



**47, 49, 51, 53 Collier Street, and  
9 + 23 Owen Street  
Barrie, Ontario**

**(GBCA Project No: 22062)**

## **Heritage Impact Assessment**

Date: 20 December, 2022



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## EXECUTIVE SUMMARY

GBCA was retained by Collier Owen Development Corporation in August 2022 to provide heritage services in support of a development application.

The subject site is located in the City of Barrie's Downtown Area, at the south-east corner of the block bounded by Collier Street to the north, Owen Street to the west and Dunlop Street East to the south. The proposal calls for the construction of a 32-storey mixed-use retail and residential tower with 5-storey podium that transitions gradually to two-storeys at the southern end of the site. The subject property is located one block north of Dunlop Street East, which is an area comprised of 2-3-storey mixed-use specialty shops and services along an historic Main Street.

Previously, the subject site contained numerous buildings dating to the late nineteenth century, however; all have been demolished and the site is presently vacant. To the south of the subject site is a three storey brick Main Street Commercial Row-type building (72-74 Dunlop Street), designated under Part IV of the Ontario Heritage Act by Council on October 1, 1990.

GBCA has reviewed the proposed development with respect to its adjacency to heritage resources (as defined in the Official Plan), and in particular, the overall "fit" of the development into the existing site and context which is near the Dunlop Historic Streetscape Corridor. As it relates to adjacent properties on the Heritage Register, the proposed massing is configured with the intent of providing legible cues to the established scale along Collier Street to north and Dunlop Street to the south, and will not undermine the status and presence of these heritage structures.

Heritage issues related to this development are primarily geared towards the above noted adjacencies to listed heritage properties to the south.

The current City of Barrie Official Plan (January 2018) has designated the subject site as 'City Centre'. As such, the evolving character proposed through this development is consistent with goals of the Provincial Growth Plan.

In our view, and in light of consideration of strategies to reduce impacts to adjacent heritage properties, this proposal balances demands for intensification with those of heritage preservation in a manner that allows both objectives to be met and appreciated as a part of a complex and changing urban environment.

The assessment of applicable policies, when viewed as a whole in a balanced manner does not reveal any conflicts arising from the nature of the proposed development. It is our opinion that provincial and municipal interests as they pertain to the conservation of heritage resources, at the time of this HIA, are respected in this development proposal.

This HIA has been prepared in accordance with HIA Terms of Reference (2021) from the City of Toronto and evaluates the impact of the proposed development on existing heritage resources.

## 1. INTRODUCTION

### 1.1 Property Description

This Heritage Impact Assessment considers the assembled properties at 47, 49, 51, 53 Collier Street, and 9 + 23 Owen Street in the Downtown Area of Barrie. The assembly is adjacent to the Dunlop Historic Streetscape Corridor, a neighbourhood fronting the north side of Kempenfelt Bay.

The subject site is located at the southwest corner of Collier and Owen Streets in the East downtown core of the City of Barrie. The assembly comprises six separate parcels, and with frontage onto Collier Street (40.9 m) and Owen Street (68.4m) and backs onto a laneway shared with Dunlop Street. The surrounding environs feature a mix of high-street retail, institutional, commercial and residential used within Barrie’s East Downtown Area.

The irregular rectangular site includes six separate parcels with a total area of 2,536 square metres - all of which is presently vacant, and overgrown. The City of Barrie has designated the subject lands as City Centre, which permits high density residential, retail and commercial uses, and is zoned as Central Area Commercial. The property falls within the city’s Historic Neighbourhood boundaries, as laid out in the City of Barrie Official Plan.

South of the property, between the alley and Dunlop Street East, is a late nineteenth century commercial building known as the Sanders Block (72-74 Dunlop Street), designated under Part IV of the Ontario Heritage Act.

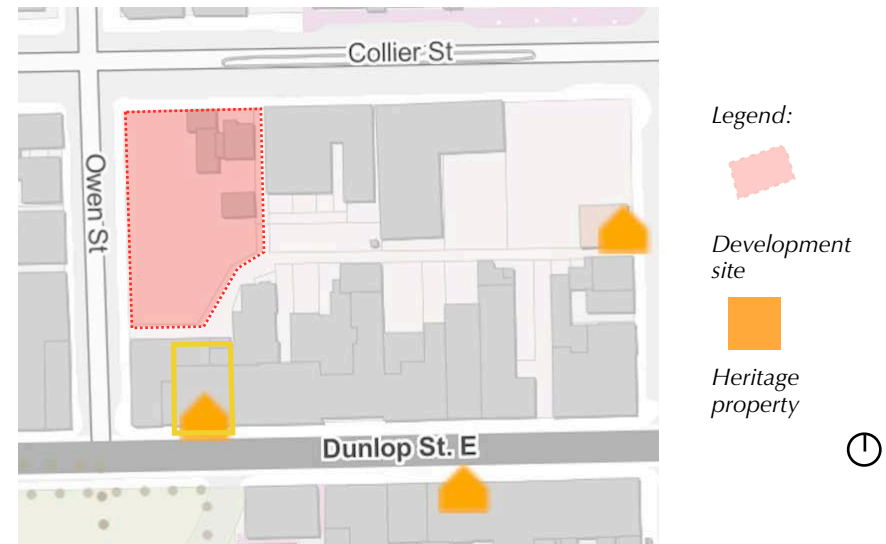
### 1.2 Present Owner and Contact

**Owner:** Collier Owen Development Corporation

**Contact:** Julie Di Lorenzo  
 jdilorenzo@diamantedevelopment.com

**Architect:** Scott Shields Architects

**Contact:** Andrew Shields  
 ashields@scottarch.ca



*The City of Barrie Heritage Register of Designated Buildings shows the three designated properties near to the subject property. GBCA has indicated the subject property in red and the adjacent heritage property, The Sanders Block, in yellow. There is no designation associated with the subject property.*





Looking south along Owen Street towards the shore of Kempenfelt Bay and Memorial Square from the intersection of Collier and Owen Street.





Looking north along Owen Street towards the intersection of Collier and Owen Street.





*View of Dunlop at the intersection of Owen Street, looking west from across 72-74 Dunlop Street. The three-storey polychromatic brick structure at 64 Dunlop is visible at right.*



*View of Owen Street, looking north from the intersection at Dunlop Street. The subject site is located along the rise north of 66 Dunlop Street, located to the right.*



*View of the northern edge of the subject site at Collier Street, looking east towards one-storey commercial structures at 55-61 Collier Street.*



*View of the subject site at the intersection of Collier Street and Owen Street, looking south towards the shore of Kempenfelt Bay and Memorial Square.*



*View of Collier Street, looking west from the intersection at Owen Street. The row of commercial structures are between 2 and 4 storeys in height.*



*View of Collier Street, looking east from the intersection at Owen Street from the subject site. The 10-storey concrete building is part of Barrie City Hall.*



*View of Collier Street, looking north from the subject site. At 58 Collier is a 2-storey hipped roof structure with balcony.*



*View of Collier Street, looking south-west from the intersection at Owen Street.*



*Looking north from the rear laneway towards the back of the commercial structures at 55-61 Collier Street. View is from the south-east corner of the site.*



*Looking south towards the rear laneway for properties fronting Dunlop Street. View is from the south-east corner of the site fronting the public laneway.*



*Looking south-west towards Owen Street from the north-east corner of the site fronting Collier Street. The lands are vacant with overgrown vegetation and a row of Manitoba maples are visible to the south. The gradual elevation change of approximately 5.5-metres from the northern boundary of the site at Collier Street to Dunlop Street.*



*Looking south towards the rear laneway for properties fronting Dunlop Street. View is from the north-east corner of the site fronting Collier Street. The lands are vacant with overgrown vegetation and a row of Manitoba maples are visible to the south. The gradual elevation change of approximately 5.5-metres from the northern boundary of the site at Collier Street to Dunlop Street.*

## 2. BACKGROUND RESEARCH AND ANALYSIS

### 2.1 General History

The land now occupied by the City of Barrie, at the head of Kempenfelt Bay on Lake Simcoe, has traditionally been home to different Indigenous groups, namely the Huron-Wendat, Haudenosaunee and Anishinaabeg peoples.

The original inhabitants of the location now occupied by Barrie were the Huron-Wendat, whose territory stretched roughly from the shores of Georgian Bay to the northern shore of Lake Ontario. The area was first settled as a trading site at the junction of a number of major transportation routes and was the beginning of Nine Mile Portage, a transportation route leading to Georgian Bay and Lake Huron.

This portage route played a major role during the British military during the War of 1812, acting as a supply depot and communication base. In 1815, the British and certain Anishinaabeg peoples signed Treaty 16, or the Lake Simcoe Purchase. The territory described in the written Treaty covers approximately 100,000 hectares. Shortly after, Treaty 18 (known as the Lake Simcoe-Nottawasaga Treaty) was signed on Oct 17, 1818, by representatives of the Crown and certain Anishinaabe peoples. (Government of Ontario, Map of Ontario treaties and reserves). The site remained a useful transportation hub for settlers travelling to northern Upper Canada. (Canadian Encyclopedia)

In 1833, the town was named after Sir Robert Barrie, commander of British warships. According to materials from the Barrie Archives, during that year the town was divided into lots, and the first European settlers arrived, many of whom came from Scotland. The first store in Barrie was located just southwest of the subject property, at the northwest corner of Owen and Dunlop Street East. The next several decades saw the early development of the town and public buildings, including schools, taverns and churches. Notably, the town was also the final destination for a branch of the Underground Railroad, contributing to the name and growth of nearby Shanty Bay. (Reid, 1988)

In 1843, the Simcoe District was established, and as district town Barrie was chosen as the location for the court-house and jail, both completed in 1842. The 1846 edition of Smith's Canadian gazetteer lists the town's population at 500. According to later directories, that number would quadruple over the next 20 years.

The town was incorporated during the early 1850s and reached by several railways within the decade. Around this time, the area's main economic drivers - its breweries, sawmills and tanneries (linked to the nearby water source)— were in operation. The railways and the jobs resulting from the various industries propelled the city's population in the second half of the century, many of whom settled near to the subject property. The nearby house at 58 Collier Street - a two story Georgian residence with wooden verandah constructed in 1845 - remains a good example of the sort of construction typical of the upper-class during this period, despite the fact that it has been somewhat altered.

Barrie's many timber buildings fell victim to a series of devastating fires, which destroyed several city blocks at a time. The first fire occurred during the summer of 1864, destroying a dozen major buildings. A second fire four years later destroyed many of the timber buildings nearest to the water. As a result of these fires and thus a subsequent by-law, many of the earliest wooden framed buildings were destroyed and replaced with brick. In 1871, the town passed a by-law that banned the construction of new wooden buildings in the area bounded by Bayfield, Collier, Mulcaster, and Kempenfelt Bay - an area that includes the subject property. Any existing buildings in this area were required to be clad in plaster. Nonetheless, fires continued to rage, and in 1875, the entire block to the east of the subject property burnt down. (Downtown Barrie History)

These fires - especially the 1875 fire - resulted in a series of pushes towards urban planning. This included lining streets in a grid, widening them, and installing infrastructure - including sewers and telegraph wires. Public services like fire halls and post offices were distributed throughout the town.

Throughout the twentieth century, the city continued to grow rapidly. During the First World War, Barrie helped to construct nearby Canadian Forces Base Borden, still in use today. Barrie was incorporated as a city in

1959. By the 1980s, the city was undergoing rapid growth, and many historic buildings by the waterfront were demolished to build apartment buildings.

## 2.1 Subject Property

The 2022 City of Barrie Official plan locates the subject property within the Treaty 18 lands and within the city's Historic Neighbourhood Boundary.

Because of the numerous fires that ravaged the area surrounding the property, it is difficult to determine the original date of the buildings that once occupied it with certainty. However, the Barrie Archive contains many useful images which have been used to approximately date the former buildings on the site.

The official development address has perhaps now been simplified to be 49 Collier Street, but the land assembly was historically multi-addressed, containing 47-53 Collier and 9-23 Owen Street. The property contained, at one point, as many as seven buildings and was divided up into six parcels.

### 2.1.1 Context - Buildings on Collier Street

Possibly the earliest building on the property was a small two-story office at the northwest corner of the site, originally addressed at 45 Collier Street and changed to 47 Collier between 1888 and 1917, as shown in Goad fire insurance maps of these dates. The first available records hint at the building being a post office. The 1854 map shows "post office" written on the lot, but does not show a building in this location and the reference to Post Office could refer to the building indicated fronting Dunlop Street East. A photo listed both as 1868 and 1876 shows the building, with two windows facing the west, and names it "the old post office", but there is no signage on the building so this cannot be confirmed. It could possibly have been the post office mentioned by the Ontario Gazetteer and Business Directory, Published 1886-1887, as the first constructed in 1837. However, more research would be needed to confirm this.

The building at 47 Collier is shown on the 1888 Goad fire insurance plan constructed of timber. Between 1888 and the subsequent fire insurance plan updated in 1917, the building was given a rough cast cladding, as

required by the 1871 by-law (indicated by the R.C. on these buildings). A news article in 2018 shows an image of a building in this location during its demolition, clad in brick, with a symmetrical facade and small roof peak with decorative wood detail.

The fire insurance plans also show two small buildings immediately to the east of the building of unknown purpose. On the 1888 fire insurance plan, these buildings are listed at 47-49 Collier, and later both are listed together as 49 Collier. Both are timber framed, with the slightly larger building on the right (east) also getting a cladding between 1888 and 1917. It seems these buildings were part of the larger building on the corner, as they are later listed as offices.

The 1888 insurance plan shows a two-storey brick building to the east of these smaller wooden buildings at 55 Collier. A dashed line representing a fence suggests that that it, the two small buildings and the post office were all part of the same property. The 1917 plan shows the address had been changed to 51 Collier, that it had been severed from the post office property and that an additional building had been constructed next to it in timber with cladding, with a concrete block buildings to the rear. Later this concrete block building is listed as an auto shed.

Aerial images show that these buildings were demolished between 2016 and 2019.

### 2.1.2 Context - Buildings on Collier Street Buildings on Owen Street

As noted, a series of fires near Owen - on its west side and on Dunlop Street East, just to the south - make tracking early buildings on this street more difficult. However, by the 1888 fire insurance plan, the street was fully developed with brick buildings numbered 3-13 Owen, ranging from 2-4 stories. The exception was a wooden dwelling at number 15, part of the post office property.

Numbers 3, 9 and 13 were offices. 5-7 housed the Bank of Toronto on the first floor, offices on the second and masonic hall on the third. Number 11 was a public library. By 1917, the library had become a school. By the 1930s, and until the 1970s, these buildings were mainly used as offices. The addresses shifted several times, and by 1971 these buildings were

numbered 9-23 Owen.

The former bank and post office were particularly ornate. They were built in 1872 by Shearman Bird, a local architect, and refracted during the 1970s.

