONS	REV No. 1	DATE: OCT 2017	SCALE: N.T.S.	BSD-317

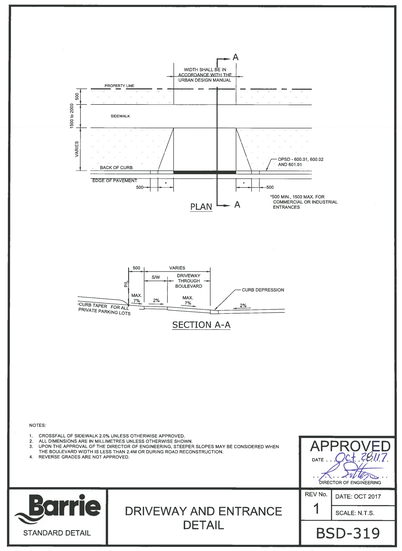
APPROVED
DATE: Oct 26/17
DIRECTOR OF ENGINEERING



NOTES:
1. SLOPE OF RAMP SHALL NOT EXCEED 8%
2. CROSS SLOPE OF RAMP SHALL NOT EXCEED 2% IN EITHER DIRECTION
3. CROSS SLOPE OF FLARED SIDE OF RAMP SHALL NOT EXCEED 8%
4. DROPPED CURB AT RAMP SHALL BE MODIFIED TO ELIMINATE 10mm STEP AT GUTTER LINE.
5. ACCESSIBLE PEDESTRIAN SIGNAL TO HAVE TACTILE ARROW THAT ALIGNS WITH DIRECTION OF CROSSWALK
6. MINIMUM THICKNESS OF RAMP IS 200mm. MINIMUM THICKNESS OF SIDEWALK AND FLARED SIDES ADJACENT TO RAMP IS 150mm
7. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED
8. FOR CROSSWALK MARKINGS AND SIGNAGE REFER TO OTM BOOK 15

Barrie STANDARD DETAIL	CONCRETE SIDEWALK RAMPS AT UNSIGNALIZED INTERSECTIONS	REV No. 1	DATE: OCT 2017	SCALE: N.T.S.	BSD-318

APPROVED
DATE: Oct 26/17
DIRECTOR OF ENGINEERING



NOTES:
1. CROSSFALL OF SIDEWALK 2.0% UNLESS OTHERWISE APPROVED.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
3. DUE TO TOPOGRAPHY OR OTHER CONSTRAINTS, GREATER SLOPES MAY BE CONSIDERED WHEN THE BOULEVARD WIDTH IS LESS THAN 2.4M OR DURING ROAD RECONSTRUCTION.
4. REVERSE GRADES ARE NOT APPROVED.

Barrie STANDARD DETAIL	DRIVEWAY AND ENTRANCE DETAIL	REV No. 1	DATE: OCT 2017	SCALE: N.T.S.	BSD-319

APPROVED
DATE: Oct 26/17
DIRECTOR OF ENGINEERING

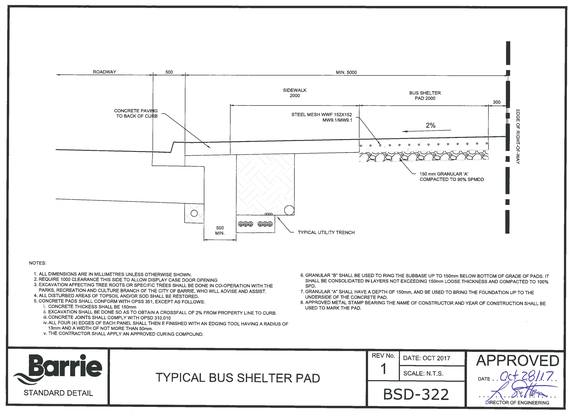
ACCESSIBLE PARKING STALL SIGN

FIRE ROUTE SIGN

NOTES:
- SIGNS SHALL BE OF A SIZE NOT LESS THAN 30CM IN WIDTH AND 45CM IN LENGTH.

- SHALL NOT EXCEED 30M IN SPACING

- SIGNS TO BE INSTALLED BETWEEN 2M AND 3M ABOVE LEVEL OF ROAD



NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
2. REQUIRE 1000 CLEARANCE THIS SIDE TO ALLOW DISPLAY CASE DOOR OPENING
3. EXCAVATION AFFECTING TREE ROOTS OR SPECIFIC TREES SHALL BE DONE IN CO-OPERATION WITH THE PARKS, RECREATION AND CULTURE BRANCH OF THE CITY OF BARRIE, WHO WILL ADVISE AND ASSIST.
4. ALL DISTURBED AREAS OF TOPSOIL AND/OR SOD SHALL BE RESTORED.
5. CONCRETE PADS SHALL CONFORM WITH OPSS 351, EXCEPT AS FOLLOWS.
   i. CONCRETE THICKESS SHALL BE 150mm
   ii. EXCAVATION SHALL BE DONE SO AS TO OBTAIN A CROSSFALL OF 2% FROM PROPERTY LINE TO CURB.
   iii. CONTRACTION JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH OPSD 310.010
   iv. ALL FOUR (4) EDGES OF EACH PANEL SHALL THEN E FINISHED WITH AN EDGING TOOL HAVING A RADIUS OF 10mm AND A WIDTH OF NOT MORE THAN 6mm.
   v. THE CONTRACTOR SHALL APPLY AN APPROVED CURING COMPOUND.
6. GRANULAR 'B' SHALL BE USED TO RING THE SUBBASE UP TO 150mm BELOW BOTTOM OF GRADE OF PADS. IT SHALL BE CONSOLIDATED IN LAYERS NOT EXCEEDING 150mm LOOSE THICKNESS AND COMPACTED TO 100% SPD.
7. GRANULAR 'A' SHALL HAVE A DEPTH OF 150mm, AND BE USED TO BRING THE FOUNDATION UP TO THE UNDERSIDE OF THE CONCRETE PAD.
8. APPROVED METAL STAMP BEARING THE NAME OF CONSTRUCTOR AND YEAR OF CONSTRUCTION SHALL BE USED TO MARK THE PAD.

Barrie STANDARD DETAIL	TYPICAL BUS SHELTER PAD	REV No. 1	DATE: OCT 2017	SCALE: N.T.S.	BSD-322

APPROVED
DATE: Oct 26/17
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No.	Date	Revision

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003	08 APRIL 2022	ISSUED FOR SPA RE-SUBMISSION
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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

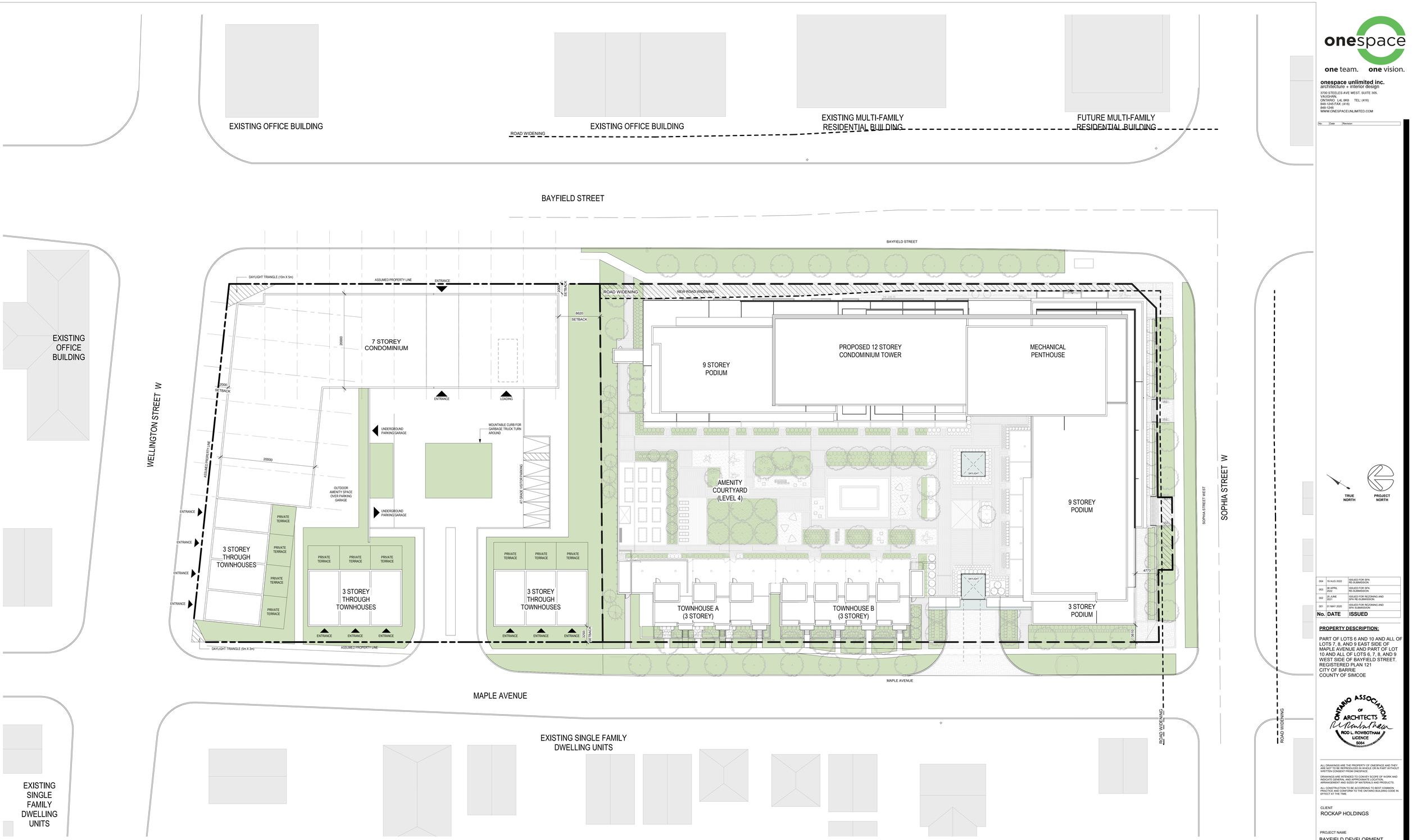
DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
--

DRAWING
SITE DETAILS

PROJECT NUMBER	DATE
21011-	2022-08-19 3:44:36 PM
SCALE	PLOTTED DATE
	2022-08-19 3:44:36 PM

A008



FUTURE DEVELOPMENT SITE STATISTICS

UNITS

CONDOMINIUM	126
(ESTIMATED 21 / FLOOR EXCLUDING LEVEL 1)	
TOWNHOUSES	10
TOTAL	**136**

PROPOSED GFA

CONDOMINIUM	11,830m2 (127,337 sq.ft.)
(790m2 GROUND FLOOR DUE TO EXISTING GRADING HALF OF THIS FLOOR WOULD BE UNDERGROUND PARKING)	
(1840m2 / FLOORS 2-7)	
TOWNHOUSES	2,400m2 (25,833 sq.ft.)
(240m2 / UNIT)	
TOTAL	**14,230m2 (153,170 sq.ft.)**

BUILDING HEIGHT

CONDOMINIUM	7 STOREYS
TOWNHOUSES	3 STOREYS

PARKING

ESTIMATED 116 SPACES PER FULL LEVEL OF PARKING
(BASED OFF OF 1 SPACE PER 50m2 WHICH ACCOUNTS FOR SPACE REQUIRED FOR SERVICE ROOMS)

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No.	Date	Revision

TRUE NORTH
PROJECT NORTH

No.	DATE	ISSUED
004	18 AUG 2022	ISSUED FOR SPA RE-SUBMISSION
003	08 APRIL 2022	ISSUED FOR SPA RE-SUBMISSION
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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
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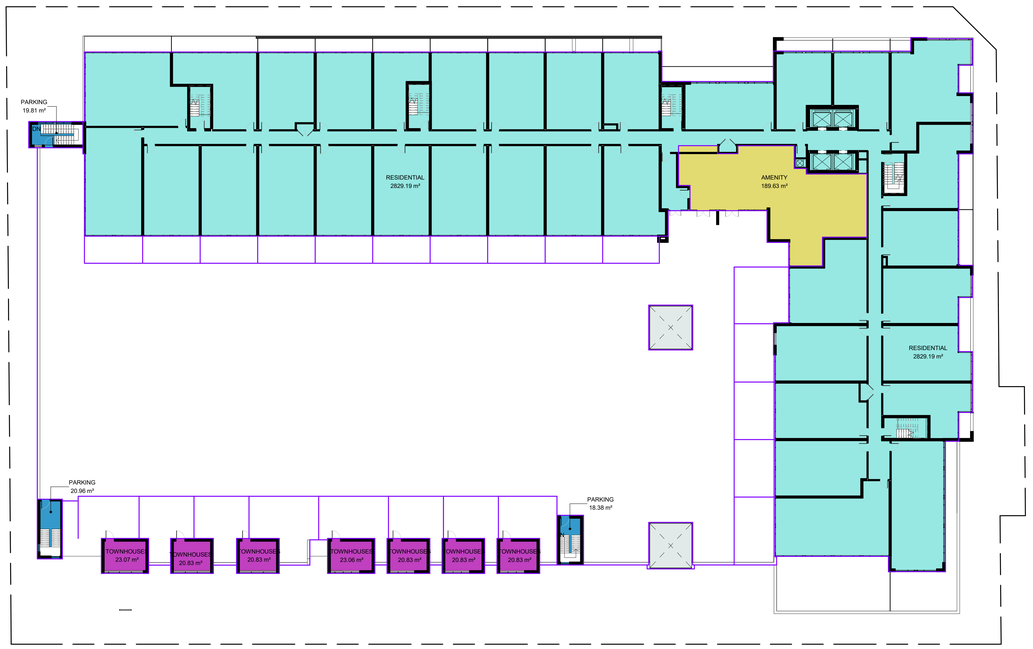
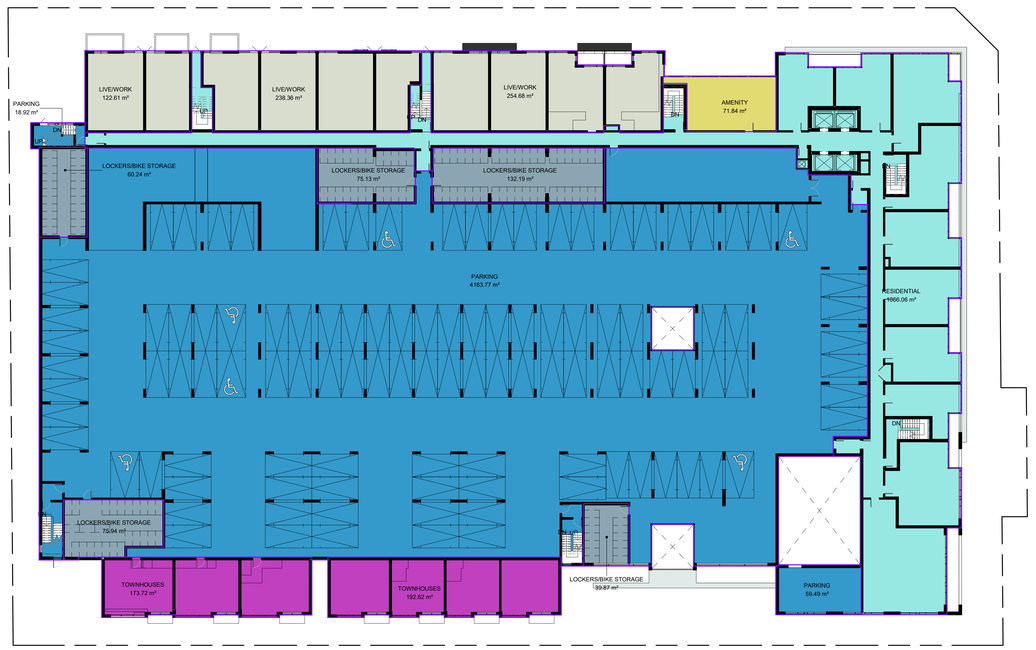
DRAWING
FUTURE DEVELOPMENT PLAN - BELL PROPERTY

PROJECT NUMBER	DATE
21011-	2022-08-19 3:45:00 PM
SCALE	PLOTTED DATE
1 : 250	2022-08-19 3:45:00 PM

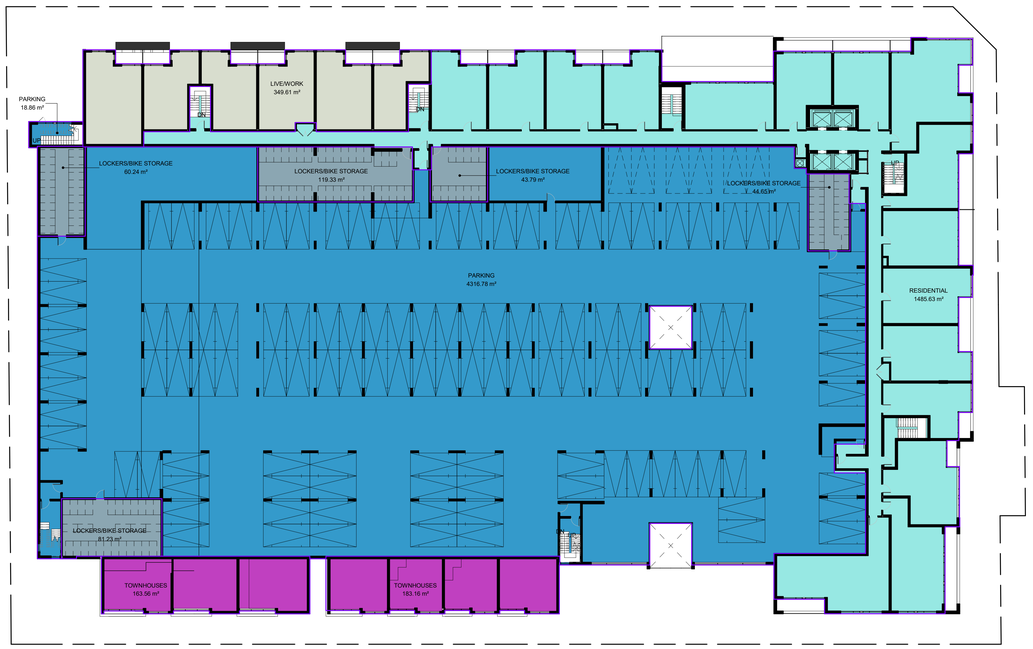
A009



4TH FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN

GROUND FLOOR PLAN

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No.	Date	Revision

BUILDING AREA LEGEND

- AMENITY
- COMMERCIAL
- LIVE/WORK
- LOCKERS/BIKE STORAGE
- PARKING
- RESIDENTIAL
- TOWNHOUSES
- WASTE / LOADING

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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
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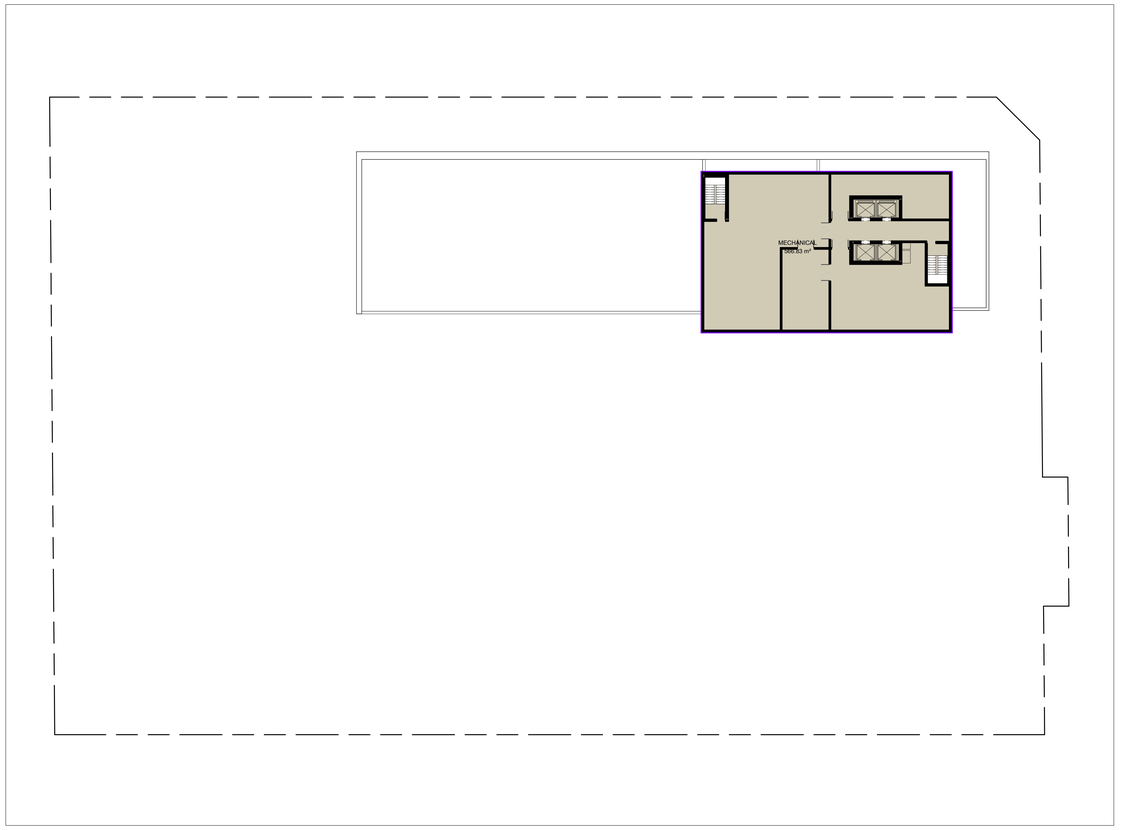
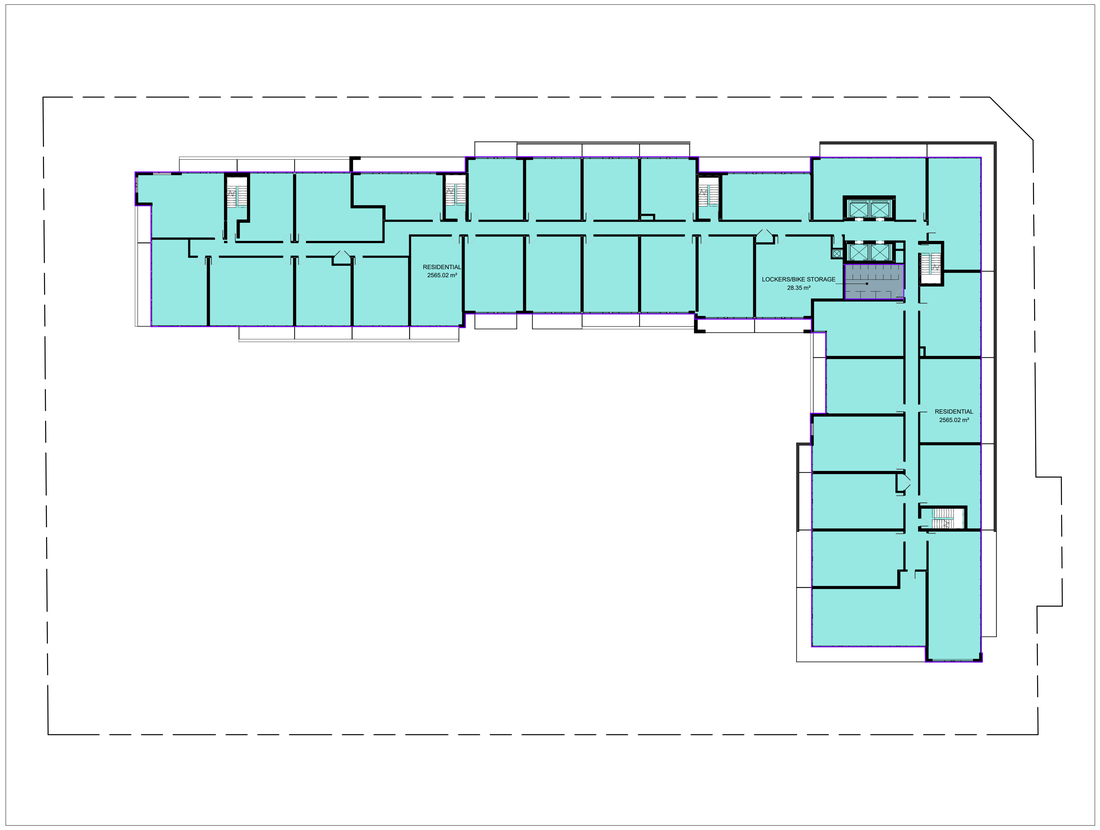
DRAWING
AREA PLANS - GROSS CONSTRUCTION AREA

PROJECT NUMBER	DATE
21011-	2022-08-19 3:45:07 PM
SCALE	PLOTTED DATE
1 : 250	2022-08-19 3:45:07 PM

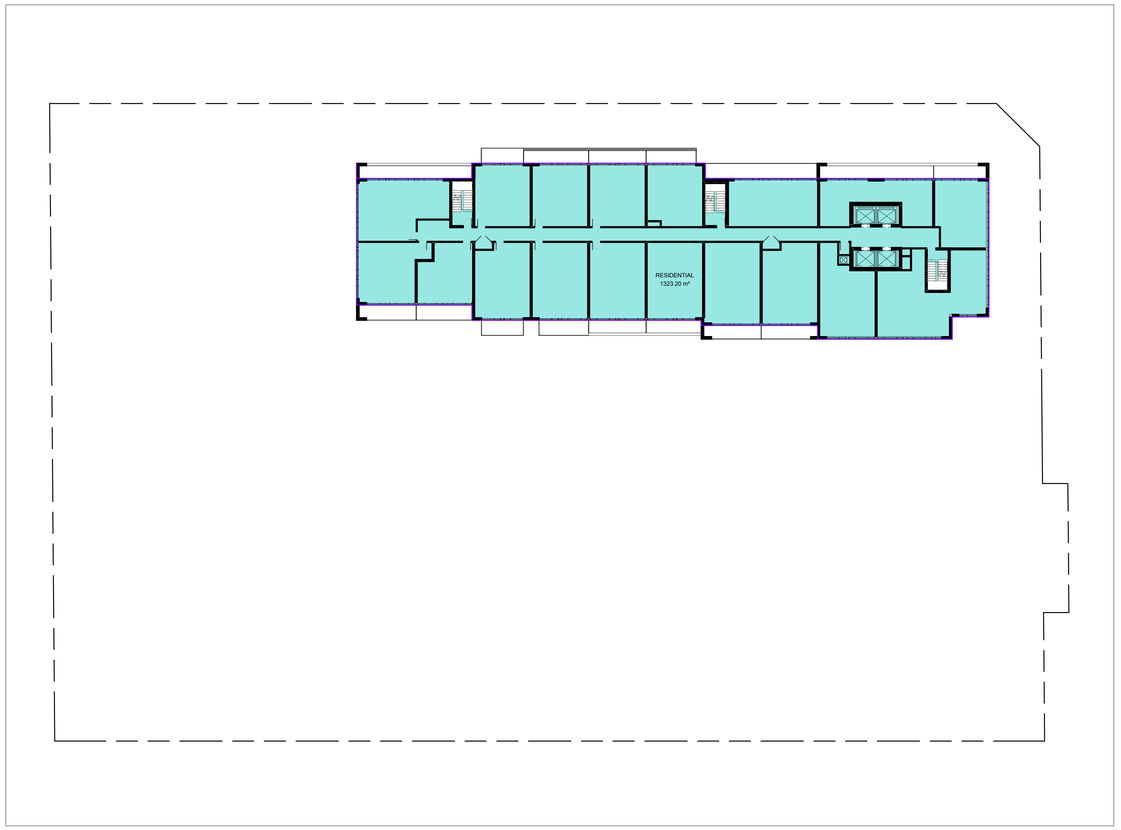
A010



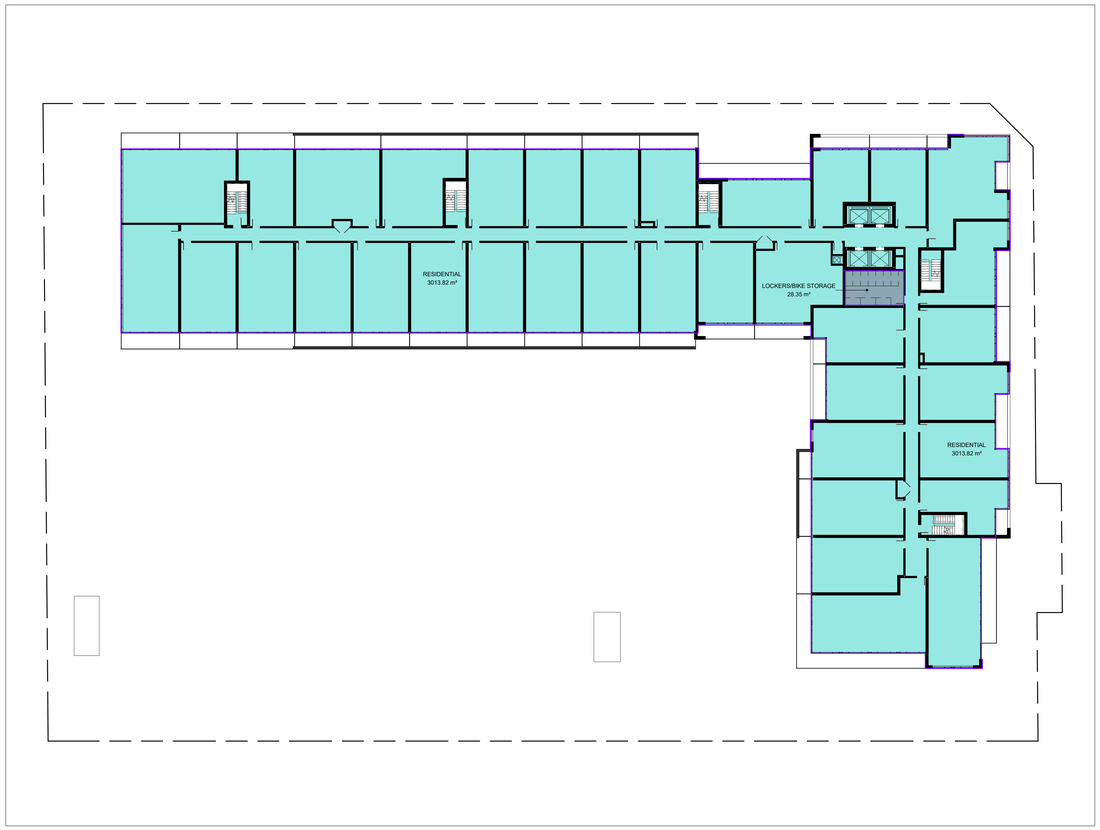
MECHANICAL FLOOR PLAN



7TH-9TH FLOOR PLAN



10TH-12TH FLOOR PLAN



5TH-6TH FLOOR PLAN

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No.	Date	Revision

BUILDING AREA LEGEND

- LOCKERS/BIKE STORAGE
- RESIDENTIAL

No.	DATE	ISSUED
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PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

DEVELOPMENT TYPE
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APPLICANT NUMBER
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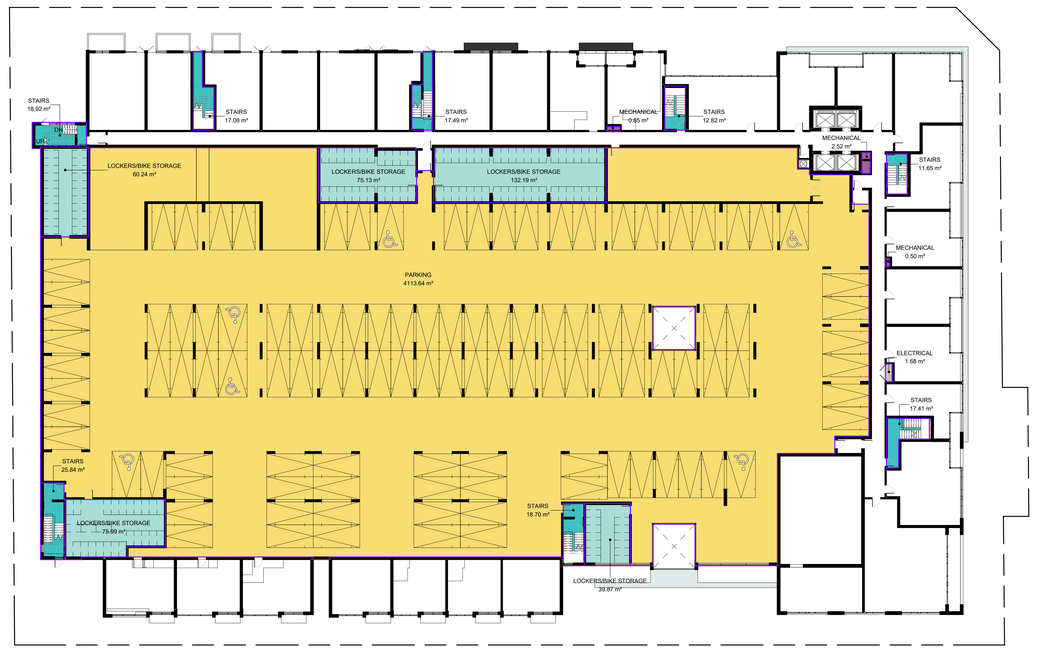
DRAWING
AREA PLANS - GROSS CONSTRUCTION AREA

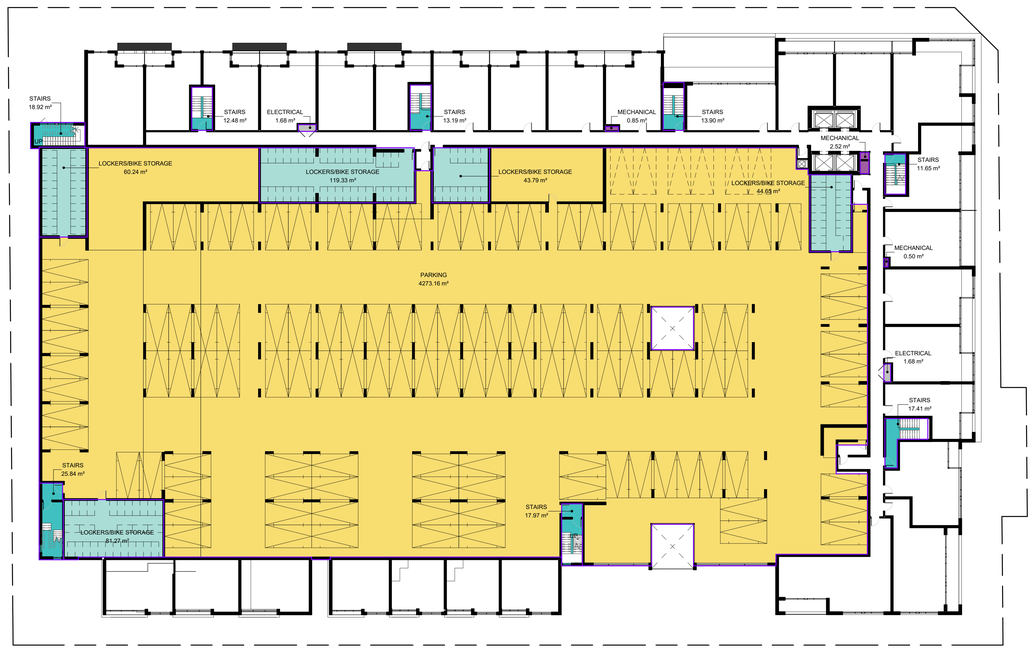
PROJECT NUMBER	DATE
21011-	2022-08-19 3:45:12 PM
SCALE	PLOTTED DATE
1 : 250	2022-08-19 3:45:12 PM