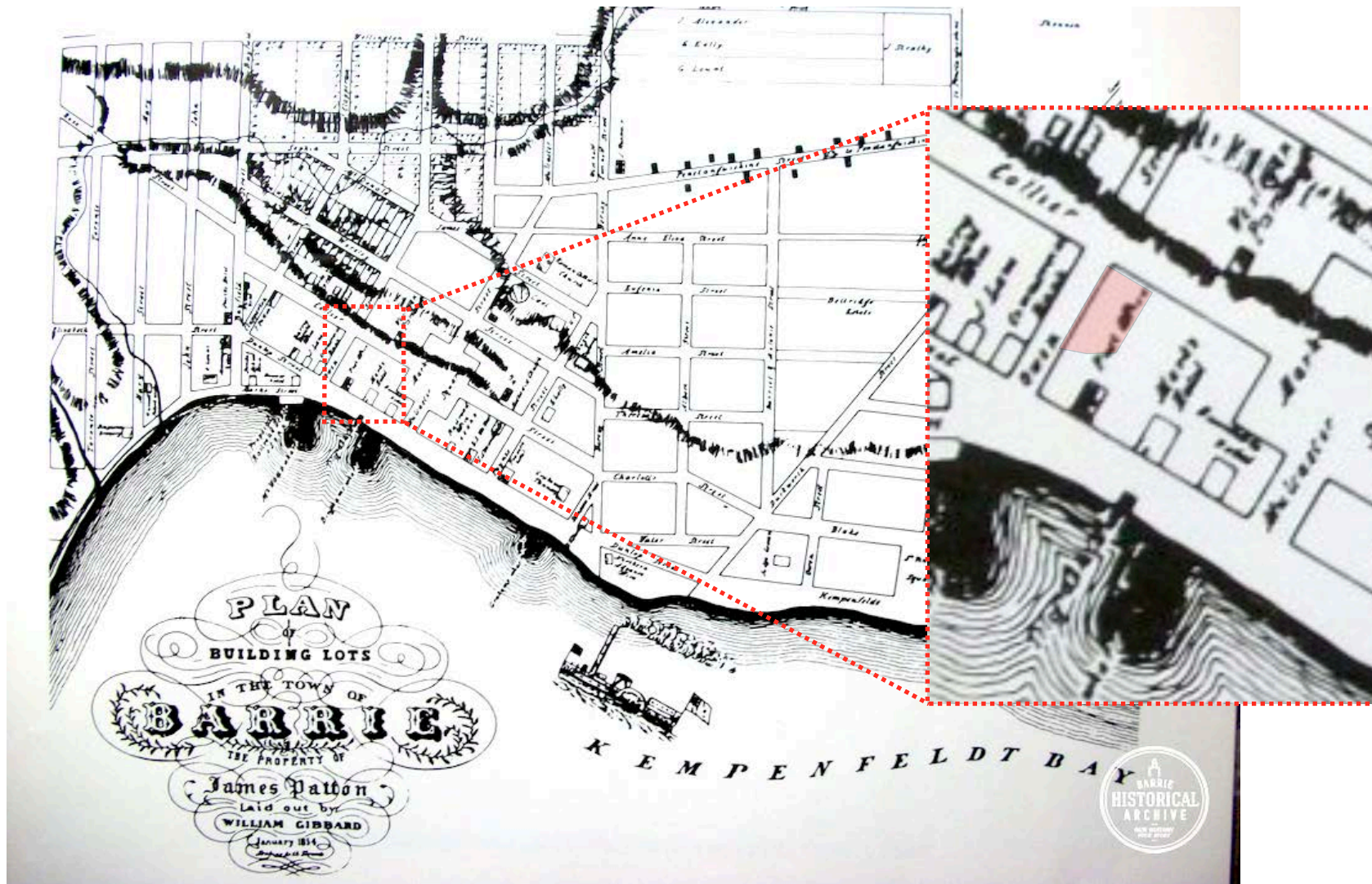
The buildings at 9-21 Owen were demolished during the 1980s and the properties made into a parking lot. The two-story brick residence, eventually at 23 Owen, was demolished between 2016 and 2017.

## **2.2 Adjacent Property**

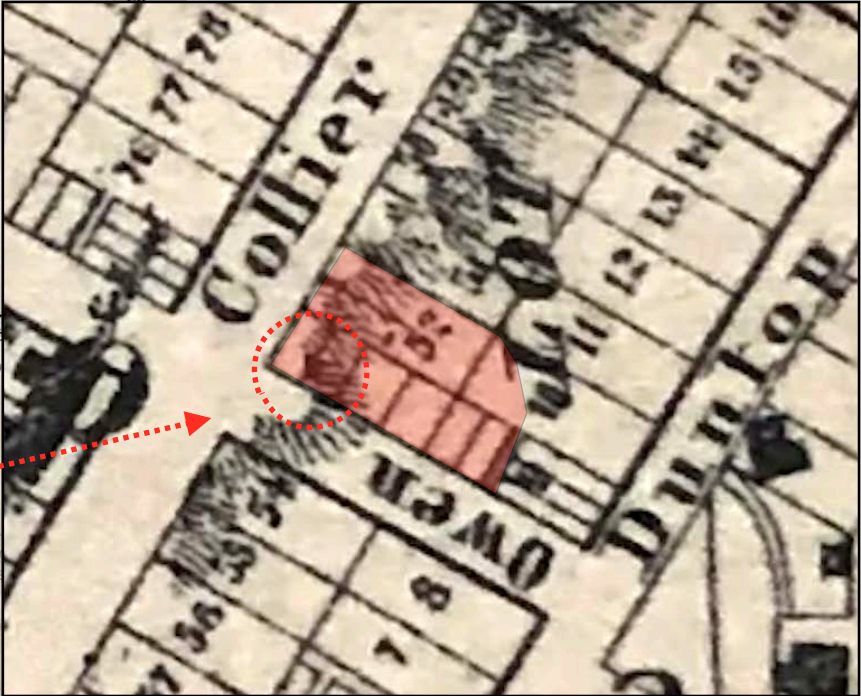
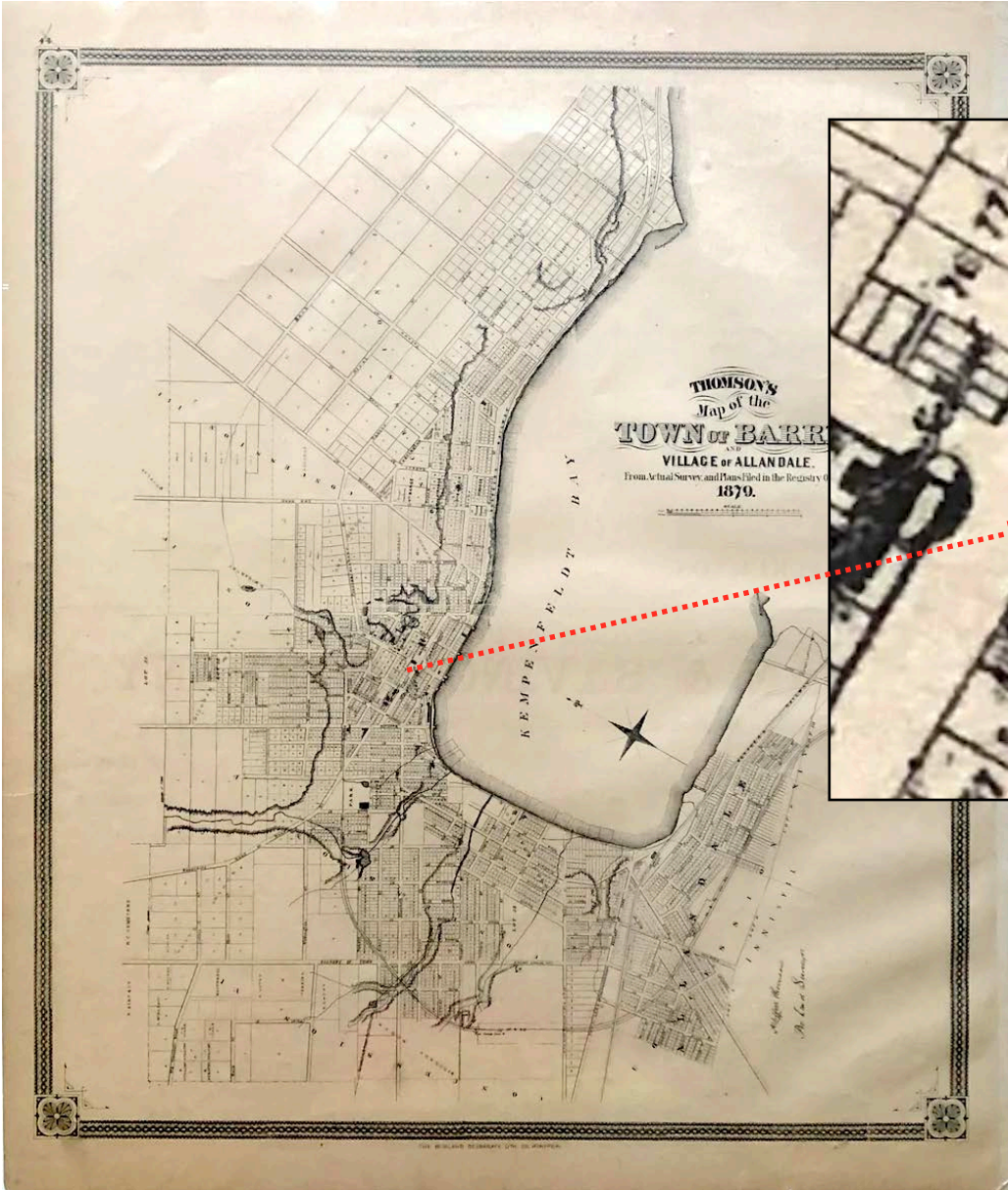
Following a number of fires during the 1860s and 1870s, developers rebuilt parts of Barrie in the more fire-proof brick. It was during this period that the adjacent building at number 72-74 was constructed. The "Sanders Block" was built in 1880 for jeweller Leander Sanders, whose name is spelled in brick on the cornice. The three-story commercial building is notable for its polychromatic red and buff brick, pointed window-heads and metal pinnacles. It was notable at the time for the size and scale of the shop, with large glass windows for lamination and a wooden verandah over the sidewalk. It was also an early recipient in Barrie of electric light, according to news stories from the period.

The building was designed by noted Barrie architect Thomas Kennedy. According to the Biographical Dictionary of Architects in Canada, Kennedy (1849-1916) was a prolific architect in Barrie, Ont. whose name is associated with over one hundred buildings throughout southern and central Ontario which he and his partners designed between 1878 and 1910. This includes a wide range of civic, ecclesiastical, institutional, commercial, industrial, and residential projects, many of which still stand today. The Sanders Block is a good example of Kennedy's work. He used the motif of the window head arches on the upper floors in other buildings on a smaller scale.

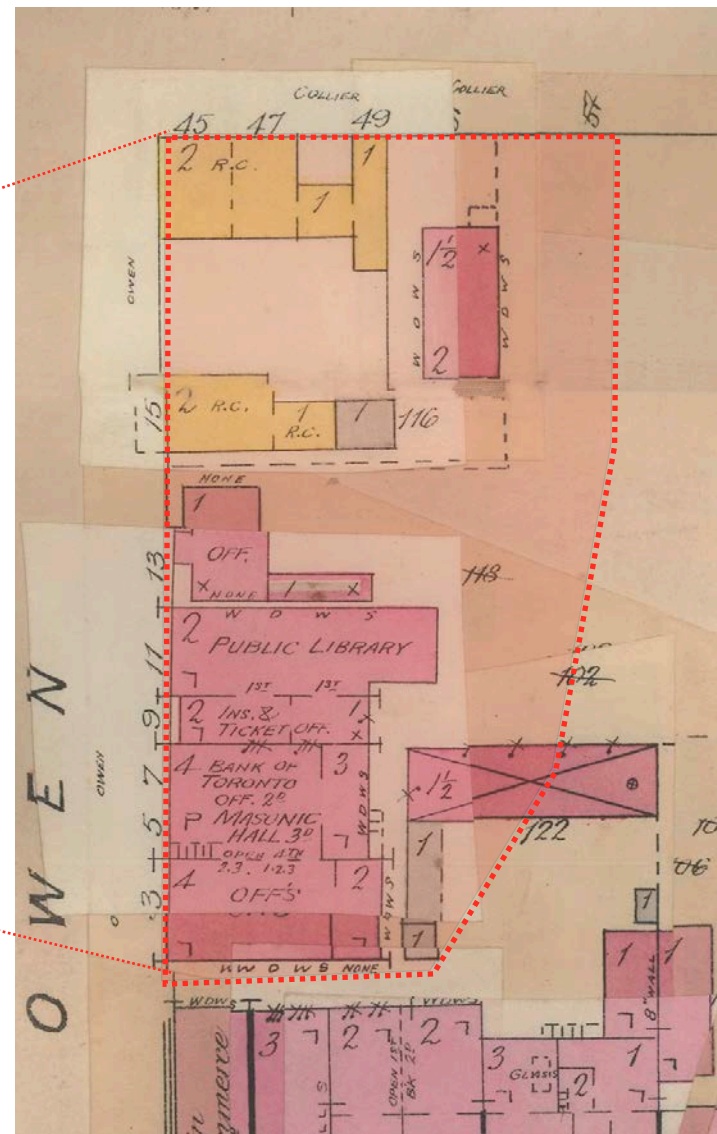
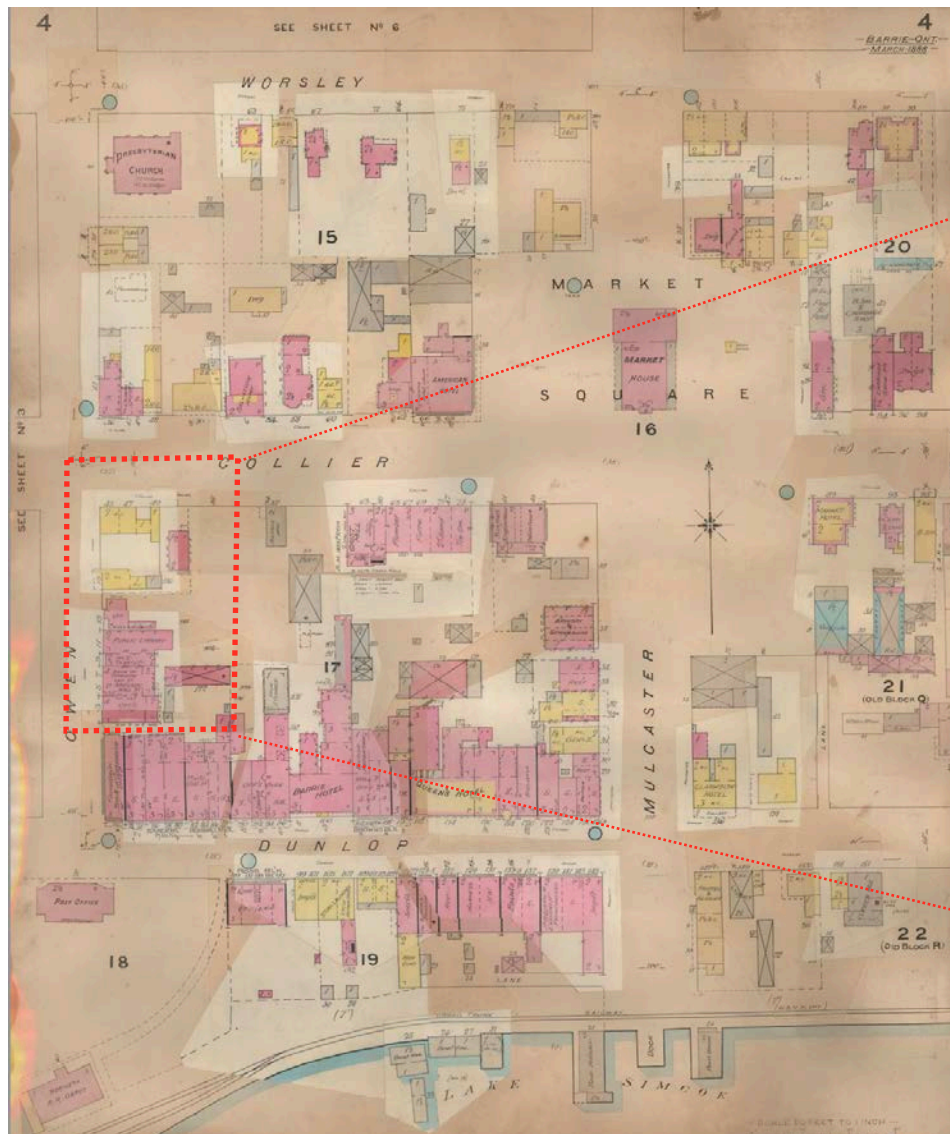
The adjacent building relates to the former buildings fronting Owen Street in that they shared similar building type, scale and materials.



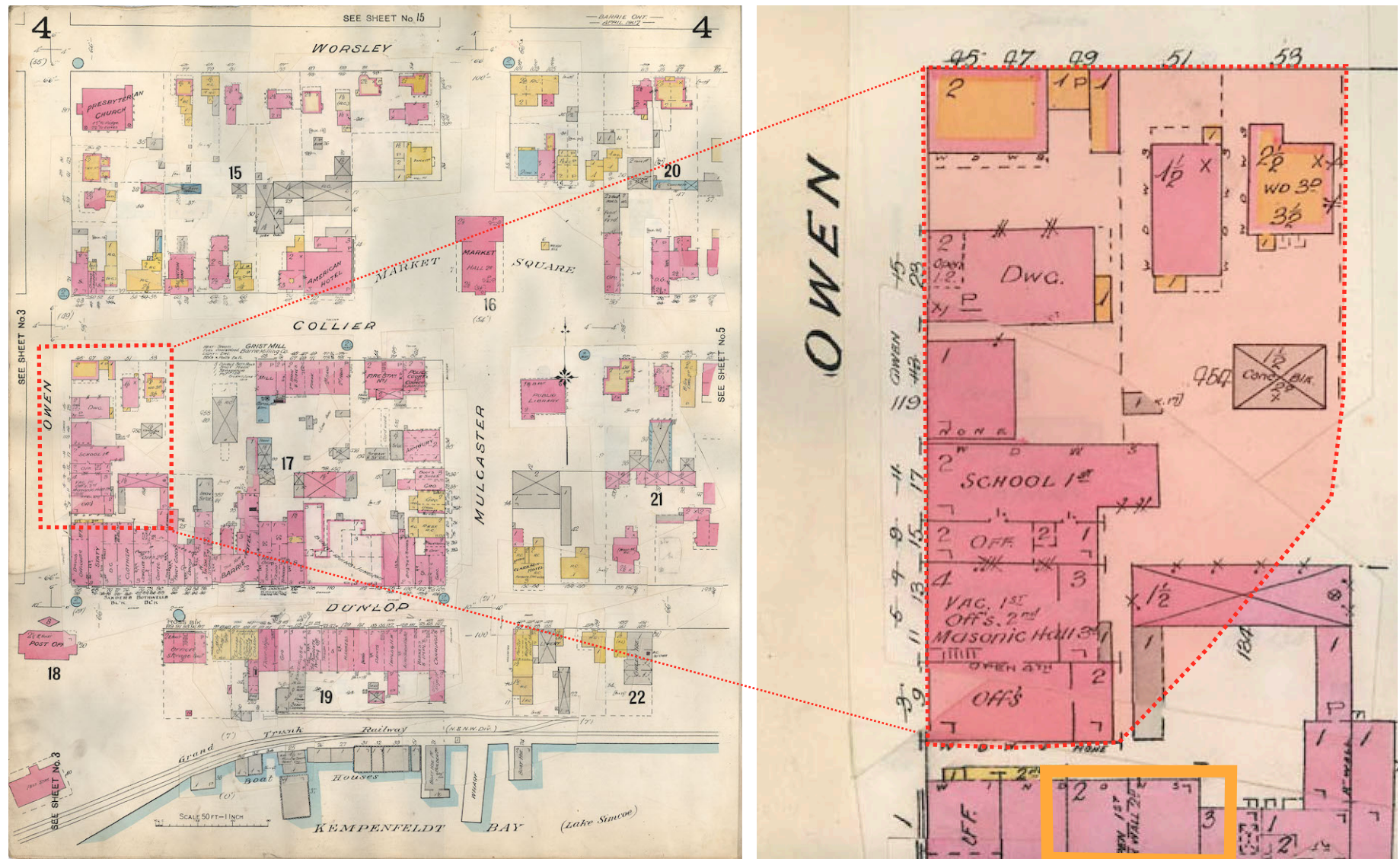
**Plan of Building Lots in the Town of Barrie. The Property of James Patton, laid out by William Gibbard. 1854.** By this date, Barrie was experiencing its first population boom, with agricultural and industrial businesses set up and railroads in the making. This map shows the subject property unoccupied. The words “post office” are written but this could refer to the building indicated on Dunlop Street. Image obtained from Barrie Archives.



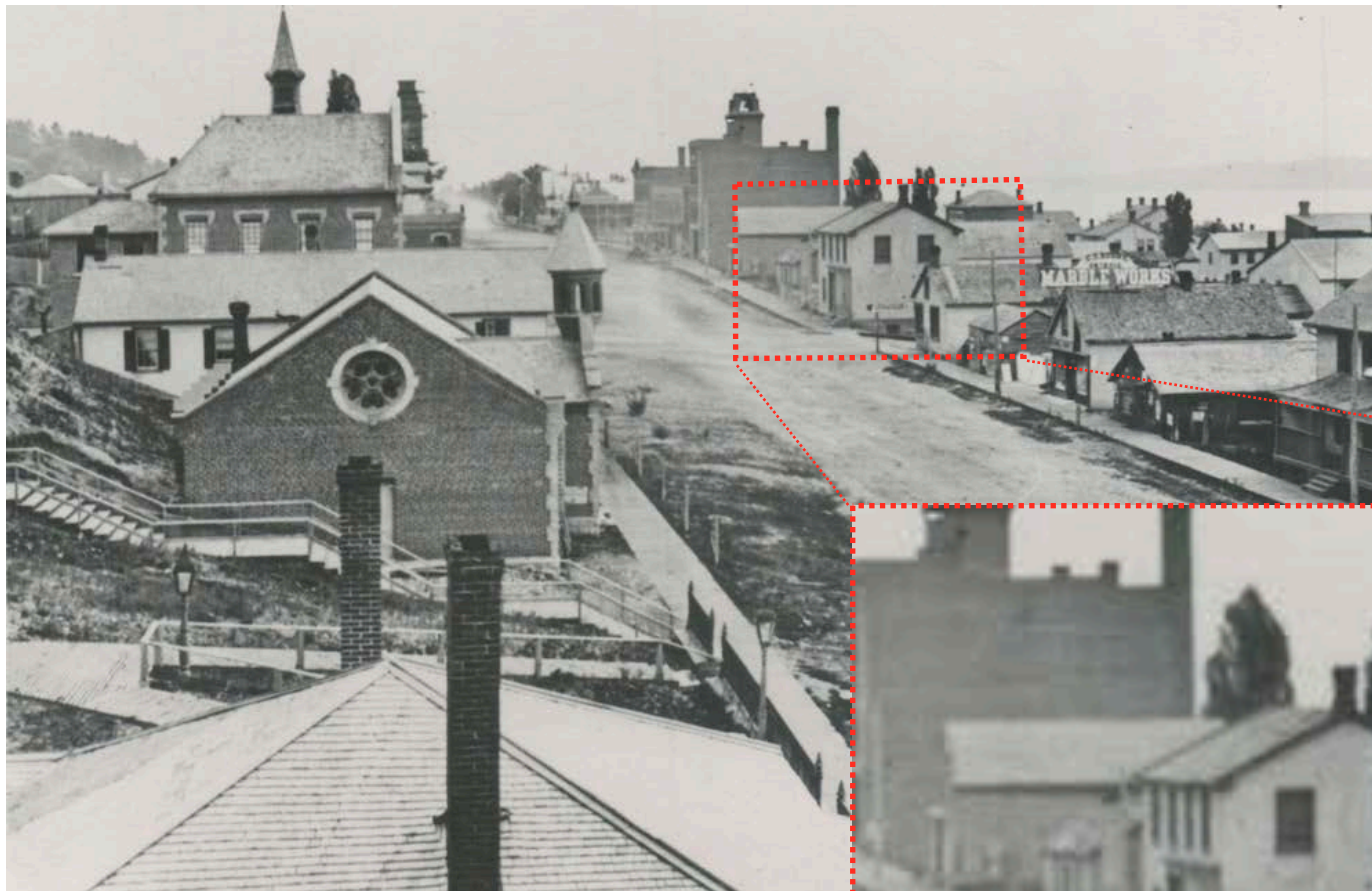
*Thompson's Map of the Town of Barrie and Village of Annandale, 1879.* The property has been divided into at least six lots. A small black square could indicate the location of the old post office.



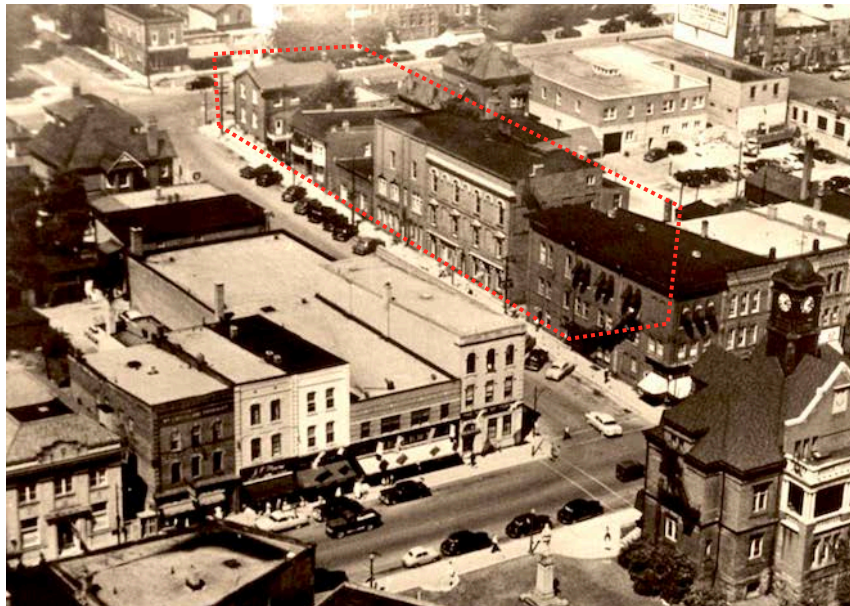
**Goad Insurance Plan of Barrie, Sheet 4. 1907, Revised 1917.** Following a number of fires, Owen street had been developed with a number of tall brick buildings, most of which remained on the site unchanged until the 1970s. Most were used as offices. Subject site is shown in red. Image from Simcoe County Archives.



**Goad Insurance Plan of Barrie, Sheet 4. 1907, Revised 1917.** The possible post office is seen in yellow and red, representing a timber building clad in brick or clay. To its right are the two small buildings, one timber and one clad. Beneath the post office are a dwelling, an unidentified building (possibly belonging to Owen, as written in parenthesis), a school, office, third-floor Masonic Hall, and more offices. The Adjacent building, indicated in yellow, can be seen at the bottom of the right-hand panel. Plan from Library and Archives Canada.



**Image from 1868/1876 of subject property building.** One version of this photo from 1868 is captioned "The old Barrie post office on the south east corner of Collier and Owen streets." The other, listed as, 1876 is captioned "Looking East on Collier Street towards the post office". The other two small buildings listed on the later Goad insurance map are visible to the east of this building. Image from Barrie Archive.



**Top left: Image of Owen Street elevations, viewed from south, 1955.** 47 Collier is visible at far left of row. Barrie Archive.

**Bottom left: View down Owen Street looking south, 1955.** Buildings on subject property visible on the left in red brick. Barrie Archive.

**Bottom right: Refaced bank building, 1970s.** The former bank and post office was built in 1872 by Shearman Bird. Barrie Archive.





**47 Collier Street during demolition in 2018.** Images published in the local online news source, Barrie Today, show the building before and during demolition. It appears that the building was indeed timber with a brick facade. Source: Barrie Today.



September 2016



July 2017



July 2018



July 2019

***Aerial Images of Subject site, 2016-2019.*** Between these years, the buildings on the site were demolished, beginning with the dwelling on Owen, then the building at the northwest corner (47 Collier), then the group of houses at 49 Collier. Source: Google Earth.





**Adjacent Building: The Sanders Block**

**Top: Building as it appears in 2022.** The building's Reasons for Designation include the ornate east facing elevations on the second and third floors. Source: GBCA

**Bottom: Commercial buildings on Dunlop Street East, 1970s.** The building to the west (left) of the Sanders block has been demolished.



### 3. HERITAGE STATUS AND STATEMENT OF SIGNIFICANCE

The development site is currently with out any built structures, and is vacant with some trees and temporary fencing. As such, the development site is not designated under any by-law and does not require a statement of significance. The focus of this report is primarily in reference to a building located outside of the boundaries of the development site, that forms an important part of Barries' commercial streetscape along Dunlop Street.

'Adjacency' in the context of Barrie is considered to be lands that are directly across from and near to a property on the Heritage Register whose location has the potential to have an impact on a property on the heritage register.

The adjacent building is designated in the City of Barrie's municipal heritage register under By-Law 90-323 (October 1st, 1990) is designated for its historical and architectural significance under the Ontario Heritage Act. (Barrie Heritage Register) According to the Register, "The imaginative treatment of the windows and playful manipulation of proportion and decoration make this one of Barrie's finest facades."