A011

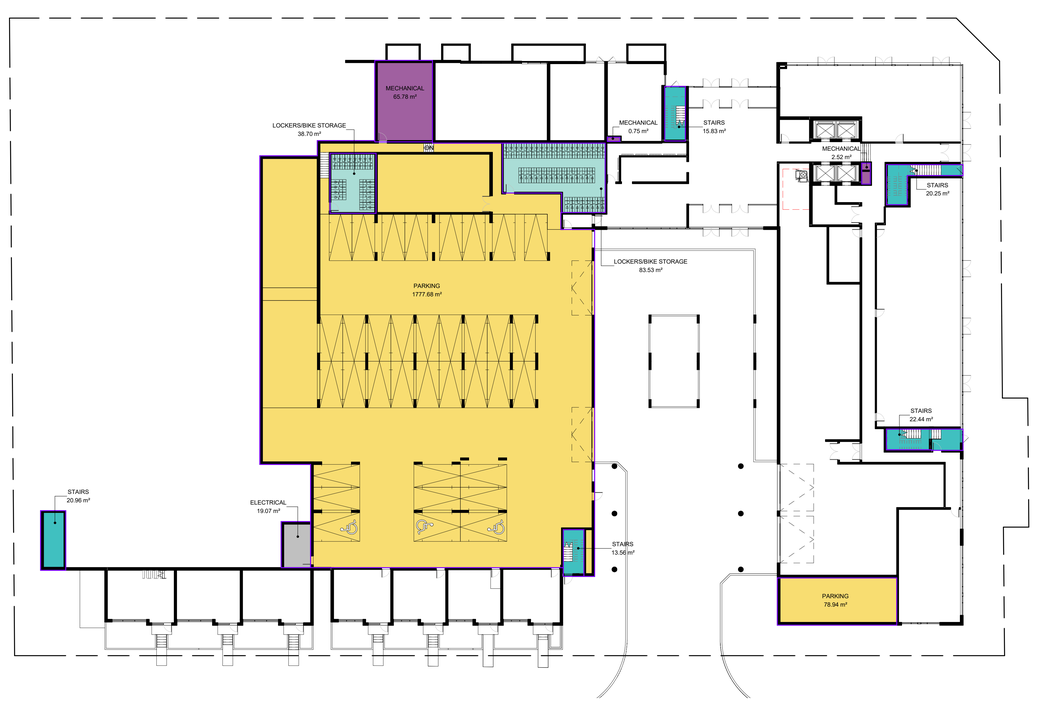
4TH FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN



GROUND FLOOR PLAN

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849-1246
WWW.ONESPACEUNLIMITED.COM

No.	Date	Revision

Building Area Legend

- ELECTRICAL
- LOCKERS/BIKE STORAGE
- MECHANICAL
- PARKING
- STAIRS

No.	DATE	ISSUED
004	19 AUG 2022	ISSUED FOR SPA RE-SUBMISSION
003	08 APRIL 2022	ISSUED FOR SPA RE-SUBMISSION
002	25 JUNE 2021	ISSUED FOR REZONING AND SPA RE-SUBMISSION
001	01 MAY 2020	ISSUED FOR REZONING AND SPA SUBMISSION

PROPERTY DESCRIPTION:

PART OF LOTS 6 AND 10 AND ALL OF LOTS 7, 8, AND 9 EAST SIDE OF MAPLE AVENUE AND PART OF LOT 10 AND ALL OF LOTS 6, 7, 8, AND 9 WEST SIDE OF BAYFIELD STREET. REGISTERED PLAN 121
CITY OF BARRIE
COUNTY OF SIMCOE

ONTARIO ASSOCIATION OF ARCHITECTS
ROD L ROWBOTHAM
LICENCE
5084

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ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE IN EFFECT AT THE TIME.

CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

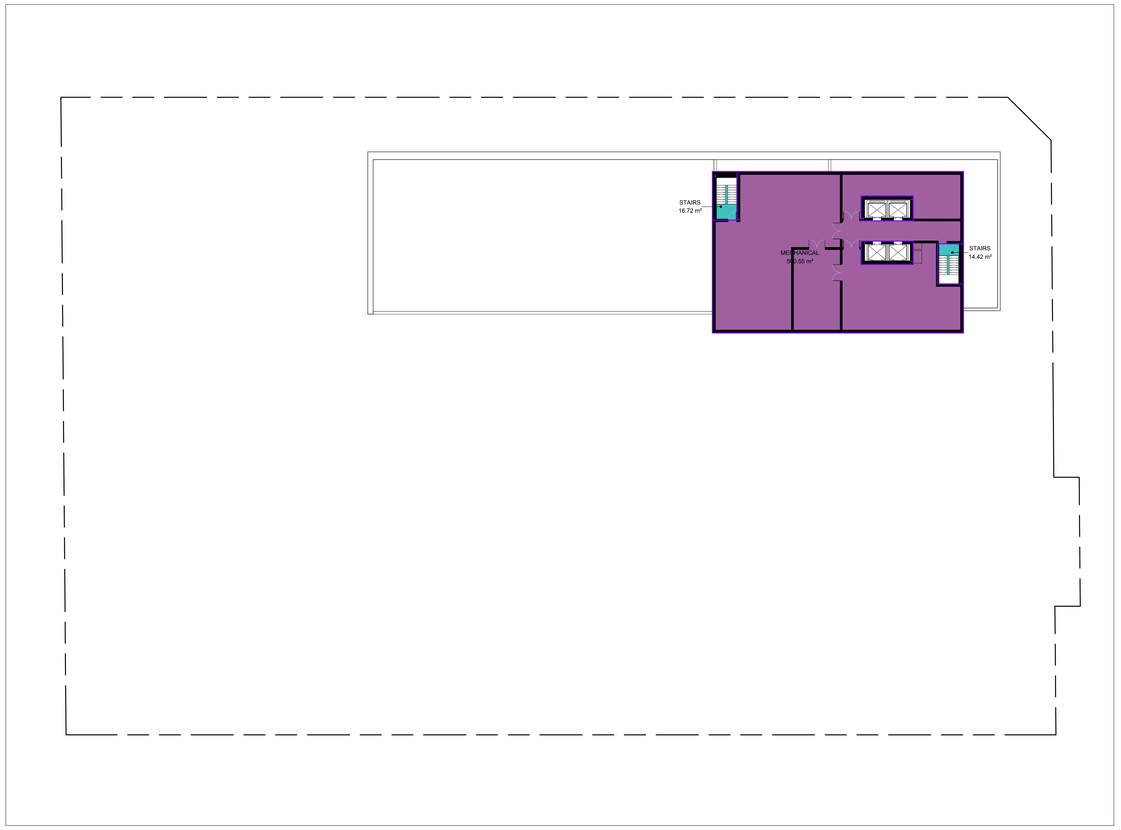
DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
--

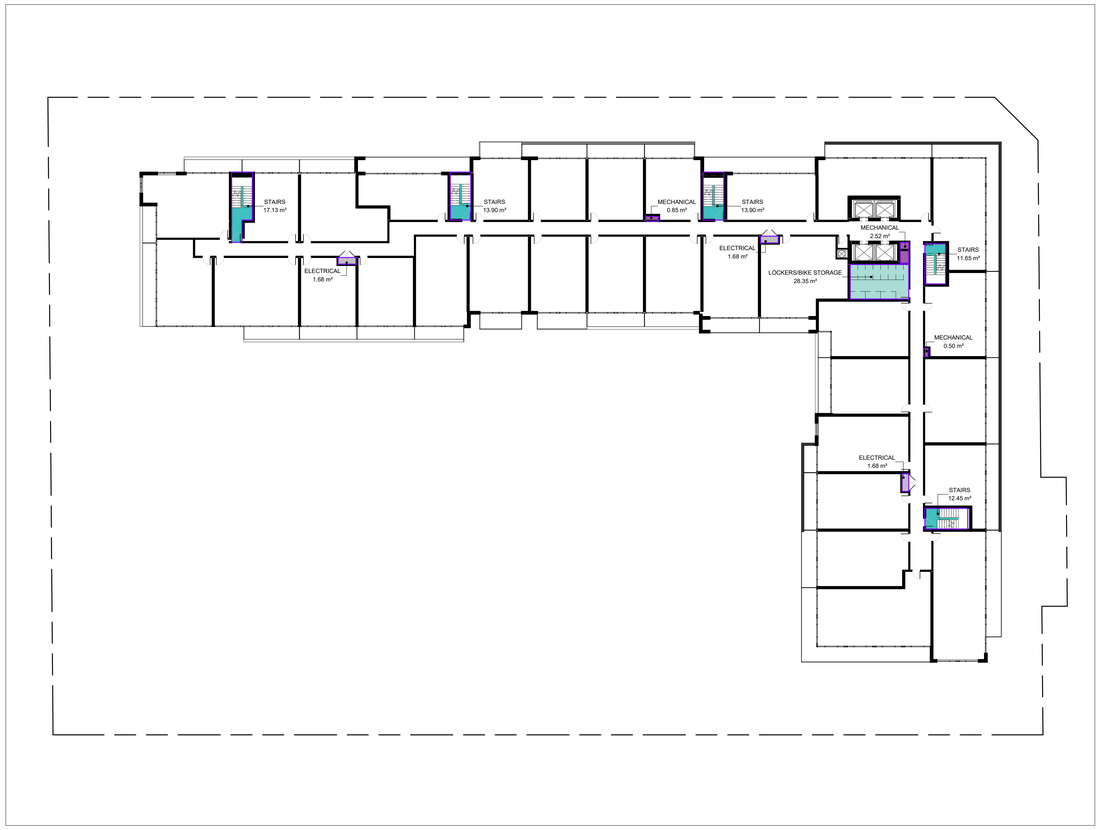
DRAWING
AREA PLANS - BY-LAW DEDUCTIONS

PROJECT NUMBER	DATE
21011-	2022-08-19 3:45:18 PM
SCALE	PLOTTED DATE
1 : 250	2022-08-19 3:45:18 PM

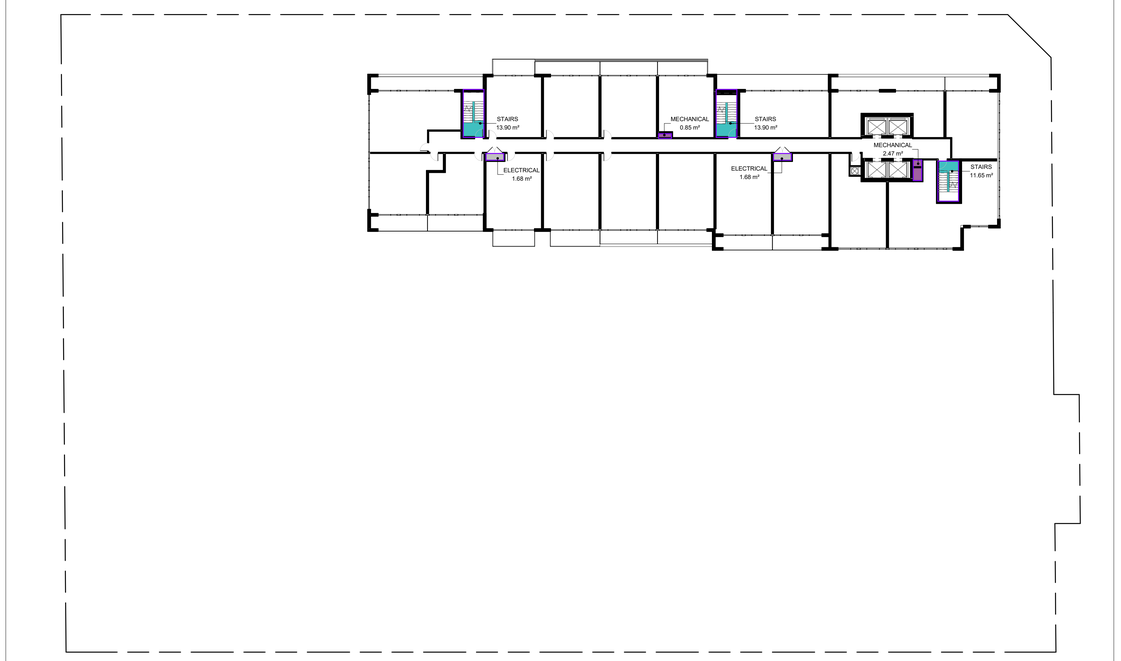
A012



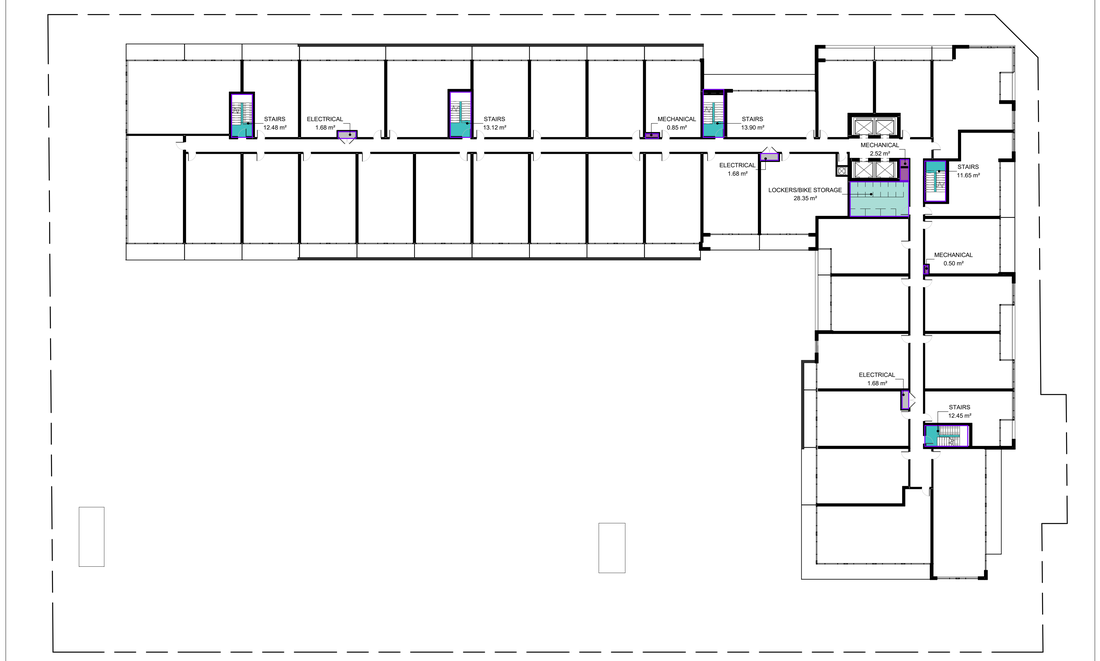
MECHANICAL FLOOR PLAN



7TH-9TH FLOOR PLAN



10TH-12TH FLOOR PLAN



5TH-6TH FLOOR PLAN

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No.	Date	Revision

Building Area Legend

- ELECTRICAL
- LOCKERS/BIKE STORAGE
- MECHANICAL
- STAIRS

No.	DATE	ISSUED
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CITY OF BARRIE
COUNTY OF SIMCOE

ONTARIO ASSOCIATION OF ARCHITECTS
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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

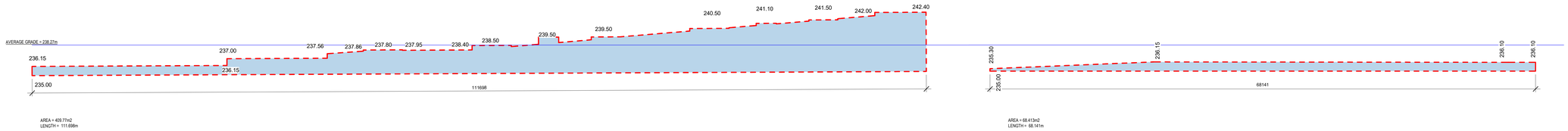
DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
--

DRAWING
AREA PLANS - BY-LAW DEDUCTIONS

PROJECT NUMBER	DATE
21011-	2022-08-19 3:45:23 PM
SCALE	PLOTTED DATE
1 : 250	2022-08-19 3:45:23 PM

A013



AREA = 409.77m2
LENGTH = 111.698m

1 North Elevation

SCALE: 1 : 200

AREA = 68.413m2
LENGTH = 68.141m

4 East Elevation

SCALE: 1 : 200

AVERAGE GRADE CALCULATIONS ALONG MAPLE AVENUE

AREA = 226.63m2
LENGTH = 109.098m

3 South Elevation

SCALE: 1 : 200

AREA = 471.53m2
LENGTH = 69.748m

2 West Elevation

SCALE: 1 : 200

Calculations:

Total Area = 409.77 + 68.413 + 226.63 + 471.53
=1176.343

Total Length =111.698 + 68.141 + 109.098 +69.748
=358.685

Grade (OBC) (Established Grade) = (1176.343 m^2 / 358.685) + 235.00
= 3.27 + 235.00
= 238.27

CEILING OF THE GROUND FLOOR IS MORE THAN 1.8M ABOVE ESTABLISHED GRADE. THEREFORE THE GROUND FLOOR IS CONSIDERED THE 1ST STOREY AS DEFINED IN THE ONTARIO BUILDING CODE.

ESTABLISHED GRADE (238.27) + 1.8M = 240.07
CEILING HEIGHT OF GROUND LEVEL +/- 240.75

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No.	Date	Revision

No.	DATE	ISSUED
001	19 AUG 2022	ISSUED FOR SPA RE-SUBMISSION

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CITY OF BARRIE
COUNTY OF SIMCOE

ONTARIO ASSOCIATION OF ARCHITECTS
ROD L. ROWBOTHAM
LICENCE
5084

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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER

DRAWING
AVERAGE GRADE

PROJECT NUMBER	DATE
21011-	2022-08-19 3:45:29 PM
SCALE	PLOTTED DATE
1 : 200	2022-08-19 3:45:29 PM

A014

PERMANENT SIGN LEGEND

VP	VISITOR PARKING
Rb-93	ACCESSIBLE PARKING BY PERMIT ONLY
Rb-51	NO PARKING - FIRE ROUTE
Rb-51	NO PARKING - FIRE ROUTE (WALL MOUNTED)
Ra-1	STOP SIGN
	CONVEX TRAFFIC MIRROR
EV	ELECTRIVAL VEHICLE CHARGING STATION

PARKING TYPES

COMMERCIAL PARKING SPACE — 5500 × 2700

RESIENTIAL PARKING SPACE — 5500 × 2700

TYPE A - HC PARKING SPACE — 5500 × 2700; ACCESSIBLE PARKING SIGN IN ACCORDANCE WITH CITY BY-LAW; 1500 Access Aisle; 3400

TYPE B - HC PARKING SPACE — 5500 × 2700; ACCESSIBLE PARKING SIGN IN ACCORDANCE WITH CITY BY-LAW; 1500 Access Aisle; 3100

BICYCLE PARKNG HORIZONTAL — 600 × 1800; PAVEMENT MARKINGS FOR PARKING STALLS TO BE PAINTED WHITE AND CONFORM TO OPSS 1712

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No.	Date	Revision

TRUE NORTH

PROJECT NORTH

No.	DATE	ISSUED
004	19 AUG 2022	ISSUED FOR SPA RE-SUBMISSION
003	08 APRIL 2022	ISSUED FOR SPA RE-SUBMISSION
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CITY OF BARRIE
COUNTY OF SIMCOE

ONTARIO ASSOCIATION OF ARCHITECTS — ROD L. ROWBOTHAM — LICENCE 8084

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ALL CONSTRUCTION TO BE ACCORDING TO BEST DOMINION PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE IN EFFECT AT THE TIME.

CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET, BARRIE, ONTARIO

DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
--

DRAWING
GROUND FLOOR PLAN

PROJECT NUMBER	DATE
21011-	2022-08-19 3:45:34 PM
SCALE	PLOTTED DATE
As indicated	2022-08-19 3:45:34 PM

A101

PERMANENT SIGN LEGEND

VP	VISITOR PARKING
Rb-93	ACCESSIBLE PARKING BY PERMIT ONLY
Rb-51	NO PARKING - FIRE ROUTE
Rb-51	NO PARKING - FIRE ROUTE (WALL MOUNTED)
Ra-1	STOP SIGN
	CONVEX TRAFFIC MIRROR
EV	ELECTRIVAL VEHICLE CHARGING STATION

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No.	Date	Revision

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CITY OF BARRIE
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ONTARIO ASSOCIATION OF ARCHITECTS
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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
--

DRAWING
2ND FLOOR PLAN

PROJECT NUMBER	DATE
21011-	2022-08-19 3:45:40 PM
SCALE	PLOTTED DATE
As indicated	2022-08-19 3:45:40 PM

A102

1 2ND FLOOR PLAN
SCALE: 1 : 125

PARKING TYPES

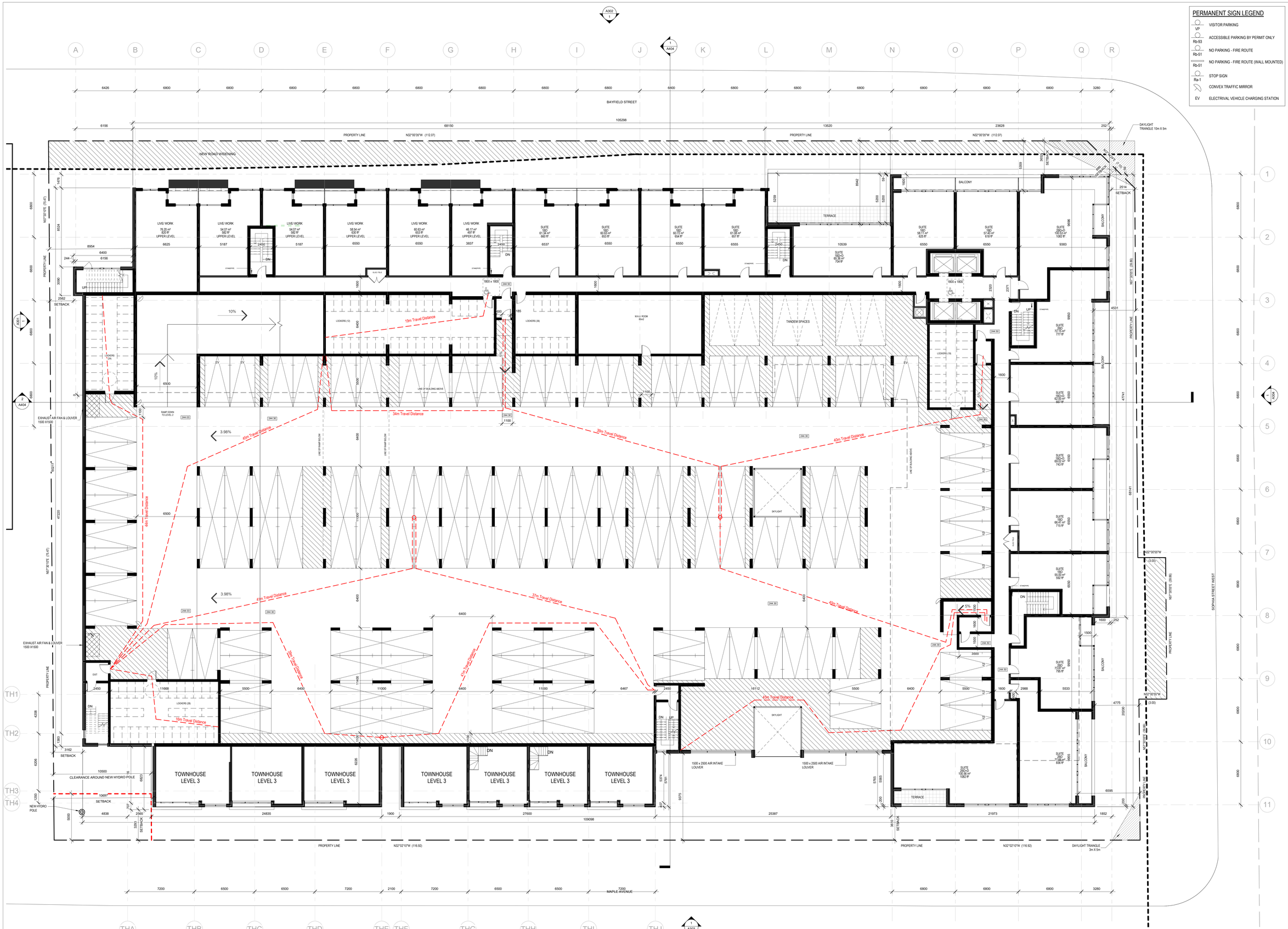
COMMERCIAL PARKING SPACE — 5500 × 2700

RESIENTIAL PARKING SPACE — 5500 × 2700

TYPE A - HC PARKING SPACE — 5500 × 2700; ACCESSIBLE PARKING SIGN IN ACCORDANCE WITH CITY BY-LAW; 1500 Access Aisle; 3400

TYPE B - HC PARKING SPACE — 5500 × 2700; ACCESSIBLE PARKING SIGN IN ACCORDANCE WITH CITY BY-LAW; 1500 Access Aisle; 3100

BICYCLE PARKNG HORIZONTAL — 1800 × 600; PAVEMENT MARKINGS FOR PARKING STALLS TO BE PAINTED WHITE AND CONFORM TO OPSS 1712.



PERMANENT SIGN LEGEND

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Rb-93	ACCESSIBLE PARKING BY PERMIT ONLY
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Rb-51	NO PARKING - FIRE ROUTE (WALL MOUNTED)
Ra-1	STOP SIGN
	CONVEX TRAFFIC MIRROR
EV	ELECTRIVAL VEHICLE CHARGING STATION

PARKING TYPES

COMMERCIAL PARKING SPACE — 5500 × 2700

RESIENTIAL PARKING SPACE — 5500 × 2700

TYPE A - HC PARKING SPACE — 5500 × 2700, 1500, 3400 Access Aisle
ACCESSIBLE PARKING SIGN IN ACCORDANCE WITH CITY BY-LAW

TYPE B - HC PARKING SPACE — 5500 × 2700, 1500, 3100 Access Aisle
ACCESSIBLE PARKING SIGN IN ACCORDANCE WITH CITY BY-LAW

BICYCLE PARKNG HORIZONTAL — 1800, 600
PAVEMENT MARKINGS FOR PARKING STALLS TO BE PAINTED WHITE AND CONFORM TO OPSS 1712

1 3RD FLOOR PLAN
SCALE: 1 : 125

TRUE NORTH

PROJECT NORTH

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No.	Date	Revision

No.	DATE	ISSUED
004	19 AUG 2022	ISSUED FOR SPA RE-SUBMISSION
003	08 APRIL 2022	ISSUED FOR SPA RE-SUBMISSION
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PART OF LOTS 6 AND 10 AND ALL OF LOTS 7, 8, AND 9 EAST SIDE OF MAPLE AVENUE AND PART OF LOT 10 AND ALL OF LOTS 6, 7, 8, AND 9 WEST SIDE OF BAYFIELD STREET. REGISTERED PLAN 121
CITY OF BARRIE
COUNTY OF SIMCOE

ONTARIO ASSOCIATION OF ARCHITECTS
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LICENCE
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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
--

DRAWING
3RD FLOOR PLAN

PROJECT NUMBER	DATE
21011-	2022-08-19 3:45:44 PM
SCALE	PLOTTED DATE
As indicated	2022-08-19 3:45:44 PM

A103

1 4TH FLOOR PLAN
SCALE: 1 : 125

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No.	Date	Revision

TRUE NORTH
PROJECT NORTH

No.	DATE	ISSUED
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PROPERTY DESCRIPTION:

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CITY OF BARRIE
COUNTY OF SIMCOE

ONTARIO ASSOCIATION OF ARCHITECTS
ROD L. ROWBOTHAM JR
LICENCE
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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

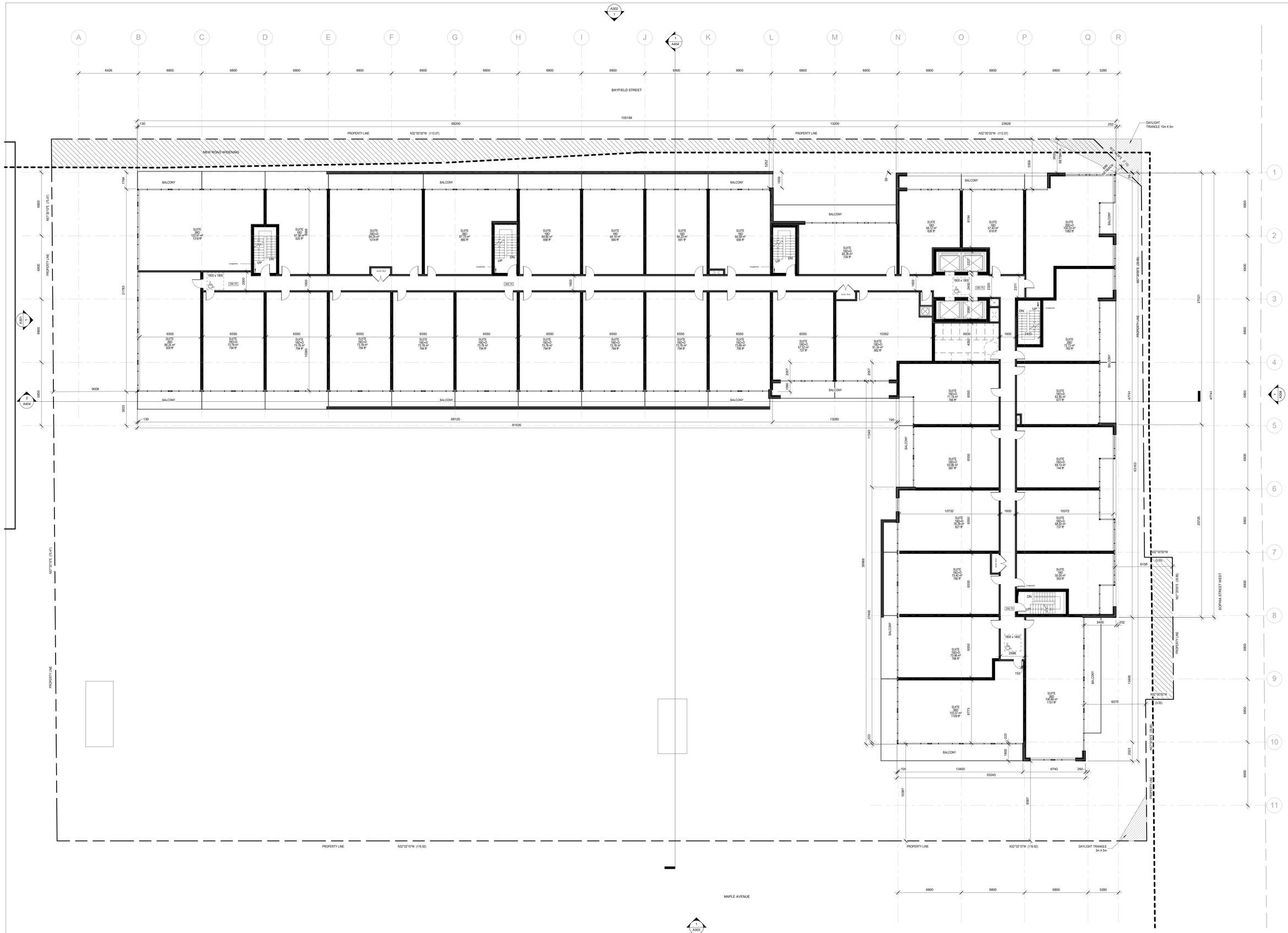
DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
--

DRAWING
4TH FLOOR PLAN

PROJECT NUMBER	DATE
21011-	2022-08-19 3:45:47 PM
SCALE	PLOTTED DATE
1 : 125	2022-08-19 3:45:47 PM

A104



1 5TH FLOOR PLAN

SCALE: 1 : 125

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No.	Date	Revision

TRUE NORTH

PROJECT NORTH

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LICENCE
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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