#### ***By-Law 90-323 for 72-74 Dunlop Street East (South elevation of the 2nd and 3rd floors) Barrie, Ontario October 1st, 1990:***

*All and singular that certain parcel or tract of land and premises situated, lying and being in the City of Barrie., in the County of Simcoe and Being composed of Lot 1 (according to Registered Plan 85 and the West part of Lot 10 according to Plan 2.*

#### *Reasons for Designation:*

*The Sanders Block was built in 1880 for Leander Sanders by local builder George Ball to the design of Barrie architect Thomas Kennedy. It is an outstanding example of the three-storey commercial buildings constructed in Barrie following the fires in the 1870s and 1880s. The building originally housed stores in the street level, offices on the second, and the Masonic Hall on the third floor. The second and third stories of the front facade are well preserved and form an important part of Barrie's historic commercial streetscape.*

#### *Architectural Description:*

*The second and third stories and cornice of the front (south) facade of the building remain virtually as built. The street level storefront has been modernized by elements of the entrance to the stairway have been retained and also should be preserved. The site and symmetry of the buildings; the cornice which is peaked with three rare tin-clad spires; and the design and placement of the windows (wooden frame with double-hung sash) are features which should be retained. Of particular significance is the unpainted red buff dichromatic brick pattern used to decorate the whole of the front facade. Part of this decoration includes the words "SANDERS BLOCK" in buff brick across the cornice.*

#### 4. HERITAGE POLICIES REVIEW

Development of the property is governed by a variety of policies which define the approach and scope of the issues surrounding the project. Some of these policies are reviewed in this Section.

##### **Ontario Heritage Act (OHA)**

The Ontario Heritage Act (R.S.O. 1990 as amended) is specific and prescriptive in terms of development that may have an impact on heritage resources. Whereas the PPS directs municipalities to take steps to protect resources in a general manner, the OHA is specific in terms of the measures that may be taken by municipalities to inventory and/or designate heritage properties and to ensure the protection of properties considered to be of Provincial interest.

**Assessment:** The subject site is adjacent to a designated heritage property.

##### **Ontario Planning Act and Provincial Policy Statement (2020)**

The Ontario Provincial Policy Statement “is intended to be read in its entirety and all relevant policies are to be applied to each situation” (PPS 4.2). The statement consists of Provincial policy direction related to land use planning and development. Policies related to cultural heritage is provided in Section 2.6 entitled “Cultural Heritage and Archaeology”.

The Planning Act requires that all decisions affecting land use planning matters must be consistent with the PPS 2020. The PPS provides policy direction related to heritage conservation and encourages development that incorporates heritage as part of a diverse, healthy and livable community.

The PPS, Section 2.6: Cultural Heritage and Archaeology states:

**Section 2.6.1:** Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

**Section 2.6.3:** Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where

the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

**Adjacent lands** means, for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

**Built heritage resources** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.

**Cultural heritage landscape** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

**Conserved** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

**Heritage attributes** means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).

**Protected heritage property** means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement

*under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.*

**Significant** means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes for criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

**Assessment:** The adjacent heritage resources will be minimized as a result of the development proposal. In our view, the intents of the Provincial Policy Statement are respected in this development.

### **Growth Plan for the Greater Golden Horseshoe (consolidated 2020)**

This document outlines the policies for the Province of Ontario in terms of the development of this specific region as they arise from the Places to Grow Act of 2005.

The introduction of the 2017 Growth Plan establishes that:

*As the GGH grows and changes, we must continue to value what makes this region unique to ensure the sustained prosperity of Ontario, its people, and future generations. While growth is an important part of vibrant, diversified urban and rural communities and economies, the magnitude of growth that is expected over the coming decades for the GGH presents several challenges:*

Among these challenges it is noted that:

*Unmanaged growth can degrade the region's air quality; water resources; natural heritage resources, such as rivers, lakes, woodlands, and wetlands; and cultural heritage resources.*

A major goal for responding to this is established in section 1.2.1 of the Guiding Principles, which states:

*Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability*

With regard to Heritage Resources, Under section 4 "Protecting What Is Valuable" it is noted that:

*Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.*

Under 4.2.7 Cultural Heritage Resources:

1. *Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*
2. *Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.*
3. *Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.*

**Assessment:** This HIA has reviewed heritage considerations and finds that this development complies with these policies.

### **City of Barrie Official Plan (Updated February 14, 2022 - currently in effect)**

The heritage policies in Chapter 8, Subsection 8.4 of the City of Barrie Official Plan provide the policy framework for heritage conservation in the City. Subsection 8.4.2 provides guidelines on Development and Site Alteration. The following Official Plan policies are relevant for this assessment.

- a) Development and site alteration shall not be permitted on protected heritage lands containing cultural heritage resources and on adjacent lands – including applicable lands and resources identified in the Register; lands adjacent to an applicable property identified in the

Register; and applicable lands identified as part of a cultural heritage landscape – until it has been demonstrated, through a heritage impact assessment or equivalent completed to the satisfaction of the City, that the heritage attributes will be conserved.

- b) For lands in the Register that contain cultural heritage resources but are not protected under the Ontario Heritage Act, and for adjacent lands, any proposed development may need to be supported by a heritage impact assessment or appropriate study, completed to the satisfaction of the City, to determine how the heritage attributes of the resource can be protected and conserved or how their loss can be mitigated.
- c) For development and site alteration on lands and adjacent lands where there are cultural heritage resources that are not yet recognized under the Ontario Heritage Act or listed in the Register, those resources shall be protected and conserved in accordance with this Plan, which may require that the proposed development be supported by a heritage impact assessment or equivalent.
- d) For development and site alteration on lands and adjacent lands where there are potential cultural heritage resources, the City may request the completion of a cultural heritage resource evaluation report in support of the application.

According to the City of Barrie Official Plan, the following definitions apply.

**Adjacent lands**, as it relates to a heritage property, means those lands contiguous to a protected heritage property or as otherwise defined in the Barrie Official Plan.

**Built Heritage Resource** means a building, structure, monument, installation, or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous Nation. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal, and/or international registers.

**Protected Heritage Property** means a property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

### City of Barrie Urban Design Manual (BUDM)

Heritage Barrie has identified the façades on Dunlop Street East as representative of the Victorian style; and as built in the 1880's and 1890's, with some earlier expectations. The style of the façades on Dunlop Street West is Post-Victorian, being constructed from the turn of the century up to the 1950's with some exceptions. The following general principles apply depending on where the façade is located.

#### 7.2 Heritage Resources Design Guidelines

A. Ensure that new development complements and, where possible, incorporates heritage resources of natural, historical, architectural or cultural significance.

B. Conserve significant heritage resources including buildings and structures using strategies such as: Preservation – maintaining and/or restoring a heritage resource within its context of setting. Adaptive re-use – rehabilitation of a heritage resource for a new use.

Incorporation - integration of individual components of a heritage resource into new development.

C. Identify significant architectural details and features of heritage resources and incorporate similar details and features into new building designs. D. Ensure that the design and location of lighting, streets, signage, parking, public works facilities, grading and other site features respect the integrity and character of the heritage resource.

### **The City of Barrie New Official Plan 2022 (BOP 2022 - not in force)**

*The City of Barrie has recently adopted a new official plan that is currently being considered for full approval by the Ministry of Municipal Affairs and Housing.*

#### **3.2.5 Heritage Conservation**

- a) Development in Barrie's historic neighbourhoods should conserve and appropriately manage the character of each individual neighbourhood, subject to the appropriate studies and the City-Wide Urban Design Guidelines.
- b) Historic facades, where feasible, must be either protected or incorporated into new development.
- c) Where new development is undertaken as infill, redevelopment, or through intensification, the design should complement the existing historic character of the heritage neighbourhood and be consistent with the historic architectural styles, façades and treatments of the surrounding buildings. Further direction on this is provided in the City-Wide Urban Design Guidelines
- d) Indigenous heritage preservation will be a consideration for future development, and consultation with Indigenous Nations on proposed development within Treaty 16, Treaty 18, and Williams Treaty lands, as applicable and where appropriate, shall be undertaken

#### **8.4.2 Development and Site Alteration**

- a) Development and site alteration shall not be permitted on protected heritage lands containing cultural heritage resources and on adjacent lands – including applicable lands and resources identified in the Register; lands adjacent to an applicable property identified in the Register; and applicable lands identified as part of a cultural heritage landscape – until it has been demonstrated, through a heritage impact assessment or equivalent completed to the satisfaction of the City, that the heritage attributes will be conserved.

b) For lands in the Register that contain cultural heritage resources but are not protected under the Ontario Heritage Act, and for adjacent lands, any proposed development may need to be supported by a heritage impact assessment or appropriate study, completed to the satisfaction of the City, to determine how the heritage attributes of the resource can be protected and conserved or how their loss can be mitigated.

c) For development and site alteration on lands and adjacent lands where there are cultural heritage resources that are not yet recognized under the Ontario Heritage Act or listed in the Register, those resources shall be protected and conserved in accordance with this Plan, which may require that the proposed development be supported by a heritage impact assessment or equivalent.

d) For development and site alteration on lands and adjacent lands where there are potential cultural heritage resources, the City may request the completion of a cultural heritage resource evaluation report in support of the application.

e) The adaptive re-use of any heritage property that is listed but not designated is encouraged to avoid the property falling into disrepair or being abandoned.

#### **8.4.3 Historic Neighbourhoods**

a) By virtue of their groupings of historic buildings and streetscapes, historic neighbourhoods are areas with cultural heritage character that are recognized as valuable cultural heritage resources, but have not yet been individually evaluated nor considered appropriate for designation under the Ontario Heritage Act. The city's historic neighbourhoods are identified on Map 8 of this Plan.

b) New development within intensification areas, as identified in Map 1 and in Sections 2.2 and 2.3 of this Plan, that are part of a historic neighbourhood shall be integrated into and (re)enforce the historic character of the area as per the direction provided in the CityWide Urban Design Guidelines.

c) Where there is any cultural heritage value or interest, development on lands within these neighbourhoods may be required to provide a historic character impact evaluation (HCIE), completed to the satisfaction of the City. The HCIE will evaluate whether the development is context sensitive to protect the character of the neighbourhood by assessing elements such as:

i) Lot frontage, area, configuration and coverage; ii) Setbacks; iii) Building type, height and massing; iv) Materials and finishes; v) Architectural design and character; and, vi) Transitions.

d) The Dunlop Historic Streetscape Corridor, identified on Map 8 of this plan, is of strategic importance to the City as it provides a unique sense of place, is an economic driver, and highlights Barrie's past. Until such time as a new Downtown Master Plan or equivalent is completed and in-effect, all development along this historic corridor must:

i) Be supported by a heritage impact assessment or equivalent to determine if cultural heritage resources are present; ii) Demonstrate how the cultural heritage resources are being incorporated into the proposed development or why doing so is technically not feasible; iii) Incorporate, wherever feasible, the façade of the existing historic building; and, iv) Complement the existing historic character of the surrounding buildings and be consistent with their historic architectural styles, facades and treatments where it is determined that the existing historic elements cannot be preserved.

e) Applications for development within historic neighbourhoods shall identify opportunities for the enhancement of views and improved connections to the waterfront.

f) To protect the streetscape of historic neighbourhoods, of which mature trees are a key element, tree preservation plans may be required to support development within historic neighbourhoods.

g) All applications for development on lands within historic neighbourhoods shall satisfy the policies in Section 3 of this Plan, and any applicable City-Wide Urban Design Guidelines, as demonstrated through an urban design brief.

## 5. CONDITION REVIEW

Given that there are no buildings on the subject property, no Condition Assessment is required.

## 6. PROPOSED DEVELOPMENT

The owner has assembled six contiguous parcels on the south-east corner of Collier and Owen Streets for a proposed development. The proposed change to the site is to add a 5-storey podium supplanted by a residential tower of 32-storeys (plus MPH) set back from the street lines and north and west boundaries of the property. The current development scheme does not involve the removal of structures, and will be constructed on vacant lands. Commercial uses will be provided at street level with the remainder of the podium to be used for parking and residential uses.

The site's redesign will also involve the construction of an underground parking garage and the widening of the public laneway just south of the site. This permits a mix of residential, commercial and institutional uses, with a maximum 45 meter building height and a maximum gross floor area of 600%.

The current development scenario will require the following:

- 1) The site will assemble six existing properties into one development site (49 Collier Street).
- 2) The 2,504 sq. metre site will be excavated 1-level below grade for parking. Access to parking will be located off of the public lane by a ramp that will also connect to three above ground levels for vehicular and bike parking.
- 3) A 32-storey (plus MPH) tower will occupy the site. Details of the development and massing will follow on subsequent pages of this HIA.



*Image at right: looking south towards the intersection of Collier and Owen Street. Top left: looking north-east from Dunlop Street at the podium. Bottom left: looking towards Kempfenfelt Bay.  
Image from Scott Shields Architects*

## 6.1 Description of Proposed Development:

The owner has proposed to develop a total GFA of 23,708 square metres, including a 32-storey mixed-use residential building (plus mechanical) with a total of 253 residential units of various sizes ranging from 1-bedroom and 3-bedrooms. The site is currently zoned Central Area Commercial 2 (C1-2).

Designed by Scott Shields Architects, the building is conceived to include a residential lobby on Collier Street with residential uses beginning on level 5. The proposed infill development will balance the human scaled character of Owen and Colliers Streets through a number of transitions and setbacks to facilitate additional density in line with the evolving and planned character of the area.