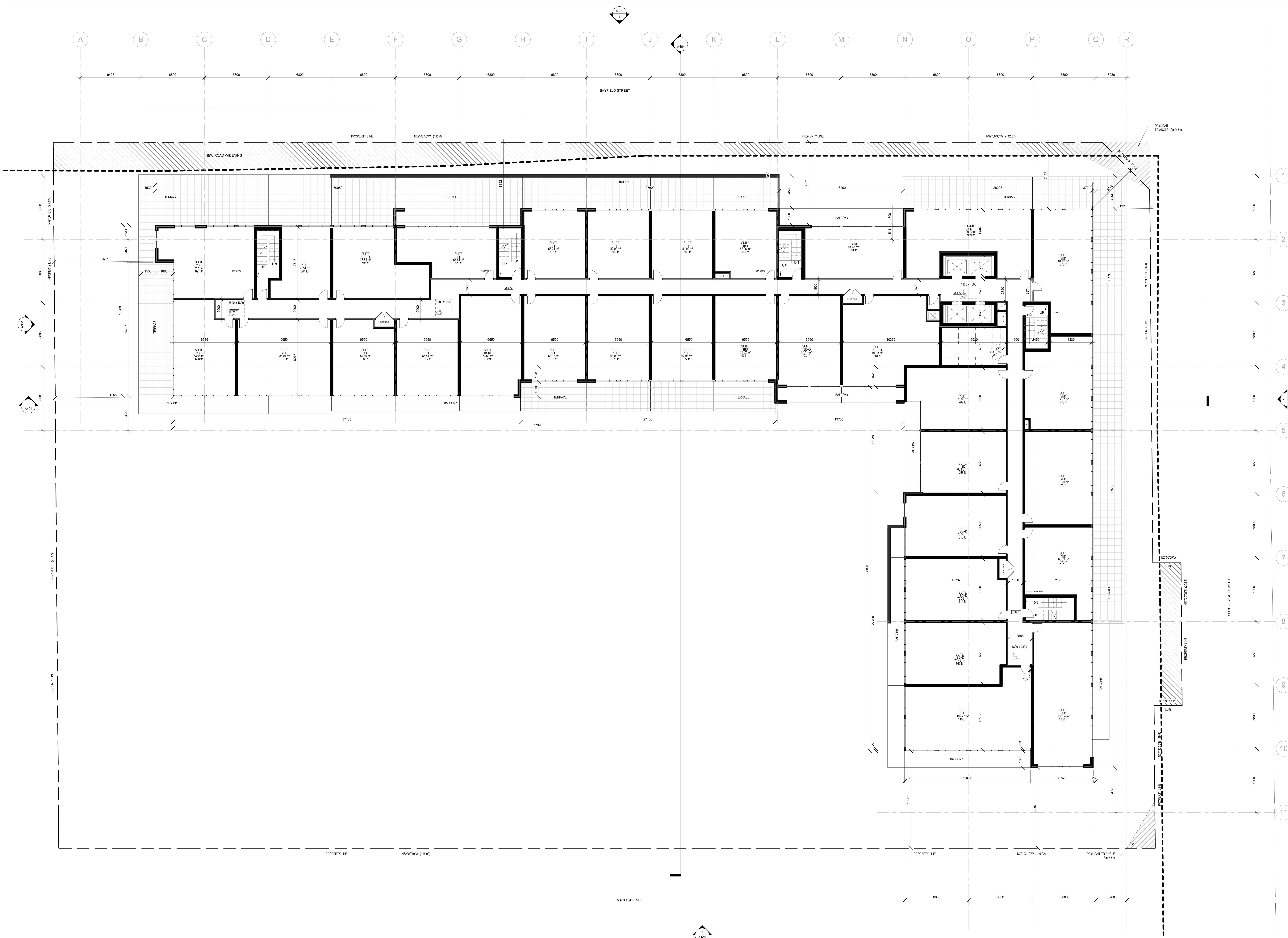
DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
--

DRAWING
5TH-6TH FLOOR PLAN

PROJECT NUMBER	DATE
21011-	2022-08-19 3:45:51 PM
SCALE	PLOTTED DATE
1 : 125	2022-08-19 3:45:51 PM

A105



7TH FLOOR PLAN

SCALE: 1 : 125

TRUE NORTH

PROJECT NORTH

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architecture + interior design
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848-1245 FAX: (416)
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No.	Date	Revision

No.	DATE	ISSUED
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003	08 APRIL 2022	ISSUED FOR SPA RE-SUBMISSION
002	25 JUNE 2021	ISSUED FOR REZONING AND SPA RE-SUBMISSION
001	01 MAY 2020	ISSUED FOR REZONING AND SPA SUBMISSION

PROPERTY DESCRIPTION:

PART OF LOTS 6 AND 10 AND ALL OF LOTS 7, 8, AND 9 EAST SIDE OF MAPLE AVENUE AND PART OF LOT 10 AND ALL OF LOTS 6, 7, 8, AND 9 WEST SIDE OF BAYFIELD STREET. REGISTERED PLAN 121 CITY OF BARRIE COUNTY OF SIMCOE

ONTARIO ASSOCIATION OF ARCHITECTS
ROD L. ROWBOTHAM
LICENCE
5084

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ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE IN EFFECT AT THE TIME.

CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET, BARRIE, ONTARIO

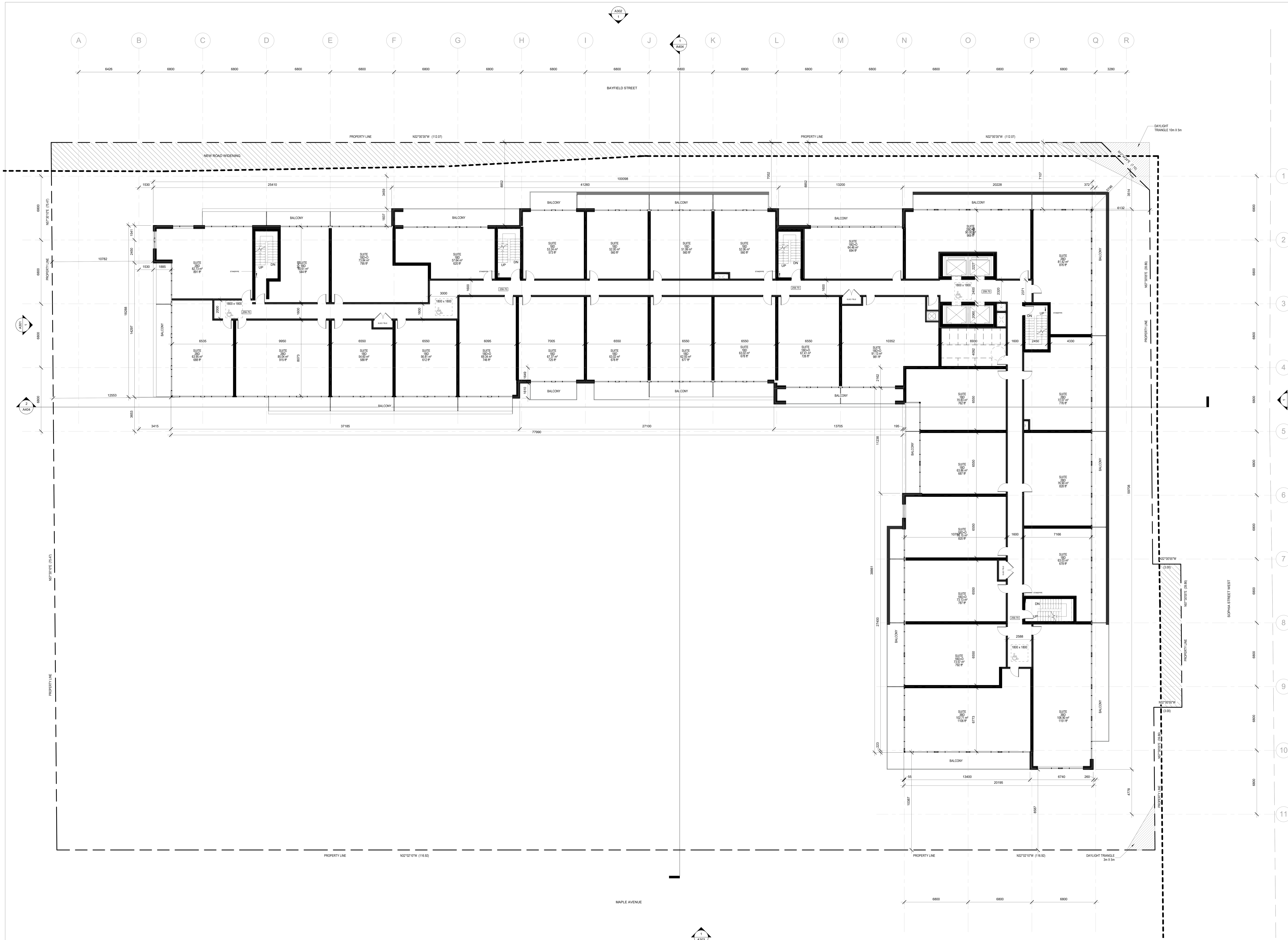
DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
--

DRAWING
7TH FLOOR PLAN

PROJECT NUMBER	DATE
21011-	2022-08-19 3:45:55 PM
SCALE	PLOTTED DATE
1 : 125	2022-08-19 3:45:55 PM

A106



1 8TH-9TH FLOOR PLAN
SCALE: 1 : 125

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3700 STEELES AVE WEST. SUITE 305.
VAUGHAN,
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No.	Date	Revision

No.	DATE	ISSUED
004	19 AUG 2022	ISSUED FOR SPA RE-SUBMISSION
003	08 APRIL 2022	ISSUED FOR SPA RE-SUBMISSION
002	25 JUNE 2021	ISSUED FOR REZONING AND SPA RE-SUBMISSION
001	01 MAY 2020	ISSUED FOR REZONING AND SPA SUBMISSION

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ONTARIO ASSOCIATION OF ARCHITECTS
ROD L. ROWBOTHAM
LICENCE
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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET, BARRIE, ONTARIO

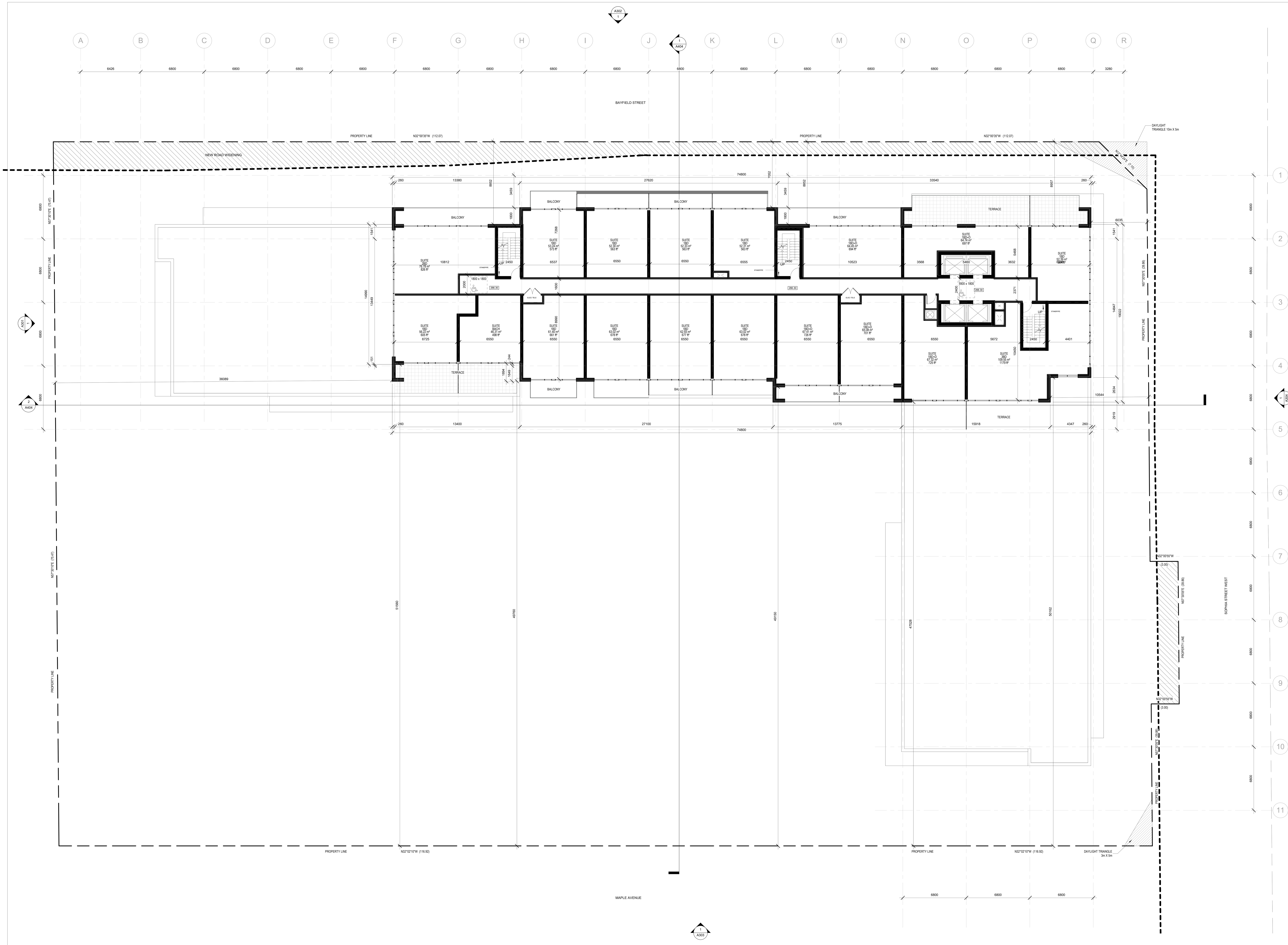
DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
--

DRAWING
8TH-9TH FLOOR PLAN

PROJECT NUMBER	DATE
21011-	2022-08-19 3:46:00 PM
SCALE	PLOTTED DATE
1 : 125	2022-08-19 3:46:00 PM

A107



10TH FLOOR PLAN

SCALE: 1 : 125

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ROD L. ROWBOTHAM
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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

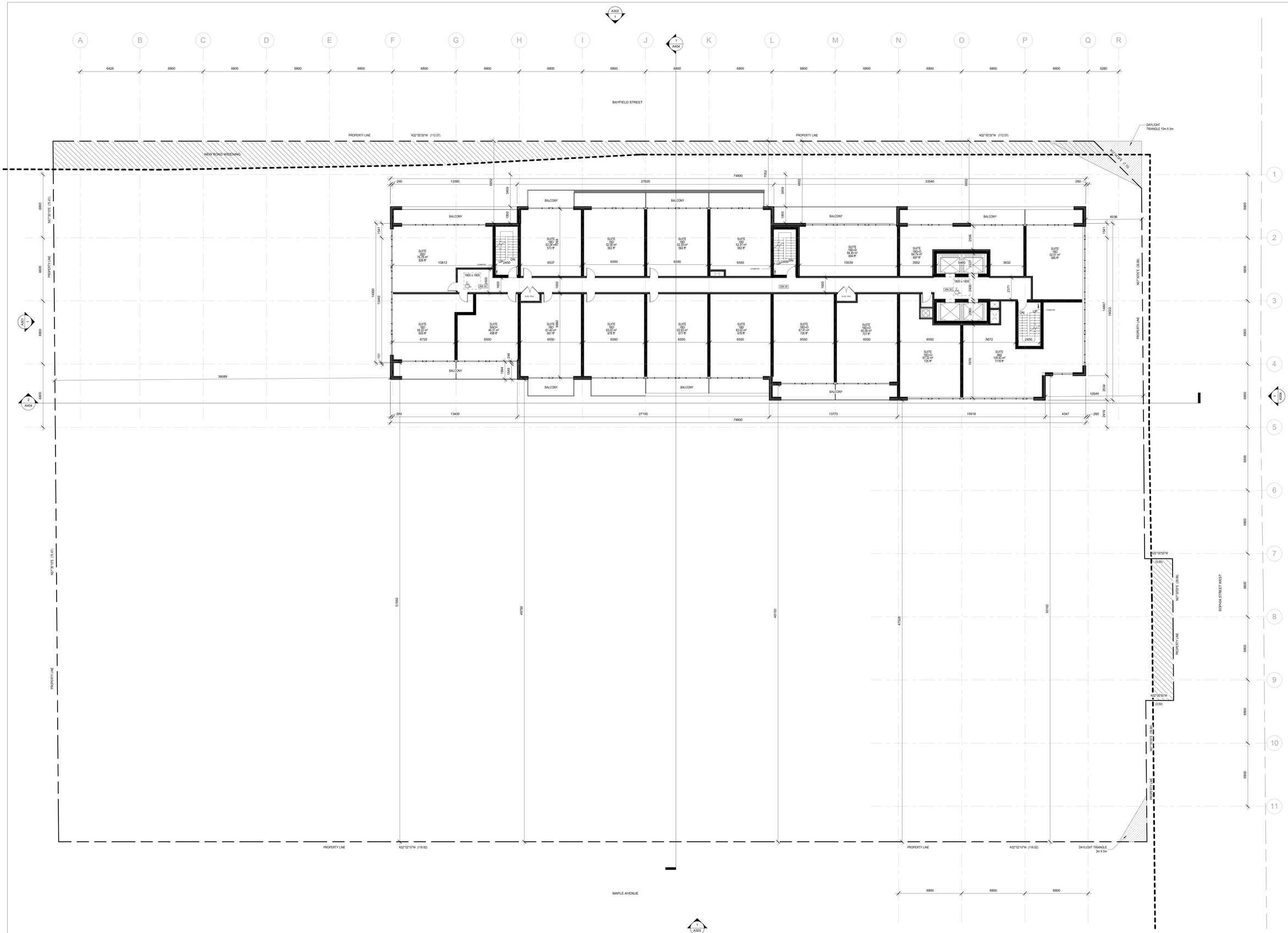
PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
--

DRAWING
10TH FLOOR PLAN

PROJECT NUMBER	DATE
21011-	2022-08-19 3:46:04 PM
SCALE	PLOTTED DATE
1 : 125	2022-08-19 3:46:04 PM



1 11TH FLOOR PLAN
SCALE: 1 : 125

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CITY OF BARRIE
COUNTY OF SIMCOE

ONTARIO ASSOCIATION OF ARCHITECTS
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LICENCE
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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

DEVELOPMENT TYPE
RESIDENTIAL

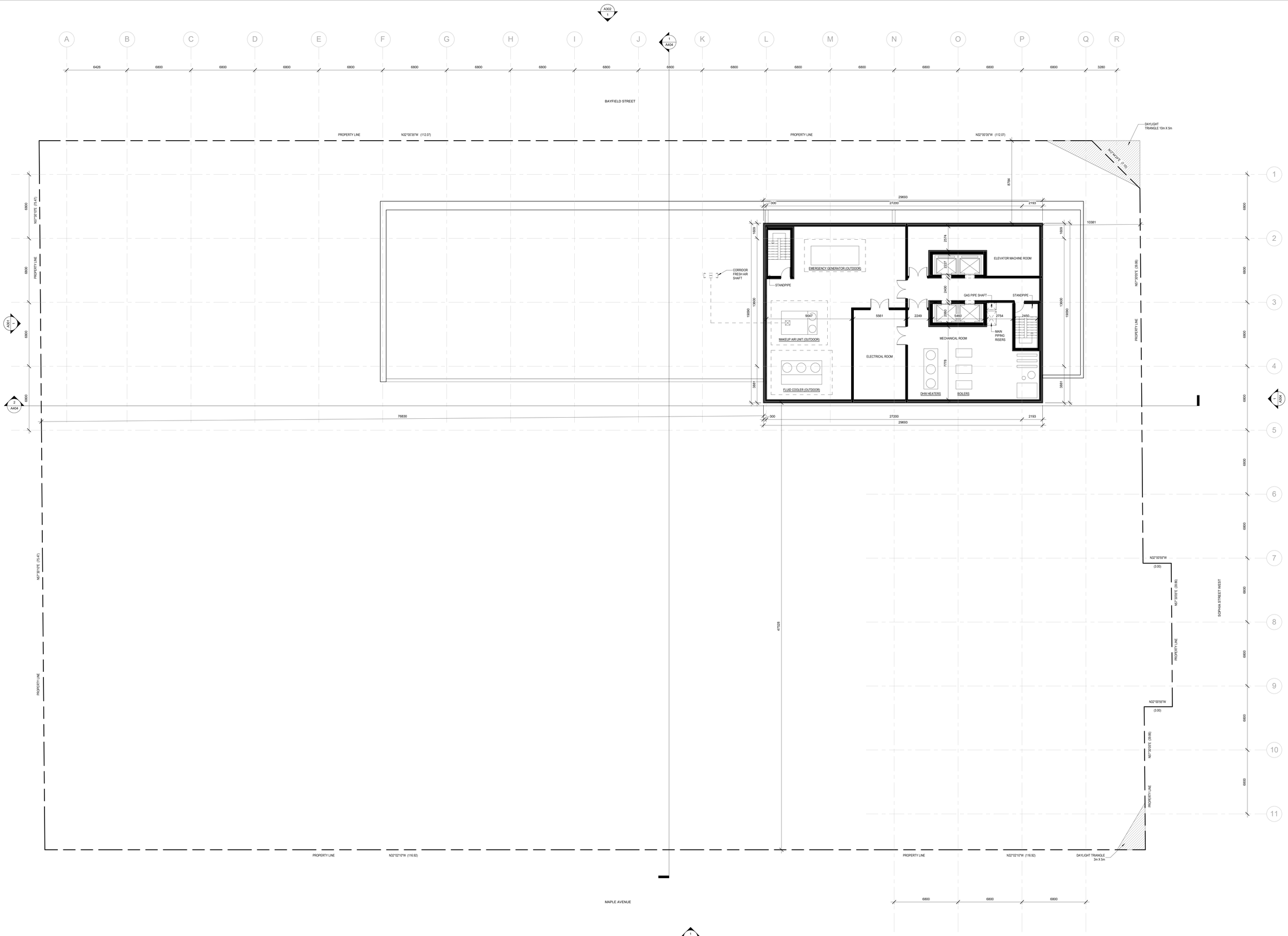
APPLICANT NUMBER
--

DRAWING
11TH-12TH FLOOR PLAN

PROJECT NUMBER	DATE
21011-	2022-08-19 3:46:08 PM
SCALE	PLOTTED DATE
1 : 125	2022-08-19 3:46:08 PM

TRUE NORTH
PROJECT NORTH

A109



1 MECHANICAL PENTHOUSE FLOOR PLAN

SCALE: 1 : 125

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No.	Date	Revision

TRUE NORTH

PROJECT NORTH

No.	DATE	ISSUED
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COUNTY OF SIMCOE

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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

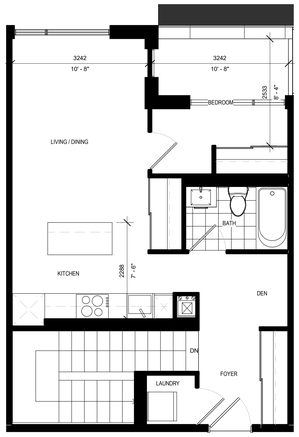
DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
--

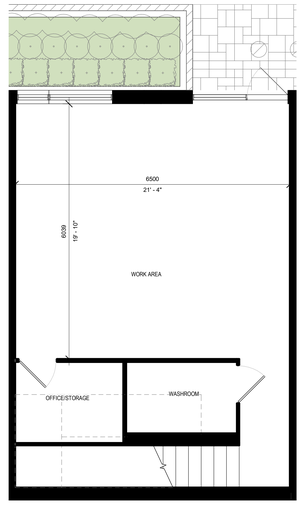
DRAWING
MECHANICAL PENTHOUSE FLOOR PLAN

PROJECT NUMBER	DATE
21011-	2022-08-19 3:46:10 PM
SCALE	PLOTTED DATE
1 : 125	2022-08-19 3:46:10 PM

A110

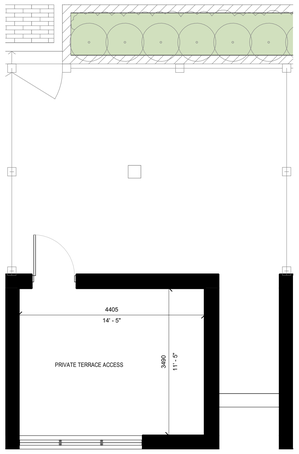


7 LIVE/WORK UPPER LEVEL
SCALE: 1 : 50

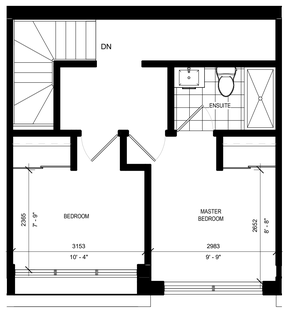


6 LIVE/WORK LOWER LEVEL
SCALE: 1 : 50

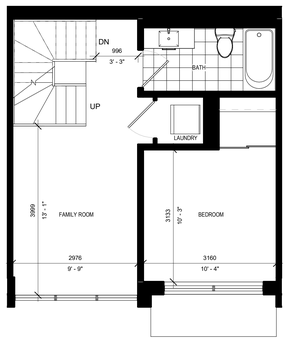
5 TYPICAL 1 BED + DEN SUITE
SCALE: 1 : 50



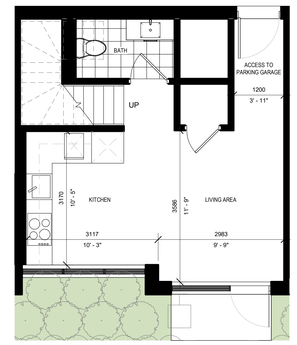
4 TOWNHOUSE LEVEL4
SCALE: 1 : 50



3 TOWNHOUSE LEVEL3
SCALE: 1 : 50



2 TOWNHOUSE LEVEL 2
SCALE: 1 : 50



1 TOWNHOUSE LEVEL 1
SCALE: 1 : 50

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No.	Date	Revision

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CITY OF BARRIE
COUNTY OF SIMCOE

ONTARIO ASSOCIATION OF ARCHITECTS
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LICENCE
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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

DEVELOPMENT TYPE
RESIDENTIAL

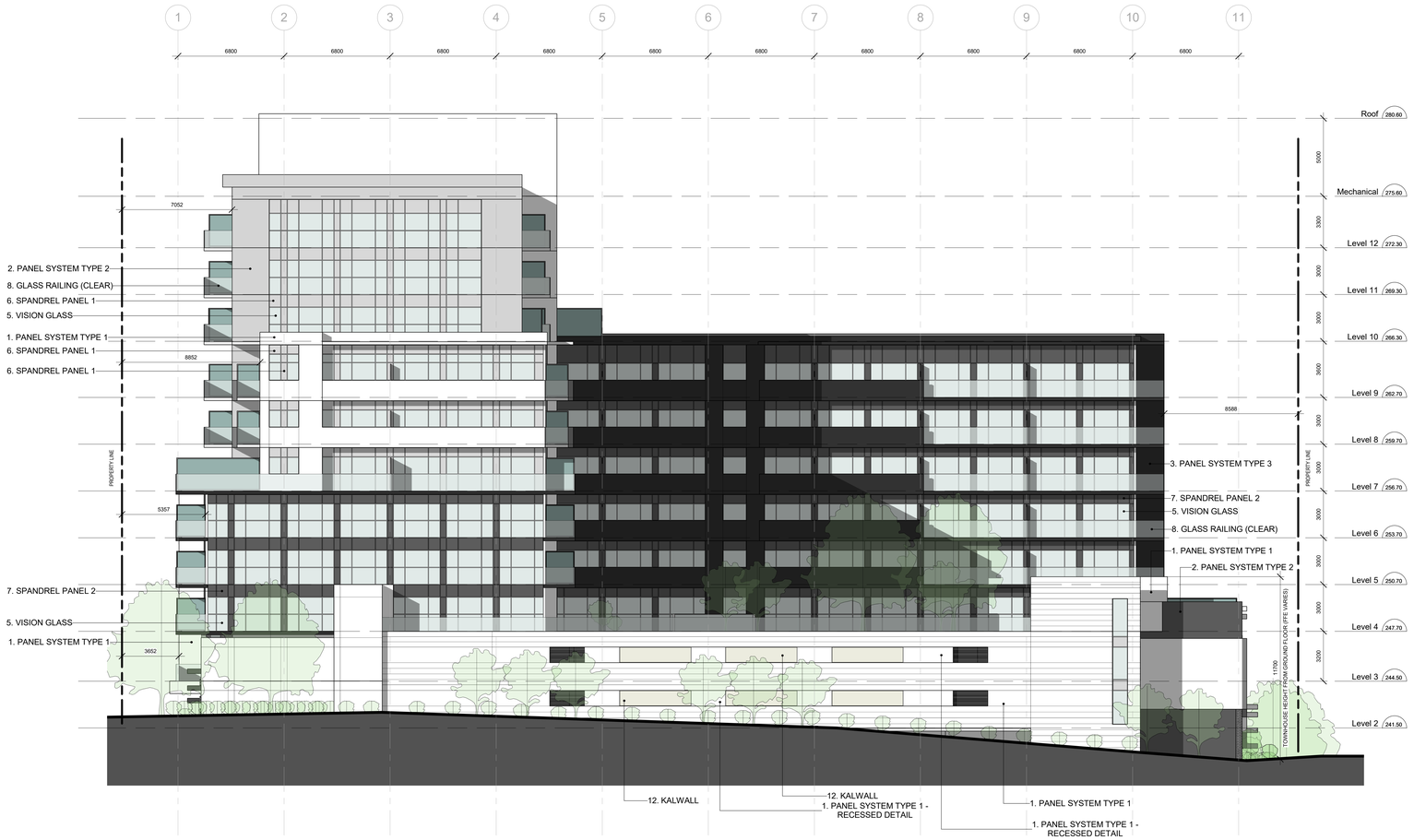
APPLICANT NUMBER

DRAWING
TYPICAL SUITE PLANS

PROJECT NUMBER	DATE
21011-	2022-08-19 3:46:15 PM
SCALE	PLOTTED DATE
1 : 50	2022-08-19 3:46:15 PM

A111

EXTERIOR MATERIALS LEGEND		
1		PANEL SYSTEM TYPE 1 (WHITE)
2		PANEL SYSTEM TYPE 2 (GREY)
3		PANEL SYSTEM TYPE 3 (BLACK)
4		ALUMINUM SIDING TYPE 1
5		VISION GLASS
6		SPANDREL PANEL 1 (LIGHT GREY)
7		SPANDREL PANEL 2 (CHARCOAL)
8		GLASS RAILING (CLEAR)
9		GLASS RAILING (FROSTED GLASS)
10		MASONRY
11		BIRD FRIENDLY GLAZING TO BE PROVIDED TO SUIT CITY OF BARRIE REQUIREMENTS
12		KALWALL GLAZING SYSTEM
		RECESSED STRIP ACCENT LIGHTING



1 NORTH ELEVATION
SCALE: 1 : 125

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CITY OF BARRIE
COUNTY OF SIMCOE

ONTARIO ASSOCIATION OF ARCHITECTS
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LICENCE
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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

DEVELOPMENT TYPE
RESIDENTIAL

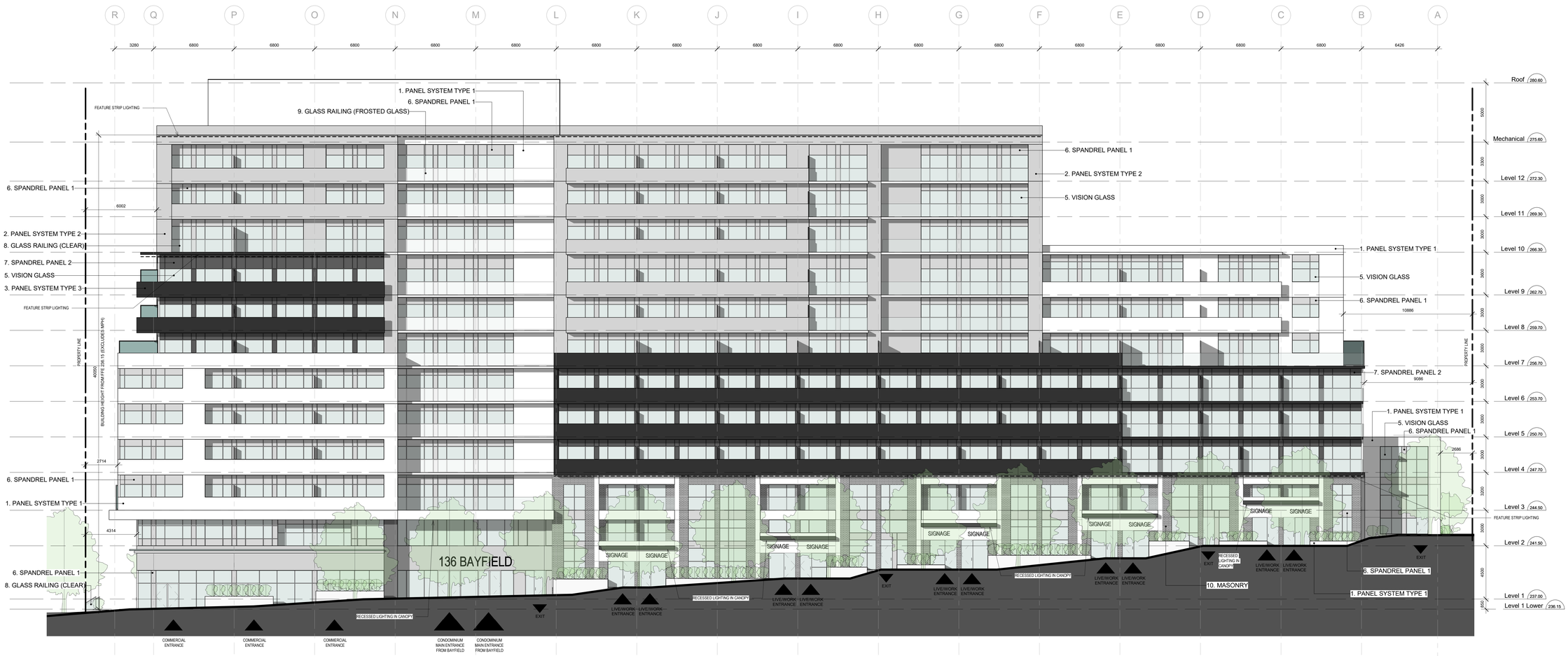
APPLICANT NUMBER
--

DRAWING
NORTH ELEVATION

PROJECT NUMBER	DATE
21011-	2022-08-19 3:46:46 PM
SCALE	PLOTTED DATE
As indicated	2022-08-19 3:46:46 PM

A301

EXTERIOR MATERIALS LEGEND		
1		PANEL SYSTEM TYPE 1 (WHITE)
2		PANEL SYSTEM TYPE 2 (GREY)
3		PANEL SYSTEM TYPE 3 (BLACK)
4		ALUMINUM SIDING TYPE 1
5		VISION GLASS
6		SPANDREL PANEL 1 (LIGHT GREY)
7		SPANDREL PANEL 2 (CHARCOAL)
8		GLASS RAILING (CLEAR)
9		GLASS RAILING (FROSTED GLASS)
10		MASONRY
11		BIRD FRIENDLY GLAZING TO BE PROVIDED TO SUIT CITY OF BARRIE REQUIREMENTS
12		KALWALL GLAZING SYSTEM
— — —		RECESSED STRIP ACCENT LIGHTING



1 EAST ELEVATION

SCALE: 1 : 125

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No.	Date	Revision

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004	18 AUG 2022	ISSUED FOR SPA RE-SUBMISSION
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PART OF LOTS 8 AND 10 AND ALL OF LOTS 7, 8, AND 9 EAST SIDE OF MAPLE AVENUE AND PART OF LOT 10 AND ALL OF LOTS 6, 7, 8, AND 9 WEST SIDE OF BAYFIELD STREET. REGISTERED PLAN 121
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COUNTY OF SIMCOE

ONTARIO ASSOCIATION OF ARCHITECTS
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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