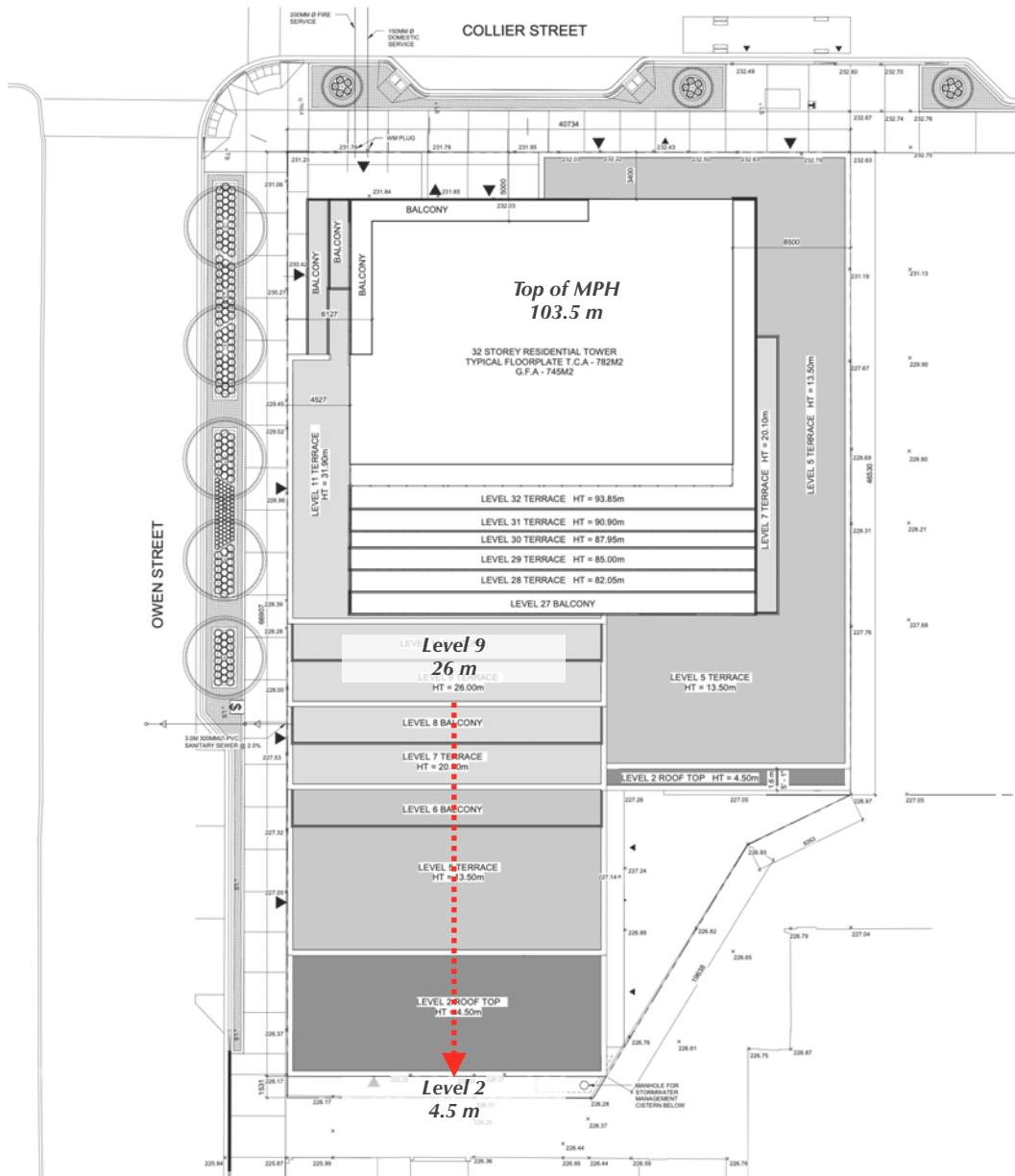
The 32-storey development features a 5-storey podium volume, with numerous articulations relating to the existing commercial row along Collier and Owen Streets and a 27-storey residential tower above. A restrained geometry has been used for the floor plates of both tower and podium volumes. At grade, commercial frontage with 2-shopfronts between the lobby reveal a generous open space at the corner of Collier Street and Owen Street. Furthermore, and in accordance with general urban design policies of the City, the provision of a sidewalk including tree plantings has been added along Owen Street. The 68.4 metre frontage sloping approximately 5.5 metres from north to south along this elevation will be comprised of fine grained commercial frontage with 4-shopfronts.

There will be excavation beneath the existing site to accommodate 1-storey of parking which will be accessed through the shared parking entrance and loading area off the existing laneway to the south-east of the property. The first excavated level will contain parking, with the remaining 4-levels of the podium utilized for vehicular and bicycle parking.

At this phase, facade articulation and materiality are preliminary. However, measures have been proposed to give depth and provide compatibility with neighbouring character by introducing a balanced solid to void ratio and solid 'earth-tone' masonry, particularly along the podium level.



*Site assembly showing relationship between subject property, laneway, Owen & Collier Streets, and the Designated property to the south located on the opposite site of the laneway.*



Numerous setbacks and transitions noted from the 32nd-storey tower to the north, with terracing to the 27th storey. From the roof of level 9 to the roof of level 2, there will be a 21.5 metre reduction in height in order to establish a more appropriate relationship with the subject heritage property to the south. The arrow to the left indicates the southern portion of the podium where the most significant transitions have occurred.

## 6.2 Assessment of Design

South of the property, between the alley and Dunlop Street East, is a late nineteenth century commercial building known as the Sanders Block (72-74 Dunlop Street), designated under Part IV of the Ontario Heritage Act.

Most of the tower mass is consolidated towards the north-west corner of the site above a 5-storey podium. Towards the south of the site, a 21.5 metre reduction in height from the 9th to the 2nd storey is introduced in order to establish a more appropriate relationship with the subject heritage property immediately to the south.

The proposed podium massing is configured with the intent of providing legible cues to the established scale along both Owen Street and Collier Street. Therefore, the proposed development will align with the street level perception of the local context with an immediate height between 2 and 5-storeys which will fit into its evolving context in an appropriate manner.

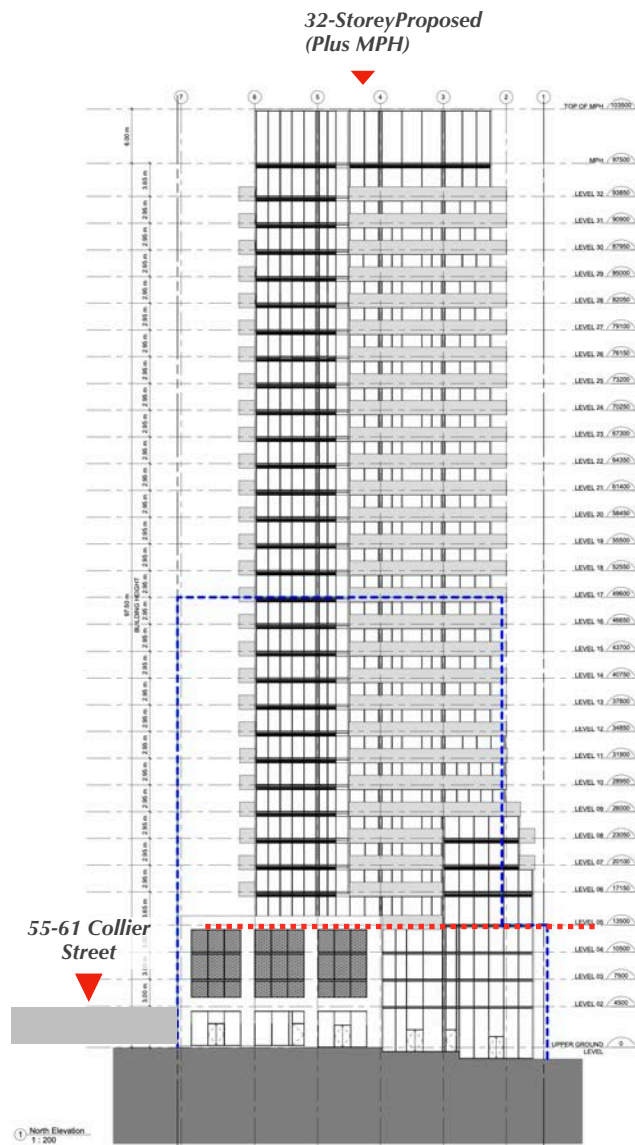
The above-grade parking levels will be screened by a feature wall that will be incorporated into the facade. At 8.7metres in height, the perforated panels will be subdivided by glass spandrel panels. Details of the final design will be clarified at a later time, however; opportunities to connect the artwork to the local context exist.

Although there are low-rise buildings in the area, the planned character consists of taller structures and therefore any notion of transition will need to be considered in light of the planned character and existing approvals.

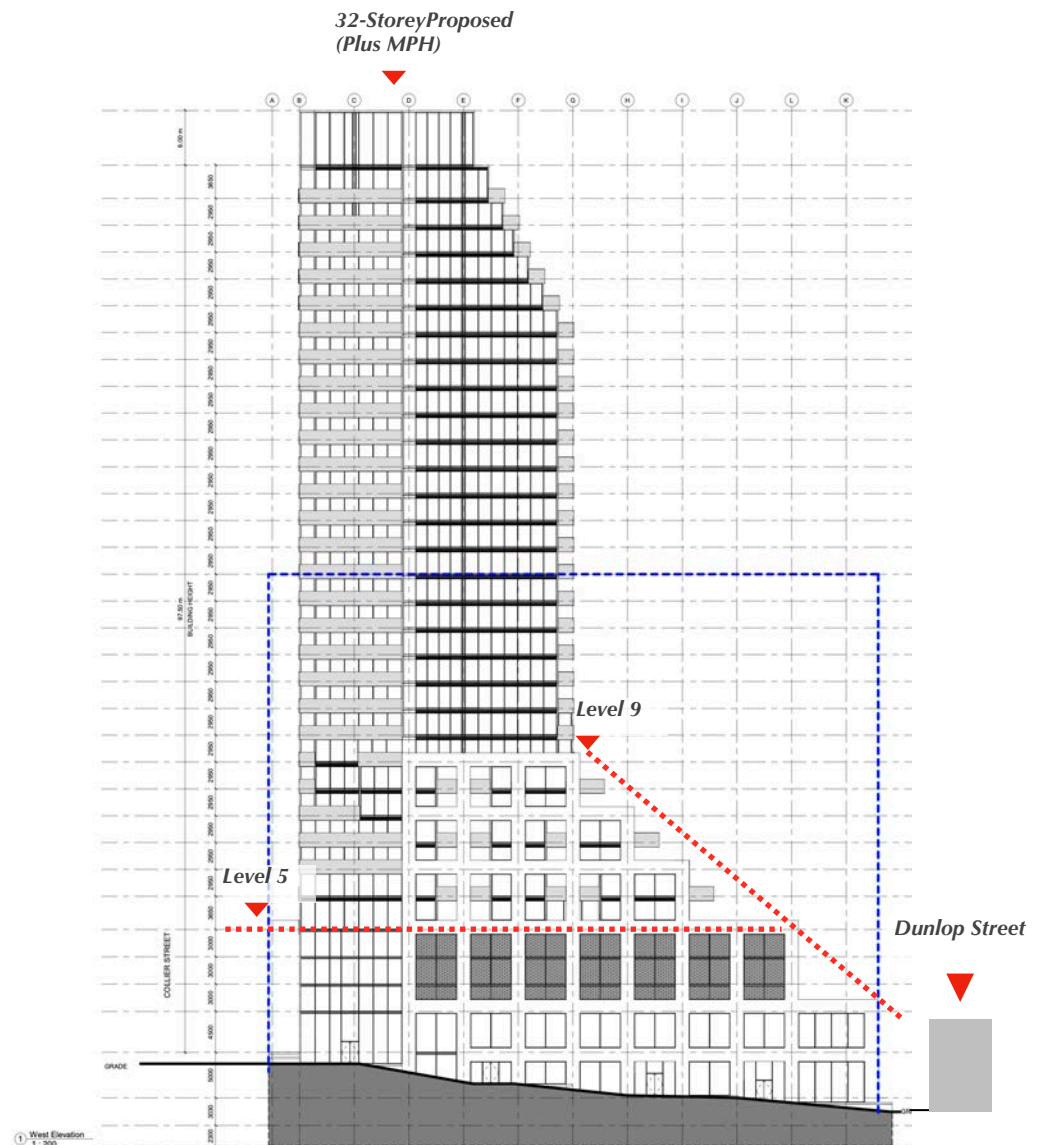
An assessment related to the specific impacts of the development on heritage resources on site is provided in the following section of this report.



**West elevation (portion):** Showing a portion of the sloping site condition along Owen Street. The gradual transition in height from the tower level provides a more appropriate relationship with the subject heritage property to the south. The 4.5m height established here is in line with the Dunlop Historic Streetscape



**North elevation:** Showing the relationship between the Collier Street frontage, which acknowledges to the existing neighbourhood context, and established a consistent streetwall on this presently vacant site.



**West elevation:** Showing a portion of the sloping site condition along Owen Street with gradual transition in line with the Dunlop Historic Streetscape Corridor fronting the north side of Kempenfelt Bay. Levels 3 and 4 are shaded, illustrating the feature wall screen covering the car park.



Ground floor plan, provided by Scott Shields Architect. Annotations by GBCA. Note super-imposed plans to account for sloping site condition from north to south.

- 1) Proposed residential entrance and lobby.
- 2) Retail space
- 3) Residential Amenity
- 4) Parking
- 5) Loading bay and parking access.

## 7. HERITAGE IMPACT ASSESSMENT

### 7.1 Impact on Heritage Resources

An assessment of possible effects from the proposed development on the heritage properties is presented on the following page which lists possible effects. In developing high density buildings that introduce new scale, typology and massing there will inevitably be alterations imposed onto the existing context and nearby heritage resources. Although the proposed development acknowledges the presence of contributing heritage properties on and adjacent to the site, impacts have been identified, and mitigation strategies discussed to limit their effects where possible.

Possible Effect	Assessment
Destruction of any, or part of any, significant heritage attributes or features	The development presents no destruction of heritage attributes or features. Transitions provided by the podium of 49 Collier Street help to avoid visually 'crushing' the subject heritage corridor to the south.
Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance	The new podium level will present an opportunity to recreate a consistent street wall along both Owen and Collier Streets. Furthermore, stepping back the five-volumes that comprise the structure will help to mediate the difference of scale and form between the adjacent 2-storey to 3-storey commercial structures.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	Shadows cast by the new development will have transitory impacts on heritage resources in the vicinity. Transient shadowing will not unduly impact existing heritage attributes.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	No heritage attributes will be isolated from their context by the new development. The existing adjacent heritage properties will retain their legibility of scale and form along Dunlop Street.
Direct or indirect obstruction of significant views or vistas within, from or of built and natural features	The site is not in proximity to a protected view. However, the proposed development will not materially affect views along Owen Street towards Memorial Park and Kempenfelt Bay.
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value	The land use currently allows for a mix of uses, characterized mainly by commercial and residential. The former commercial uses have no associated cultural heritage value, and will not be impacted by the proposed change to residential use.
Land disturbances such as a change in grade that alters soils and drainage patterns	Land disturbances as a result of this development will not impact cultural heritage value.

## 7.2 Shadow Impacts:

Complete shadow studies have been prepared by Scott Shields Architects for the proposed development and are included in Appendix IV. To the right is an example for March and September 21, for 9:18am and 11:18am. In blue are net new shadows arising from the proposed development.

The most significant shadowing will occur on during the winter months when extensive north facing shadows will be projected. However, no listed or designated structures in the area will experience shadowing.

It should also be noted that shadows would be present on adjacent properties even with a construction built to conform with as-of-right heights.

In consideration of the above, the proposed location and massing of the development adequately limits shadow impact on the adjacent buildings. These shadows will be transient, and heritage attributes of these buildings will not be unduly impacted.



## 8. MITIGATIVE STRATEGIES

The proposed development's principal impact on the existing heritage resource has been mitigated in the new design of the proposed new development, in a sensitive built form and use of materials as well as continuous commercial occupancy. Although no mitigation strategies are needed in this development, they are discussed below.

### Appropriate set backs

A typical feature of downtown commercial setting is the use of commercial at street level as a result of narrow lotting patterns. The reduced side yard and rear setbacks will not impact the cultural heritage value of the property as it will still read, from the public realm, as a narrow mid-rise commercial building, with tower setback above this podium. Notions of symmetry and setbacks will be reproduced, in principle through the podium, but will not undermine the status and presence of the nearby heritage structures.

### Architectural design guidelines / Compatible infill and additions

The proposed design of the new structure respects the commercial character of the area as well as the design intents of the city's 'Historic Neighbourhood Strategy' which seeks to intensify the downtown neighbourhood and transit corridors with a mix of housing forms. Measures have been proposed to provide compatibility with neighbouring character through introducing 'earth tone' cladding. No mitigation is required.