DEVELOPMENT TYPE
RESIDENTIAL

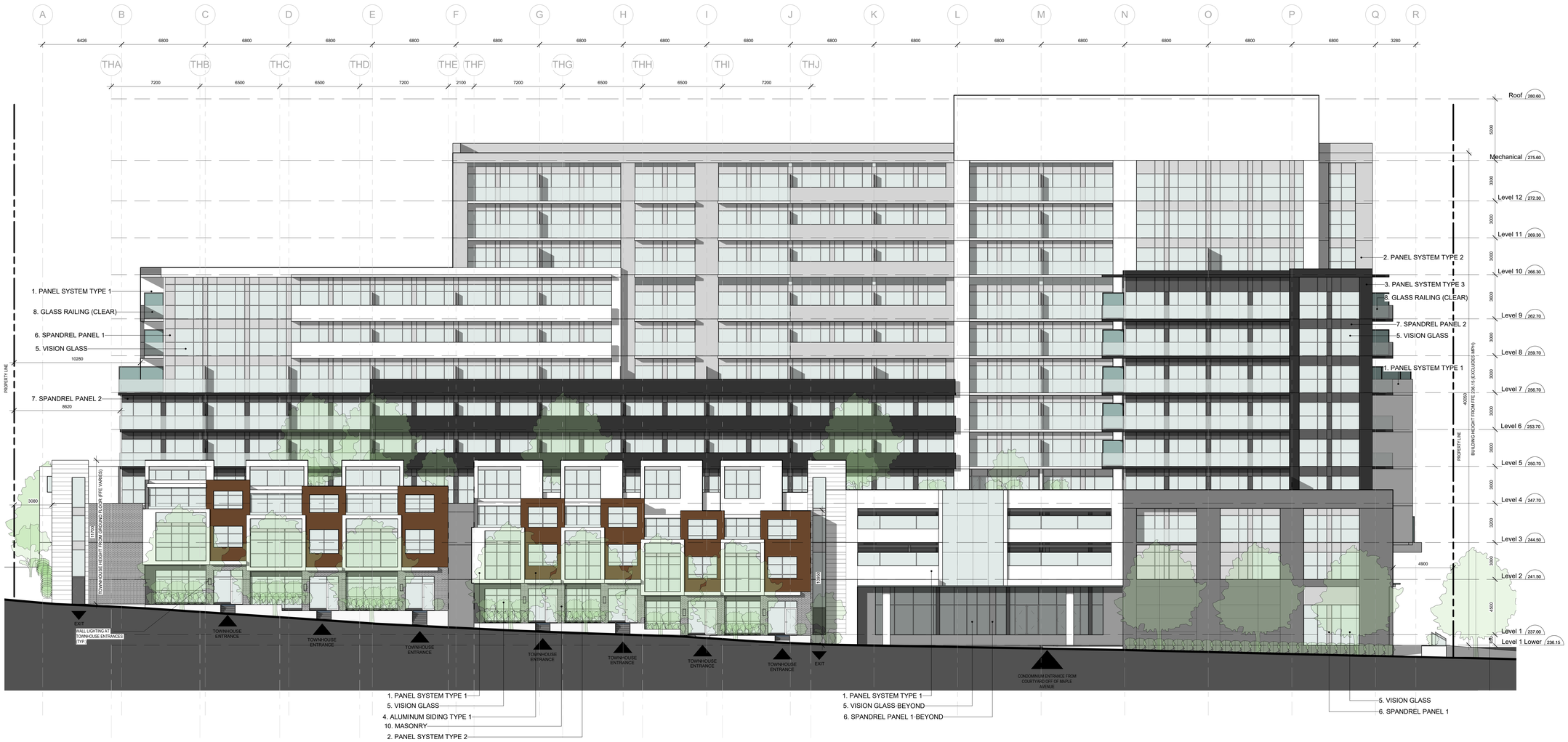
APPLICANT NUMBER
--

DRAWING
EAST ELEVATION

PROJECT NUMBER	DATE
21011-	2022-08-19 3:47:28 PM
SCALE	PLOTTED DATE
As indicated	2022-08-19 3:47:28 PM

A302

EXTERIOR MATERIALS LEGEND		
1		PANEL SYSTEM TYPE 1 (WHITE)
2		PANEL SYSTEM TYPE 2 (GREY)
3		PANEL SYSTEM TYPE 3 (BLACK)
4		ALUMINUM SIDING TYPE 1
5		VISION GLASS
6		SPANDREL PANEL 1 (LIGHT GREY)
7		SPANDREL PANEL 2 (CHARCOAL)
8		GLASS RAILING (CLEAR)
9		GLASS RAILING (FROSTED GLASS)
10	MASONRY	MASONRY
11	BIRD FRIENDLY	BIRD FRIENDLY GLAZING TO BE PROVIDED TO SUIT CITY OF BARRIE REQUIREMENTS
12		KALWALL GLAZING SYSTEM
		RECESSED STRIP ACCENT LIGHTING



1 WEST ELEVATION

SCALE: 1 : 125

A303

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CITY OF BARRIE
COUNTY OF SIMCOE

ONTARIO ASSOCIATION OF ARCHITECTS
ROD L. ROWBOTHAM
LICENCE
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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER

DRAWING
WEST ELEVATIONS

PROJECT NUMBER	DATE
21011-	2022-08-19 3:48:07 PM
SCALE	PLOTTED DATE
As indicated	2022-08-19 3:48:07 PM

EXTERIOR MATERIALS LEGEND		
1		PANEL SYSTEM TYPE 1 (WHITE)
2		PANEL SYSTEM TYPE 2 (GREY)
3		PANEL SYSTEM TYPE 3 (BLACK)
4		ALUMINUM SIDING TYPE 1
5		VISION GLASS
6		SPANDREL PANEL 1 (LIGHT GREY)
7		SPANDREL PANEL 2 (CHARCOAL)
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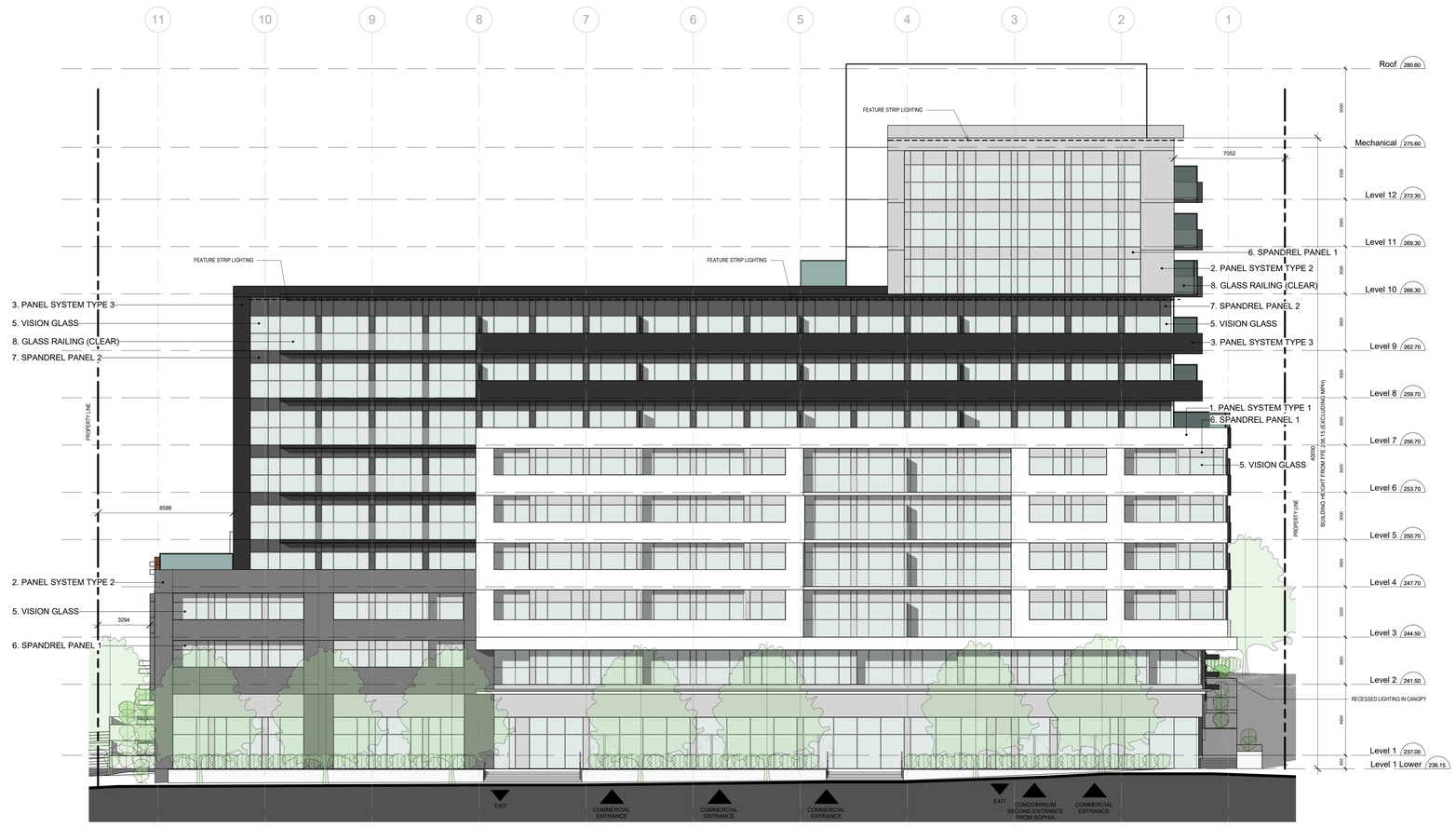
12		KALWALL GLAZING SYSTEM
		RECESSED STRIP ACCENT LIGHTING



1 SOUTH ELEVATION

SCALE: 1 : 125

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CITY OF BARRIE
COUNTY OF SIMCOE

ONTARIO ASSOCIATION OF ARCHITECTS
ROD L ROWBOTHAM
LICENCE
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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

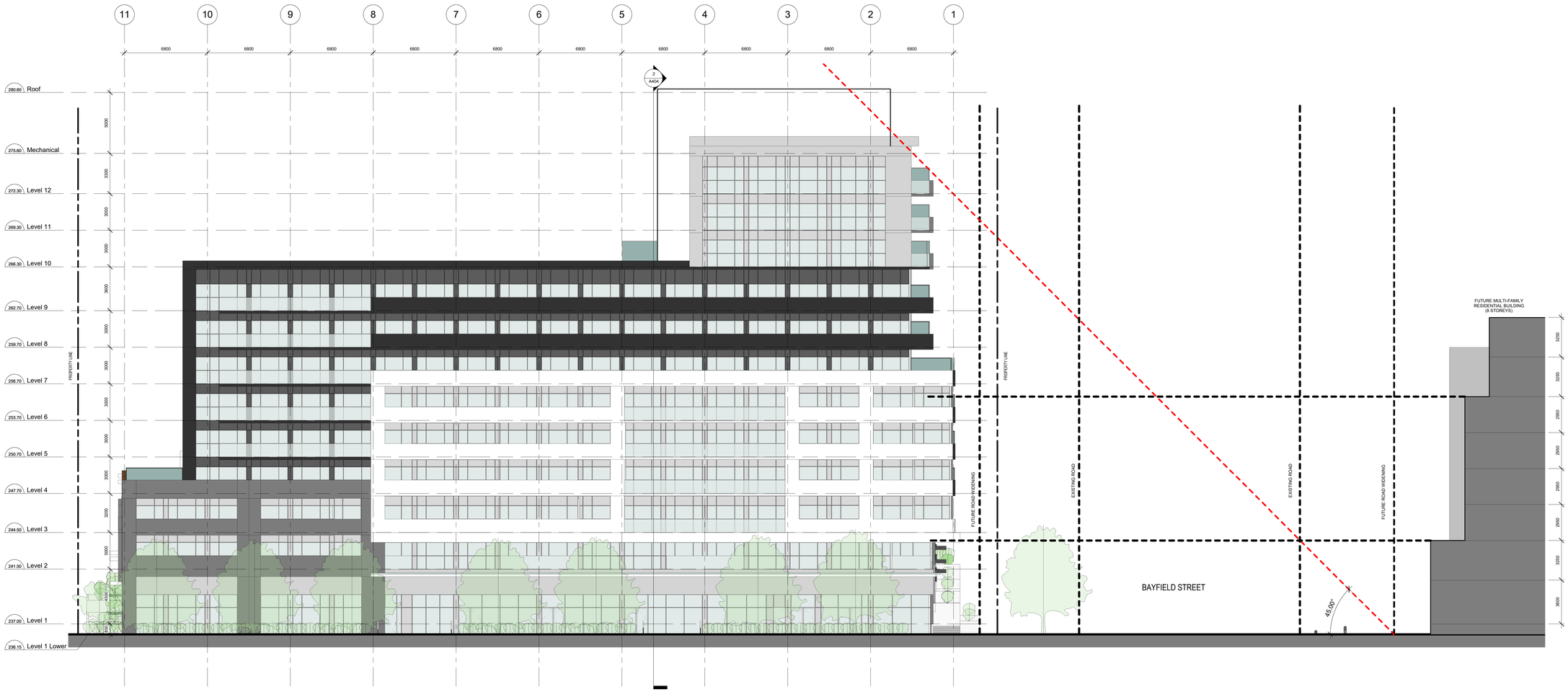
PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
--

DRAWING
SOUTH ELEVATIONS

PROJECT NUMBER	DATE
21011-	2022-08-19 3:48:33 PM
SCALE	PLOTTED DATE
As indicated	2022-08-19 3:48:33 PM



1 STREET SECTION - BAYFIELD STREET

SCALE: 1 : 125

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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

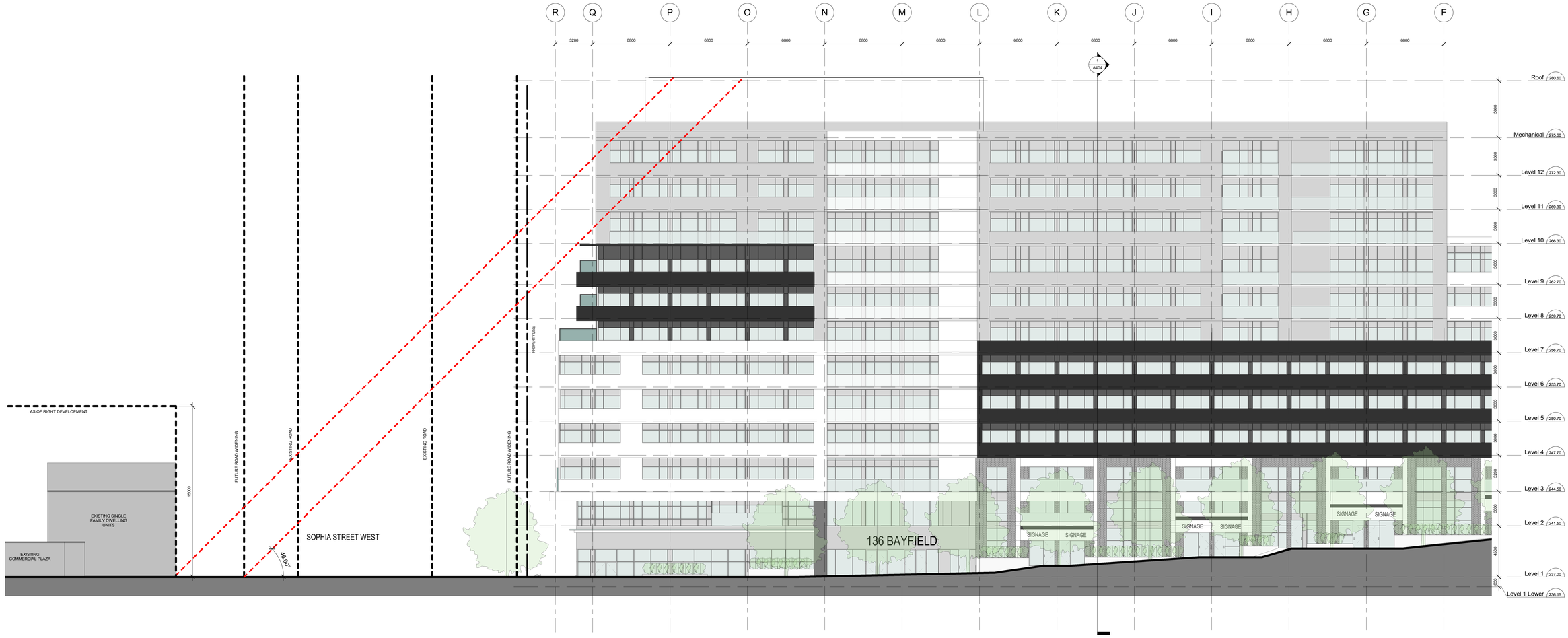
DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
--

DRAWING
STREET SECTION (BAYFIELD)

PROJECT NUMBER	DATE
21011-	2022-08-19 3:48:43 PM
SCALE	PLOTTED DATE
1 : 125	2022-08-19 3:48:43 PM

A401



1 STREET SECTION - SOPHIA STREET

SCALE: 1 : 125

A402

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001	01 MAY 2020	ISSUED FOR REZONING AND SPA SUBMISSION

No.	DATE	ISSUED

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CITY OF BARRIE,
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CLIENT
ROCKAP HOLDINGS