### Limiting height and density

The proposed height at 32-storey's in height will read as significantly higher than the original height on the site, and the environment. In light of provincial policies that seek to increase density, this additional height and density will not impact the heritage value of the site and adjacent properties, and therefore no mitigation is required.

### Ensuring compatible lotting patterns

The property will stitch together a portion of the prominent intersection at Collier Street and Owen Street that are currently vacant. The balance between conserving any cultural heritage value of the site (and the commercial occupancy at grade) as well as the desire to maximize the site's potential has been achieved in this proposed development.

This Heritage Impact Assessment has evaluated the impacts of the proposed new development on the subject site, and concludes that any impact to the heritage property and commercial corridor to the south, which was identified as having heritage value by the City of Barrie, has been mitigated in the new design, through a sensitive and contemporary recreation. No mitigation is required.

### Preparation of a Conservation Plan and adaptive reuse plans as necessary

No Conservation Plan will be necessary in this new development.

## 9. CONSERVATION STRATEGY

A variety of options are typically available for the mitigation of change to historic sites. These range from full restoration to simple commemoration of what previously existed.

The overarching term for protecting historic places in Canada is *Conservation*, which is described in the *Standards and Guidelines for the Conservation of Historic Places in Canada* (the *Standards and Guidelines*) as all actions or processes aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life. There are three primary treatment types for conservation projects: **preservation, restoration and rehabilitation**. Definitions for all treatment types are derived from the *Standards and Guidelines*.

**Preservation** involves the protection, maintenance and stabilization of the existing form, material and integrity of a historic place or of an individual component, while its heritage value is protected.

**Rehabilitation** is the sensitive adaptation of an historic place or of an individual component for a continuing or compatible contemporary use, while protecting its heritage value. In this instance, there are no heritage buildings on the site.

**Restoration** is the revealing, recovering or representing the state of a historic place or of an individual component as it appeared at a particular period in its history, as accurately as possible, while its heritage value is protected.

**The current development proposal does not involve any conservation, as the site does not include heritage properties.**

## 10. CONCLUSION

Heritage issues related to this development are primarily geared towards adjacencies to designated heritage properties to the south, specifically the three storey brick Main Street Commercial Row-type building at 72-74 Dunlop Street and the contiguous Dunlop Historic Streetscape Corridor. The assessment of applicable policies, when viewed as a whole in a balanced manner does not reveal any conflicts arising from the nature of the proposed development. It is our opinion that provincial and municipal interests as they pertain to the conservation of heritage resources, at the time of this HIA, are respected in this development proposal.

The new development at 49 Collier Street will be clearly of its own time and place, and will introduce sufficient setbacks and transitions to respond to the addition of 32-storeys into a commercial area that has a diverse range of heights and uses, both currently and planned.

The podium responds to the established heights in the area and will stitch together a currently vacant street wall along Collier Street and Owen Street. No structures will be removed as part of this development. The proposed design of the new structure respects the commercial character of the area as well as the design intent of the city's 'Historic Neighbourhood Strategy' which seeks to intensify the downtown neighbourhood and transit corridors with a mix of housing forms.

Shadowing will be transitory in nature and will not materially affect the heritage attributes of structures in the vicinity. Furthermore, the proposed development will not materially affect views along Owen Street towards Memorial Park and Kempenfelt Bay.

As it relates to adjacent properties on the Heritage Register, the proposed massing is configured with the intent of providing legible cues to the established scale along Dunlop Street to the south, and will not undermine the status and presence of these heritage structures.

In our view, and in light of consideration of mitigating strategies to reduce impacts to adjacent heritage properties, this proposal balances demands for *intensification* with respect for *heritage adjacencies* in a manner that allows

both objectives to be appreciated as a part of a complex and changing urban environment.

## 11. CLOSURE

The information and data contained herein represents GBCA's best professional judgment in light of the knowledge and information available to GBCA at the time of preparation. GBCA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of the GBCA and the client.

## 12. SOURCES

Reid, Dennis. A Concise History of Canadian Painting. 2nd Edition. Toronto: Oxford University Press. 1988.

Smith's Canadian gazetteer. With a map of the upper province. By Smith, William Henry, of Canada. 1846.

Ontario Gazetteer and Business Directory. 1886-1887

Historical Sketch of the Town of Barrie, Hon. Sir Hector Langevin, Minister of Public Works. 1884.

Plan of Building Lots in the Town of Barrie. The Property of James Patton, laid out by William Gibbard. 1854.

Goad Fire Insurance Map, 1907, revised in 1917. Library and Archives Canada.

Historic Tour Guide, City of Barrie, 1977.

Barrie Archive images.

## APPENDIX I

### Standards and Guidelines for the Conservation of Historic Places in Canada

#### THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

#### General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

#### Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

#### Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

## **APPENDIX II**

By-Law 90-323 for 72-74 Dunlop Street East document dated October 1st,  
1990.

Property Identifier(s) and/or Other Information

- 3 -

the floor joists and wooden floors throughout;  
the basement fireplace with bake-oven (believed to be the only remaining example in the City);  
the shutter hardware, where it remains;  
the hinges; latches; door knobs; key escutcheons; window catches, pulleys and weights; and all other builders' hardware where it remains;  
the wooden soffit and fascia.

For both historical and architectural reasons, preservation of the John Pearson house is vital to the City's heritage.

2. THAT there is designated as being of architectural and historical value or interest the real property at 72-74 Dunlop Street East (South elevation of the 2nd and 3rd floors), Barrie, Ontario, more particularly described as follows:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Barrie, in the County of Simcoe and being composed of Lot 1 (according to Registered Plan 85 and the West part of Lot 10 according to Plan 2.

Reasons for Designation:

The Sanders Block was built in 1880 for Leander Sanders by local builder George Ball to the design of Barrie architect Thomas Kennedy. It is an outstanding example of the three-storey commercial buildings constructed in Barrie following the fires in the 1870s and 1880s. The building originally housed stores in the street level, offices on the second, and the Masonic Hall on the third floor. The second and third stories of the front facade are well preserved and form an important part of Barrie's historic commercial streetscape.

Architectural Description:

The second and third stories and cornice of the front (south) facade of this building remain virtually as built. The street level storefront has been modernized but elements of the entrance to the stairway have been retained and also should be preserved. The size and symmetry of the building; the cornice which is peaked with three rare tin-clad spires; and the design and placement of the windows (wooden frame with double-hung sash) are features which should be retained. Of particular significance is the unpainted red and buff dichromatic brick pattern used to decorate the whole of the front facade. Part of this decoration includes the words "SANDERS BLOCK" in buff brick across the cornice.

3. THAT there is designated as being of architectural and historical value or interest the real property at 37 Mulcaster Street, Barrie, Ontario, more particularly described as follows:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Barrie, in the County of Simcoe and being composed of part of Market Square according to Registered Plan 2.

**APPENDIX III**  
Development Drawings  
as prepared by Scott Shields Architects.

General Notes

1. ALL DIMENSIONS IN MILLIMETRES.
2. VERIFY ALL DIMENSIONS.
3. DO NOT SCALE DRAWINGS.
4. CHECK DRAWINGS AGAINST SPECIFICATIONS.
5. USE THE LATEST REVISED DRAWINGS ONLY.
6. REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS, TO THE ARCHITECT BEFORE PROCEEDING.
7. DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND MUST BE RETURNED UPON COMPLETION OF WORK.

No. Issue Date

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scottarch.ca

Collier & Owen Street  
Barrie

49 Collier Street, Barrie,  
ON

Drawing

COVER SHEET

Project number 21323

Date 2022-06-03

Drawn by Author

Checked by Checker

**A0.00**

Scale

49 Collier St

Revision: 5  
Date: August 30th, 2022

High-rise building  
Option 1

	High-rise building ( 32 storey building height)				Units	Bike Spaces	Parking Spaces	EV Spaces	Retail Area	
	Total Construction Floor Area (CFA) (m <sup>2</sup> )	Estimated Gross Floor Area (GFA)* (m <sup>2</sup> )	Estimated Gross Floor Area (GFA)* (m <sup>2</sup> )	Estimated Saleable Area (SA) (m <sup>2</sup> )					(m <sup>2</sup> )	(m <sup>2</sup> )
P01 Parking	2536.27	27300	-	-	-	-	70	5	-	-
L01 Lower Level	2,344.9	25,240	938.7	10,104.1	830.8	8,942.1	-	-	830.8	8,942.1
L01 Ground Level	2,273.0	24,467	1,474.0	15,866.4	440.8	4,744.7	-	5	440.8	4,744.7
L02 Parking	2,157.3	23,221	-	-	-	-	28	41	-	-
L03 Parking	1,957.1	21,066	-	-	-	-	51	42	-	-
L04 Parking	1,957.1	21,066	-	-	-	-	31	44	-	-
L05	1,263.4	13,599	1,222.4	13,157.8	745.6	8,025.5	-	-	-	-
L06	1,237.2	13,317	1,196.1	12,874.9	1,007.4	10,843.1	-	-	-	-
L07	1,078.4	11,608	1,041.1	11,206.2	840.6	9,048.1	-	-	-	-
L08	1,062.9	11,441	1,025.6	11,039.0	840.6	9,048.1	-	-	-	-
L09	902.7	9,716	865.3	9,314.4	757.1	8,149.7	-	-	-	-
L10	902.7	9,716	865.3	9,314.4	757.1	8,149.7	-	-	-	-
L11	774.4	8,335	737.0	7,933.3	683.8	7,144.7	-	-	-	-
L12	774.4	8,335	737.0	7,933.3	683.8	7,144.7	-	-	-	-
L13	750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L14	750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L15	750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L16	750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L17	750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L18	750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L19	750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L20	750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L21	750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L22	750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L23	750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L24	750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L25	750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L26	750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L27	750.0	8,073	712.4	7,668.0	638.4	6,871.9	-	-	-	-
L28	698.8	7,522	668.4	7,194.7	594.3	6,397.3	-	-	-	-
L29	654.1	7,041	623.9	6,715.9	555.7	5,981.6	-	-	-	-
L30	609.8	6,564	579.6	6,238.7	511.6	5,507.0	-	-	-	-
L31	576.5	6,206	546.4	5,880.9	478.4	5,149.8	-	-	-	-
L32	532.2	5,729	502.0	5,403.6	434.2	4,673.7	-	-	-	-
<b>Total Above-Ground</b>	<b>33,006.8</b>	<b>355,282</b>	<b>23,708.6</b>	<b>255,197.7</b>	<b>19,672.7</b>	<b>211,755.5</b>	<b>253</b>	<b>110</b>	<b>164</b>	<b>1271.6</b>
<b>Total Combined</b>	<b>35,543.1</b>	<b>382,582</b>	<b>23,708.6</b>	<b>255,197.7</b>						<b>234</b>

Site Coverage Summary	sq.m
Total Site Area (Before Conveyance)	2,540.90
Total Site Area (After Conveyance)	2,504.20
GFA*	23,708.6

Efficiency GFA/CFA (above ground): 71.83 %

FSI (Before Conveyance)	9.33
FSI (After Conveyance)	9.47

\* Please note that GFA includes indoor amenity space as of now

Resident Parking Required (1:1 ratio) =	253
<b>Total parking spaces required =</b>	<b>253</b>
<b>Total parking spaces provided =</b>	<b>234</b>
<b>Total EV spaces (6% of spaces) =</b>	<b>14</b>
<b>Total Bike Parking =</b>	<b>110</b>

Preliminary unit breakdown:

	Floor Levels	Levels 5	Levels 6	Levels 7-8	Levels 9-10	Levels 11	Level 12	Levels 13-27	Levels 28	Levels 29	Levels 30	Levels 31	Levels 32	Total
1bedroom	2	4	3	2	3	2	3	1	1	1	1	1	1	71
1+den	3	5	4	5	2	1	2	4	0	0	0	0	0	63
2 bedroom	1	3	3	4	5	5	3	1	1	1	3	2	2	81
3 bedroom	2	2	2	0	0	1	1	2	4	4	2	2	2	38
														<b>253</b>



LAKE SIMCOE

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Collier & Owen Street  
Barrie

49 Collier Street, Barrie,  
ON

Drawn by

CONTEXT PLAN

Project number 21323

Date 2022-06-03

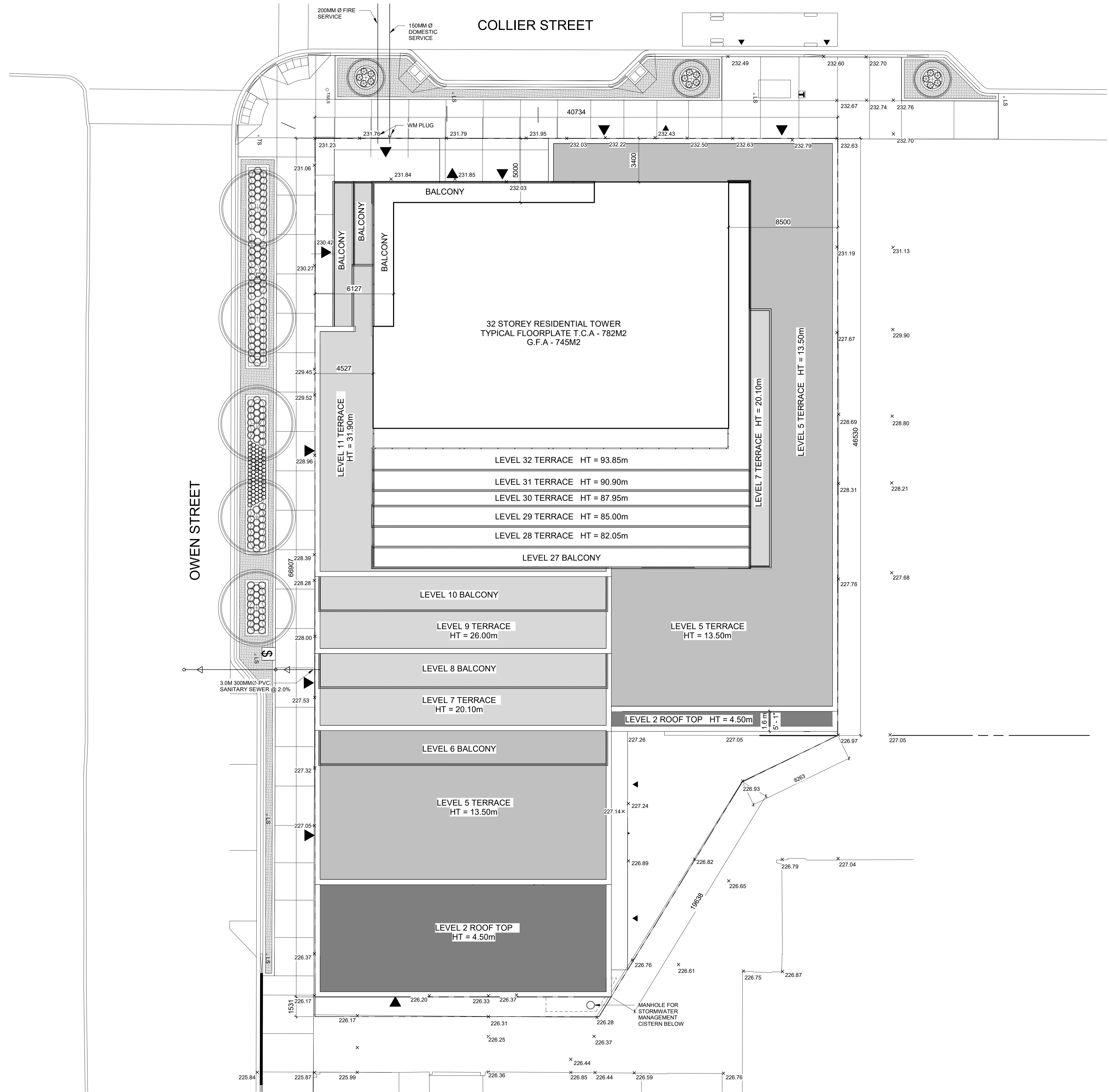
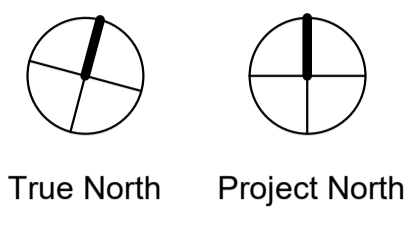
Drawn by AS