PROJECT NAME
BAYFIELD DEVELOPMENT

PROJECT ADDRESS
136 BAYFIELD STREET,
BARRIE, ONTARIO

DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
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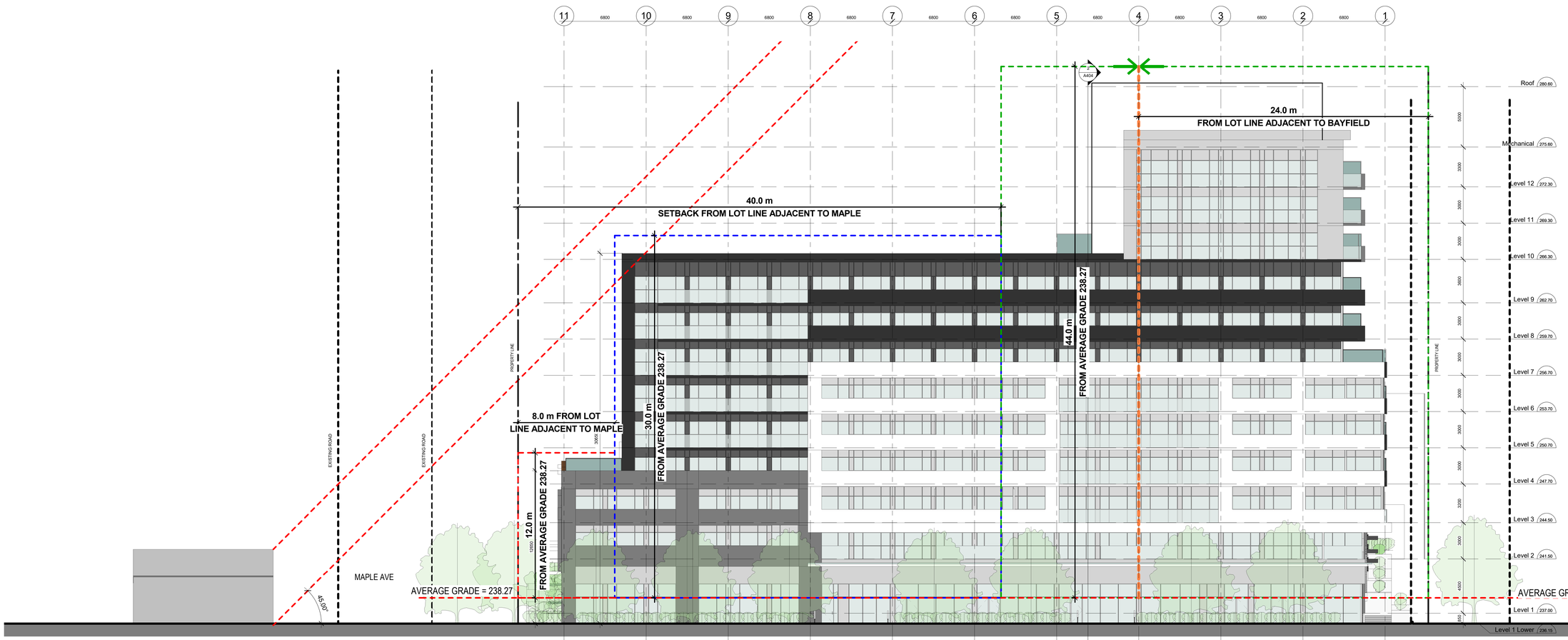
DRAWING
STREET SECTION (SOPHIA)

PROJECT NUMBER	DATE
21011-	2022-08-19 3:48:54 PM
SCALE	PLOTTED DATE
1 : 125	2022-08-19 3:48:54 PM



AVERAGE GRADE HAS BEEN DETERMINED TO BE 238.27.
ALL MAXIMUM HEIGHT RESTRICTIONS ARE BASED OFF OF THIS ELEVATION

1 STREET SECTION - MAPLE AVENUE
SCALE: 1 : 125

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005	19 AUG 2022	ISSUED FOR SPA RE-SUBMISSION
004	13 APRIL 2022	ISSUED FOR MINOR VARIANCE
003	08 APRIL 2022	ISSUED FOR SPA RE-SUBMISSION
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136 BAYFIELD STREET,
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DEVELOPMENT TYPE
RESIDENTIAL

APPLICANT NUMBER
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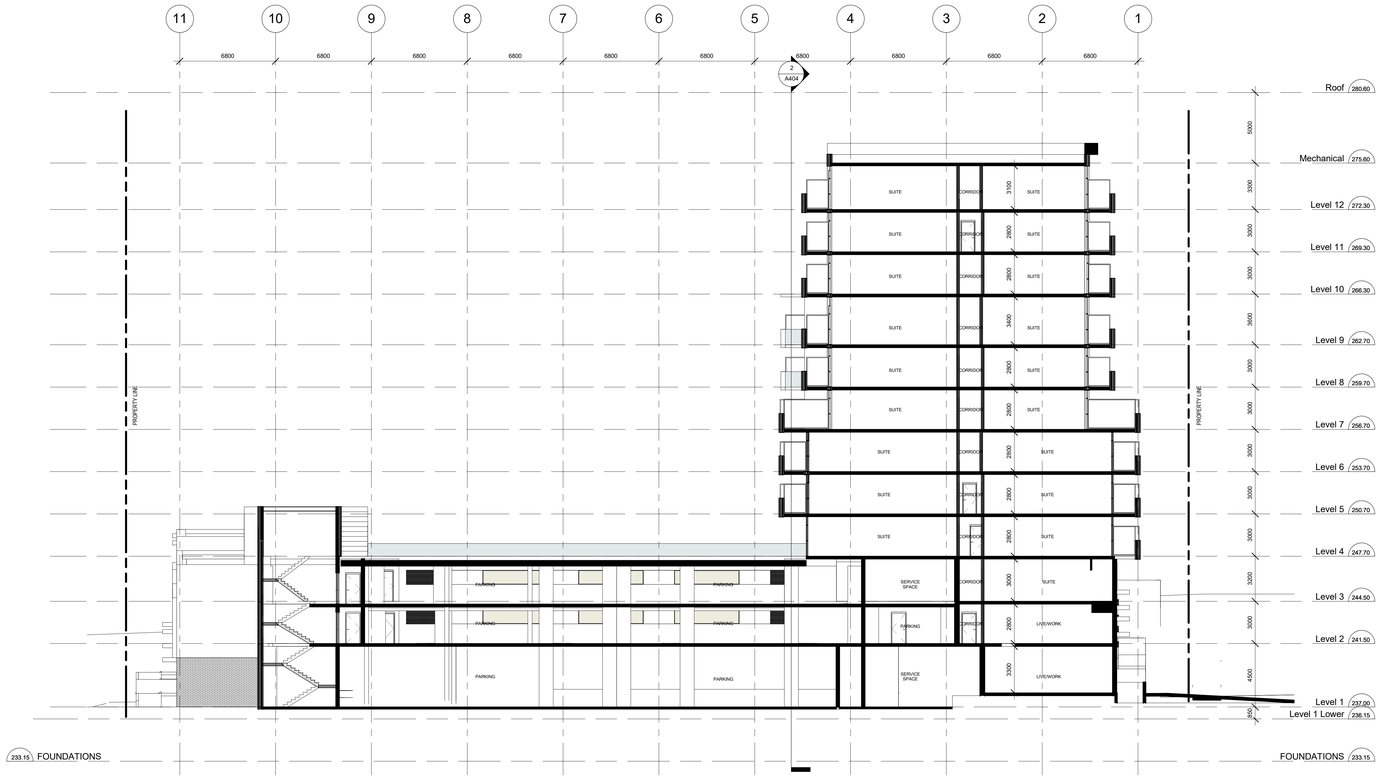
DRAWING
STREET SECTION (MAPLE)

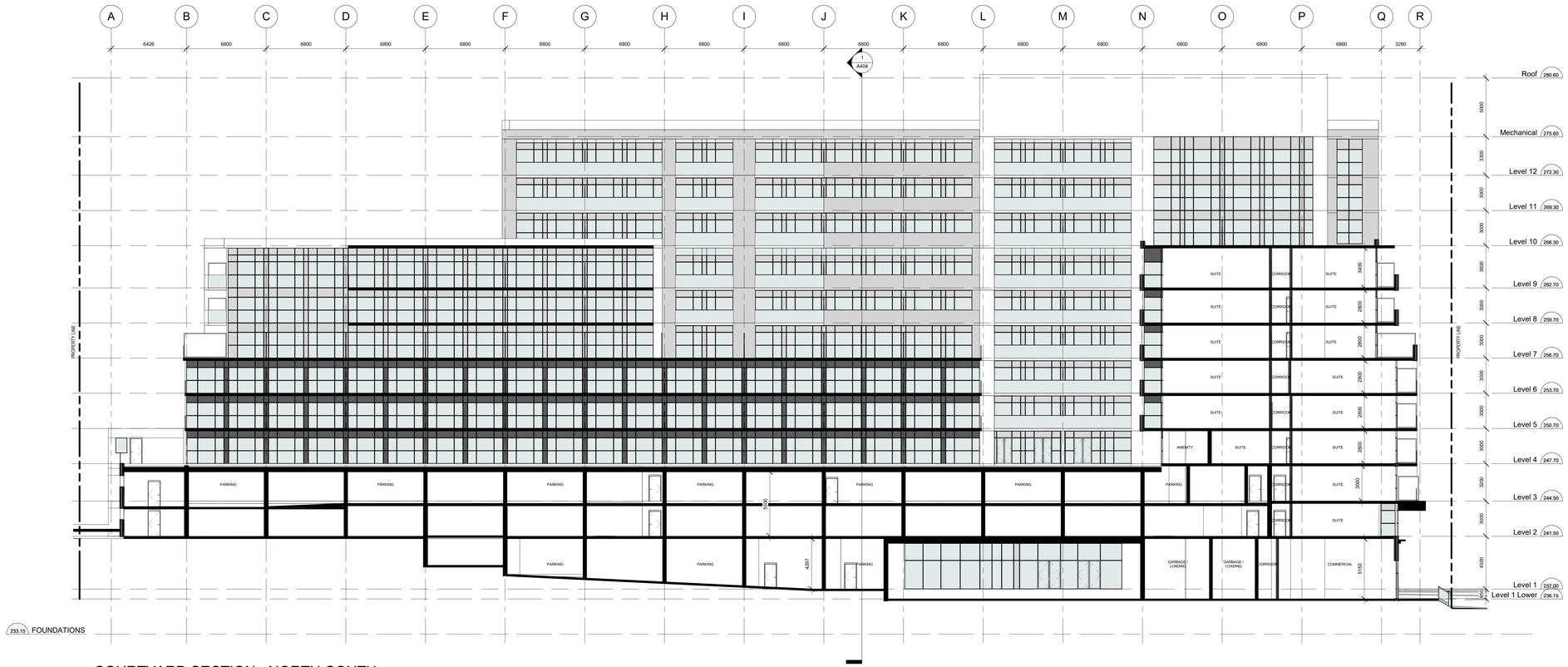
PROJECT NUMBER	DATE
21011-	2022-08-19 3:49:09 PM
SCALE	PLOTTED DATE
1 : 125	2022-08-19 3:49:09 PM

A403



1 NORTH COURTYARD SECTION

SCALE: 1 : 150



2 COURTYARD SECTION - NORTH-SOUTH

SCALE: 1 : 150

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DEVELOPMENT TYPE
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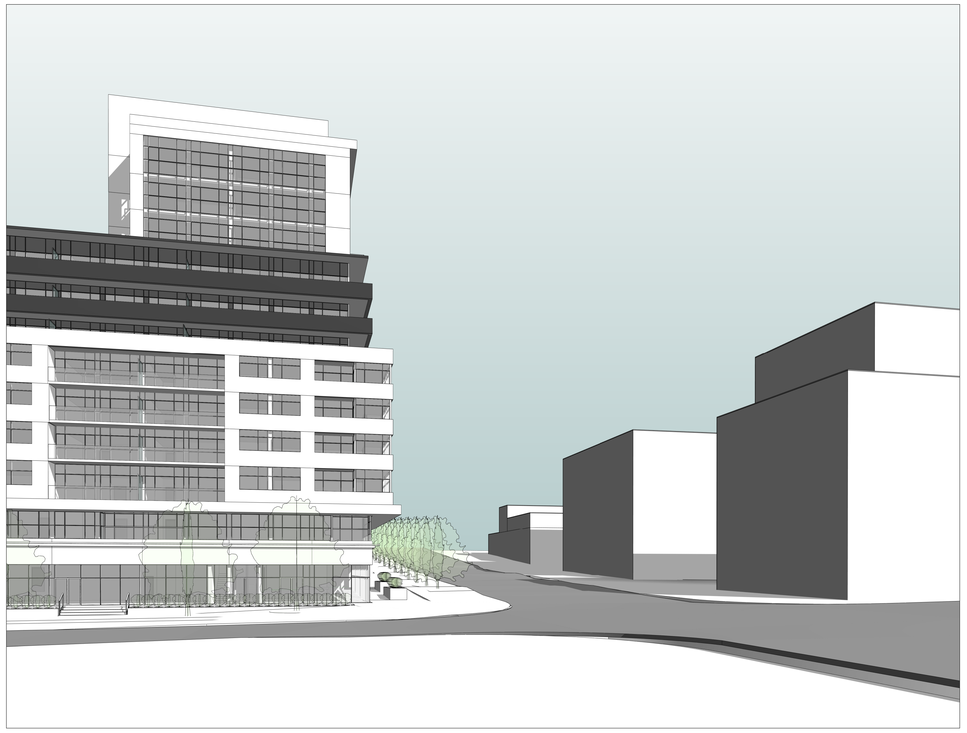
DRAWING
BUILDING SECTION

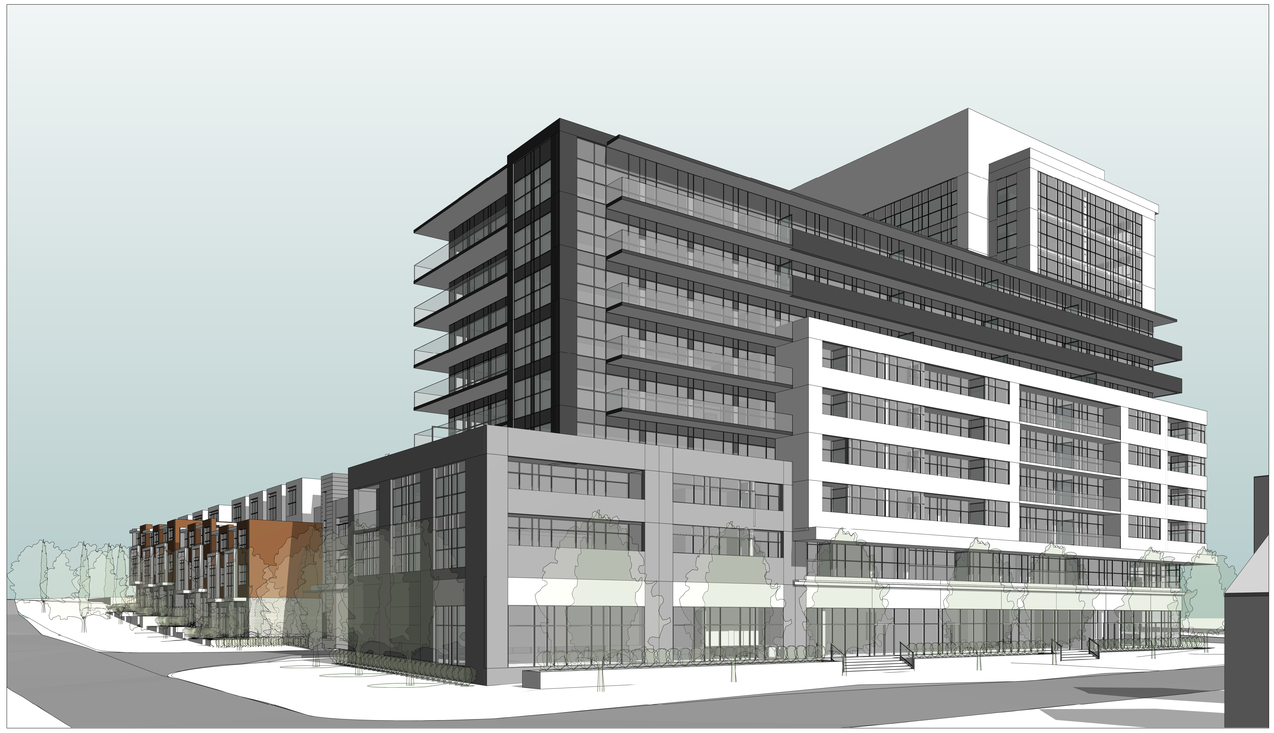
PROJECT NUMBER	DATE
21011-	2022-08-19 3:49:17 PM
SCALE	PLOTTED DATE
1 : 150	2022-08-19 3:49:17 PM

A404

VIEW FROM MAPLE AVE



VIEW FROM SOFIA ST. W. LOOKING NORTH



VIEW FROM THE CORNER OF BAYFIELD ST. AND SOPHIA ST. W.

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BAYFIELD DEVELOPMENT

PROJECT ADDRESS
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DEVELOPMENT TYPE
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APPLICANT NUMBER
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DRAWING
PERSPECTIVES

PROJECT NUMBER	DATE
21011-	2022-08-19 3:50:28 PM
SCALE	PLOTTED DATE
	2022-08-19 3:50:28 PM

A501

STREET LEVEL VIEW FROM THE CORNER OF BAYFIELD ST. AND SOPHIA ST. W.

STREET LEVEL VIEW FROM BAYFIELD ST.

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DRAWING
PERSPECTIVES

PROJECT NUMBER	DATE
21011-	2022-08-19 3:51:30 PM
SCALE	PLOTTED DATE
	2022-08-19 3:51:30 PM

A502