Checked by AS

A1.01

Scale

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**Collier & Owen Street  
Barrie**  
49 Collier Street, Barrie,  
ON

Drawing  
**SITE PLAN**

Project number	21323
Date	2022-06-03
Drawn by	AH
Checked by	AS

**A1.02**

Scale



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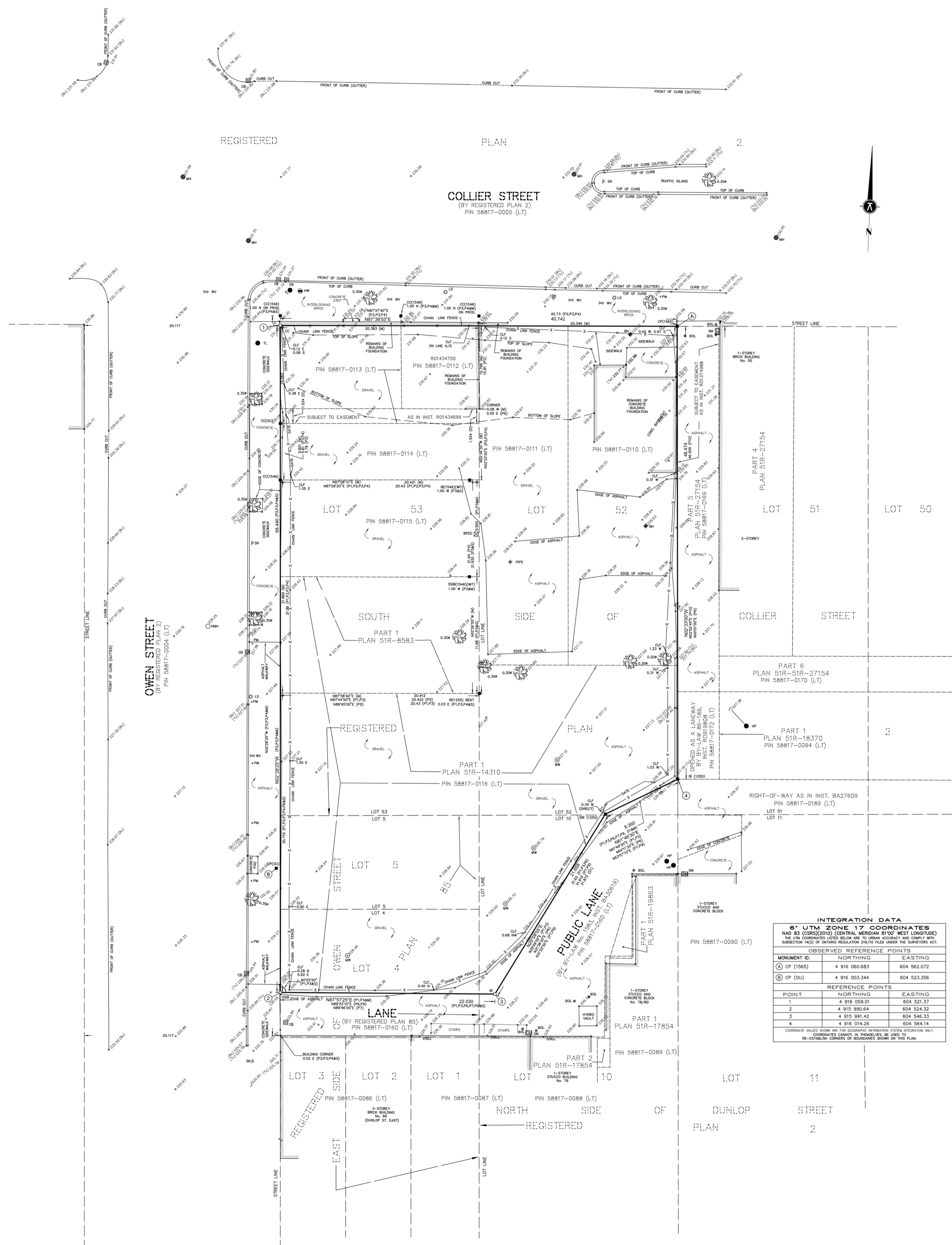
Collier & Owen Street  
 Barrie  
 49 Collier Street, Barrie,  
 ON

Drawing  
**MASSING VIEWS**

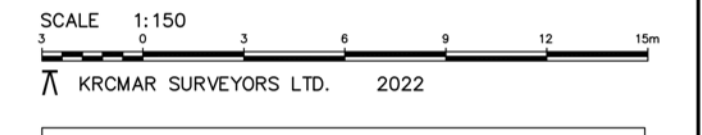
Project number	21323
Date	2022-06-03
Drawn by	AS
Checked by	AS

**A1.03**

Scale



PLAN OF SURVEY  
SHOWING TOPOGRAPHICAL INFORMATION OF  
**ALL OF LOT 53 AND  
PART OF LOT 52  
SOUTH SIDE OF COLLIER STREET  
AND PART OF LOT 10  
NORTH SIDE OF DUNLOP STREET  
REGISTERED PLAN 2**  
AND  
**LOTS 4 AND 5  
EAST SIDE OF OWEN STREET  
REGISTERED PLAN 85  
CITY OF BARRIE  
COUNTY OF SIMCOE**



METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**BEARING**  
BEARINGS SHOWN HEREON ARE GRID DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B' USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 8° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE.  
(NAD 83 (CSRS)(2010)).  
DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.9997012.

**ELEVATION**  
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO BENCHMARK NO. 0011968U02 HAVING AN ELEVATION OF 237.270 METRES.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT PLANTED
  - DENOTES HORIZONTAL CONTROL MONUMENT
  - SSB DENOTES STANDING IRON BAR
  - RSB DENOTES ROUND STANDARD IRON BAR
  - IB DENOTES ROUND STANDARD IRON BAR
  - CP DENOTES CONCRETE PIN
  - IC DENOTES CEMENT IRON CROSS
  - IP DENOTES IRON PIPE
  - (M) DENOTES MEASURED
  - (SU) DENOTES SET
  - (W) DENOTES WITNESS
  - (WY) DENOTES WITNESS
  - (P) DENOTES REGISTERED PLAN 2
  - (P1) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY RAKES SURVEYING LTD., O.L.S., DATED JANUARY 7, 1988
  - (P2) DENOTES PLAN OF SURVEY BY RUDY MAK SURVEYING LTD., O.L.S., DATED JUNE 22, 2016 (FILE NO. 12337)
  - (P3) DENOTES PLAN OF SURVEY BY RUDY MAK SURVEYING LTD., O.L.S., DATED DECEMBER 4, 2016 (FILE NO. 12397)
  - (P4) DENOTES TOPOGRAPHIC SURVEY BY RUDY MAK SURVEYING LTD., O.L.S., DATED JUNE 7, 2017 (FILE NO. 12518)
  - (P5) DENOTES UNDEPOSITED REFERENCE PLAN BY RUDY MAK SURVEYING LTD., O.L.S., DATED MARCH 19, 2017 (FILE NO. 135829)
  - (P6) DENOTES PLAN SIR-8583
  - (P7) DENOTES PLAN SIR-14310
  - (P8) DENOTES PLAN SIR-17854
  - (P9) DENOTES PLAN SIR-19863
  - (P10) DENOTES PLAN SIR-2154
  - (P11) DENOTES INST. NO. R01434699
  - (O1) DENOTES INST. NO. BA20619
  - (1847) DENOTES RAKES SURVEYING LTD., O.L.S.
  - (1255) DENOTES RODNEY C. RAKES SURVEYING LTD.
  - (1370) DENOTES RUDY MAK SURVEYING LTD., O.L.S.
  - (1545) DENOTES RUDY MAK SURVEYING LTD., O.L.S.
  - (1565) DENOTES F.N. BOWERS, O.L.S.
  - INST. DENOTES INSTRUMENT
  - PROCD DENOTES PRODUCTION OF BEARING
  - SELL DENOTES SELL
  - CLF DENOTES CHAIN LINK FENCE
  - (T) DENOTES ELEVATION AT TOP OF FEATURE
  - (B) DENOTES ELEVATION AT BOTTOM OF FEATURE
  - (T&B) DENOTES TOP OF CURB (OUTTER)
  - (B&C) DENOTES FRONT OF CURB (OUTTER)
  - BH DENOTES BOREHOLE
  - BPD DENOTES BELL PEDESTAL
  - BOLL DENOTES BOLLARD
  - EXG DENOTES EXISTING GRADE ELEVATION
  - CATCH DENOTES CATCH BASIN
  - DTD DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
  - DGA DENOTES DOWN GUY ANCHOR
  - GDM DENOTES GAS METER
  - HWM DENOTES HYDRO HAND WELL
  - LAMP DENOTES LAMP STANDARD
  - MHO DENOTES MANHOLE
  - PM DENOTES PARKING METER
  - SIGN DENOTES SIGN
  - TL DENOTES TRAFFIC LIGHT
  - WVALV DENOTES WATER VALVE
  - HMM DENOTES HYDRO MANHOLE
  - MWM DENOTES MONITORING WELL
  - HP DENOTES HYDRO POLE

**INTEGRATION DATA**

6° UTM ZONE 17 COORDINATES  
NAD 83 (CSRS)(2010) (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)  
THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

MONUMENT ID	NORTHING	EASTING
OP (1565)	4 916 060.683	604 562.072
OP (09)	4 916 003.344	604 523.356

POINT	NORTHING	EASTING
1	4 916 059.01	604 521.37
2	4 915 990.64	604 524.32
3	4 915 991.42	604 546.33
4	4 916 014.26	604 564.14

COORDINATE VALUES SHOWN ARE FOR GEODETIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT BE REPRODUCED, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- SURVEY REPORT**
- THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES IS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.
  - THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC. ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.
  - COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.
  - THIS PLAN COMPRISES ALL OF PINS 58817-0110 (LT) TO 58817-0116 (LT), INCLUSIVE.
  - SUBJECT TO EASEMENT AS IN INST. R01434699
  - TOGETHER WITH EASEMENT AS IN INST. R01434700 (AFFECT PIN 58817-0112 (LT))

TOTAL SITE AREA = 2539.0m<sup>2</sup>

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 21st DAY OF JULY, 2022

DATE JULY 26, 2022

S.M. RAMSAROO  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2188227  
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MUNICIPAL ADDRESS: No. 47-53 COLLIER STREET AND 9-25 OWEN STREET, BARRIE

FIELD: R.L. DRAWING: S.H. CHECKED: S.N.R. JOB NO: 20-420

DWG NAME: 20-420701 PLOT INFO: 08-03-26/JUL/2022 WORK ORDER NO: 36596

1127 Centre Street Thornhill ON L4J 3M6 905.738.0033 F 905.738.0221 www.krcmar.ca

PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

- General Notes
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**Collier & Owen Street  
Barrie**  
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ON

Drawing  
**SURVEY**

Project number 21323  
Date 2022-06-03  
Drawn by Author  
Checked by Checker

**A1.04**

Scale

**KRCMAR**

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Collier & Owen Street  
 Barrie  
 49 Collier Street, Barrie,  
 ON

Drawing  
**LEVEL P1 PLAN**

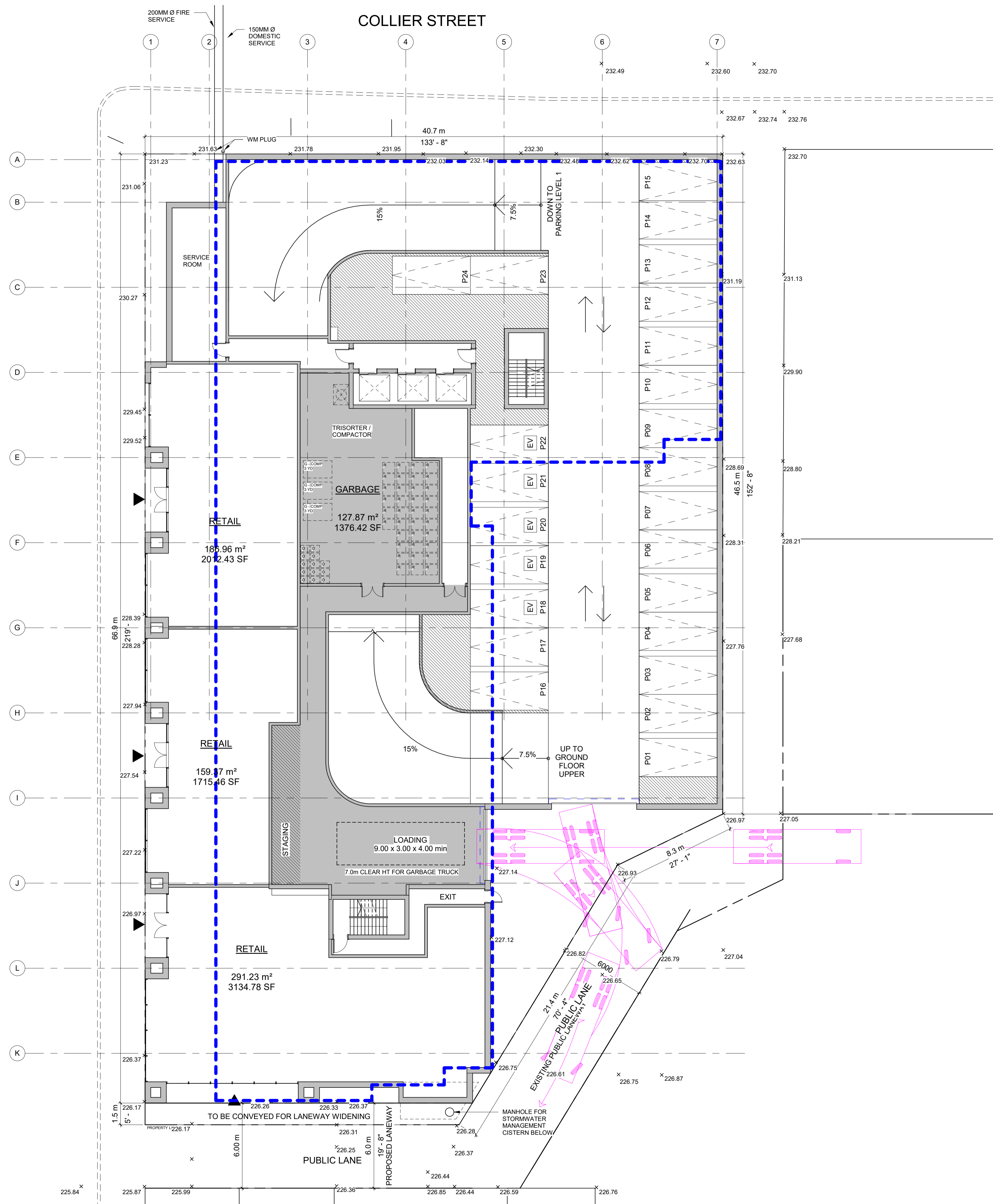
Project number	21323
Date	2022-06-03
Drawn by	AS
Checked by	AS

**A2.01**

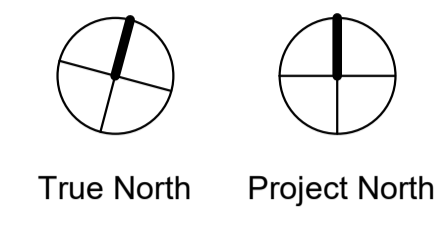
Scale

COLLIER STREET

OWEN STREET



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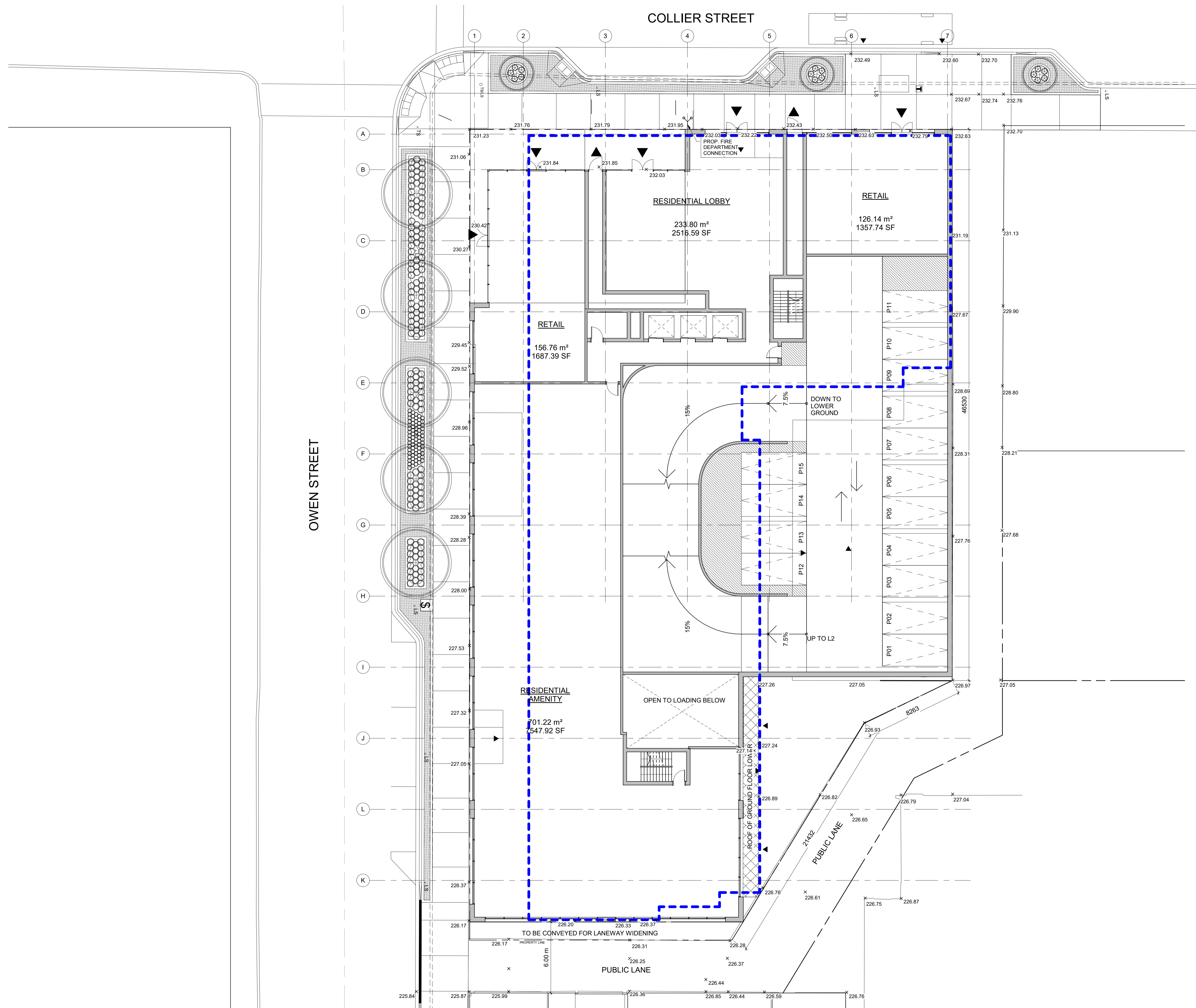
**Collier & Owen Street  
 Barrie**  
 49 Collier Street, Barrie,  
 ON

Drawing  
**LOWER GROUND  
 FLOOR PLAN**

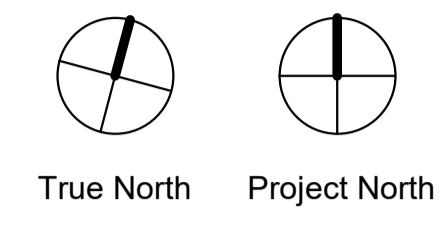
Project number	21323
Date	2022-06-03
Drawn by	AS
Checked by	AS

**A4.01**

Scale



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**Collier & Owen Street Barrie**  
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Drawing  
**UPPER GROUND FLOOR PLAN**

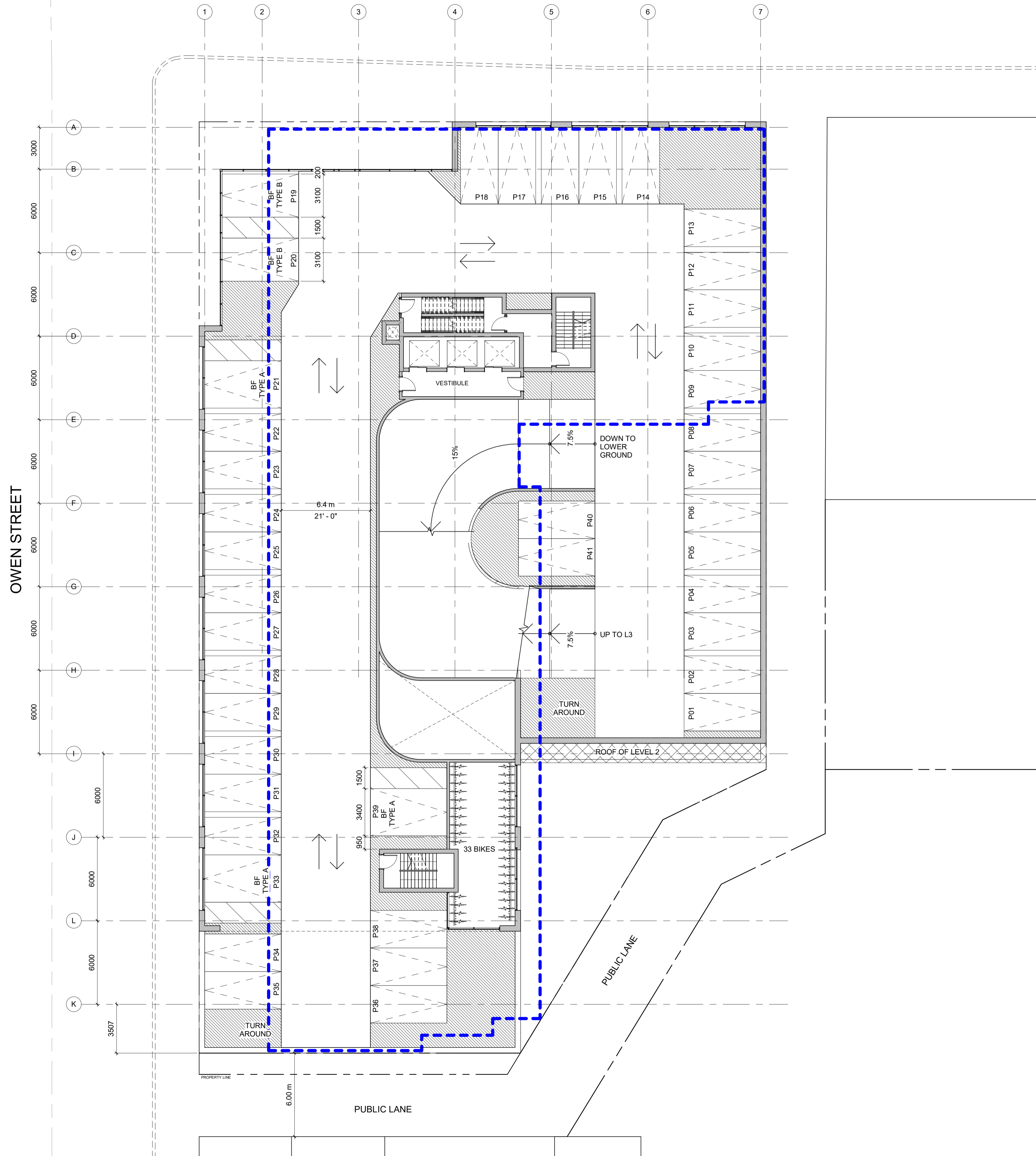
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Date	2022-06-03
Drawn by	AS
Checked by	AS

**A4.02**

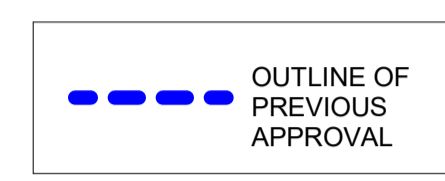
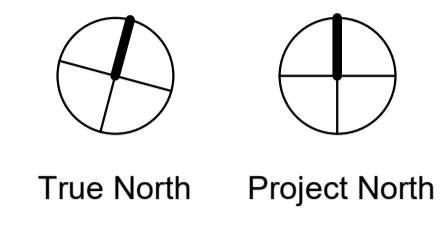
Scale

COLLIER STREET

OWEN STREET



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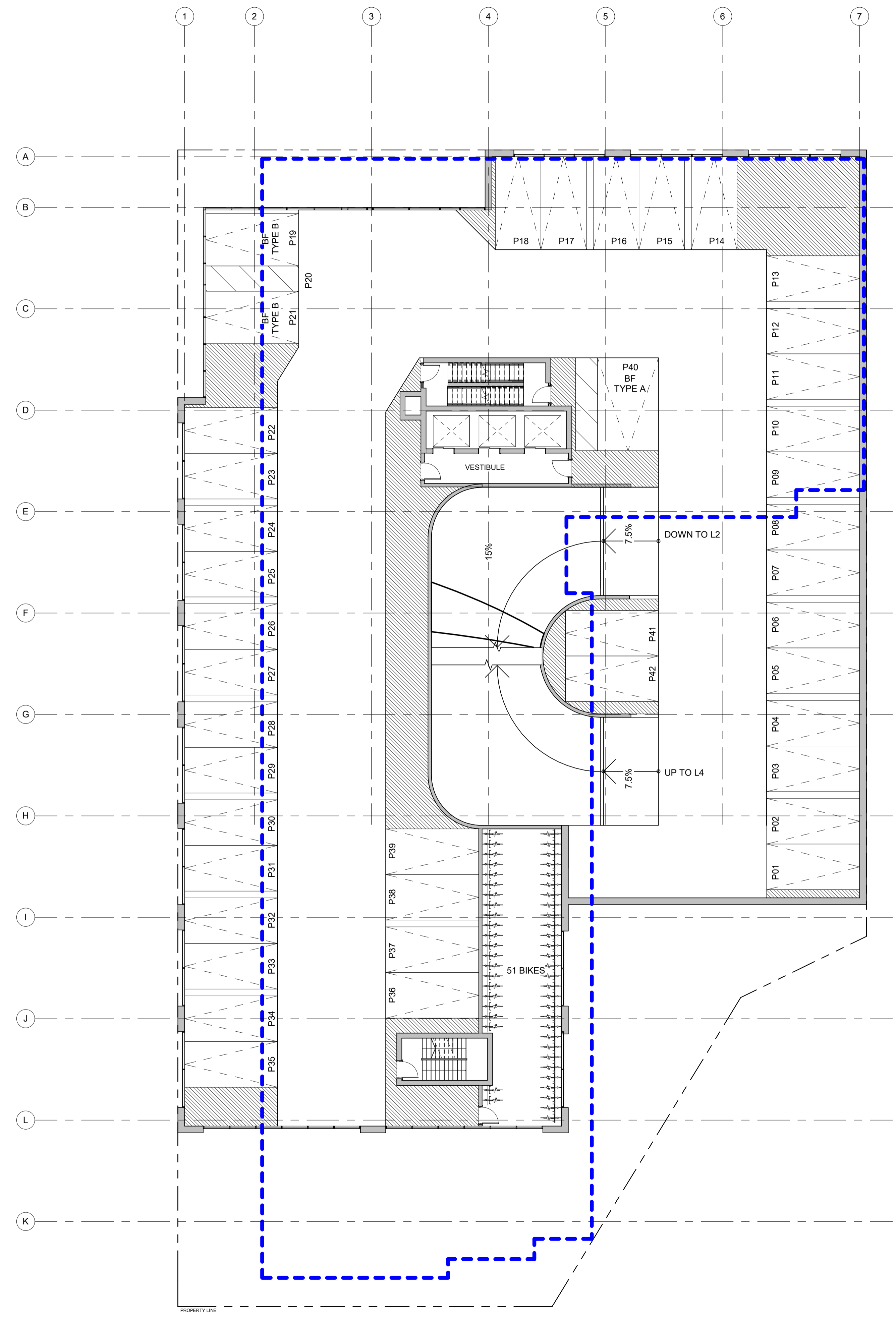
Drawing  
**LEVEL 2 PLAN**

Project number	21323
Date	2022-06-03
Drawn by	AS
Checked by	AS

**A4.03**

Scale

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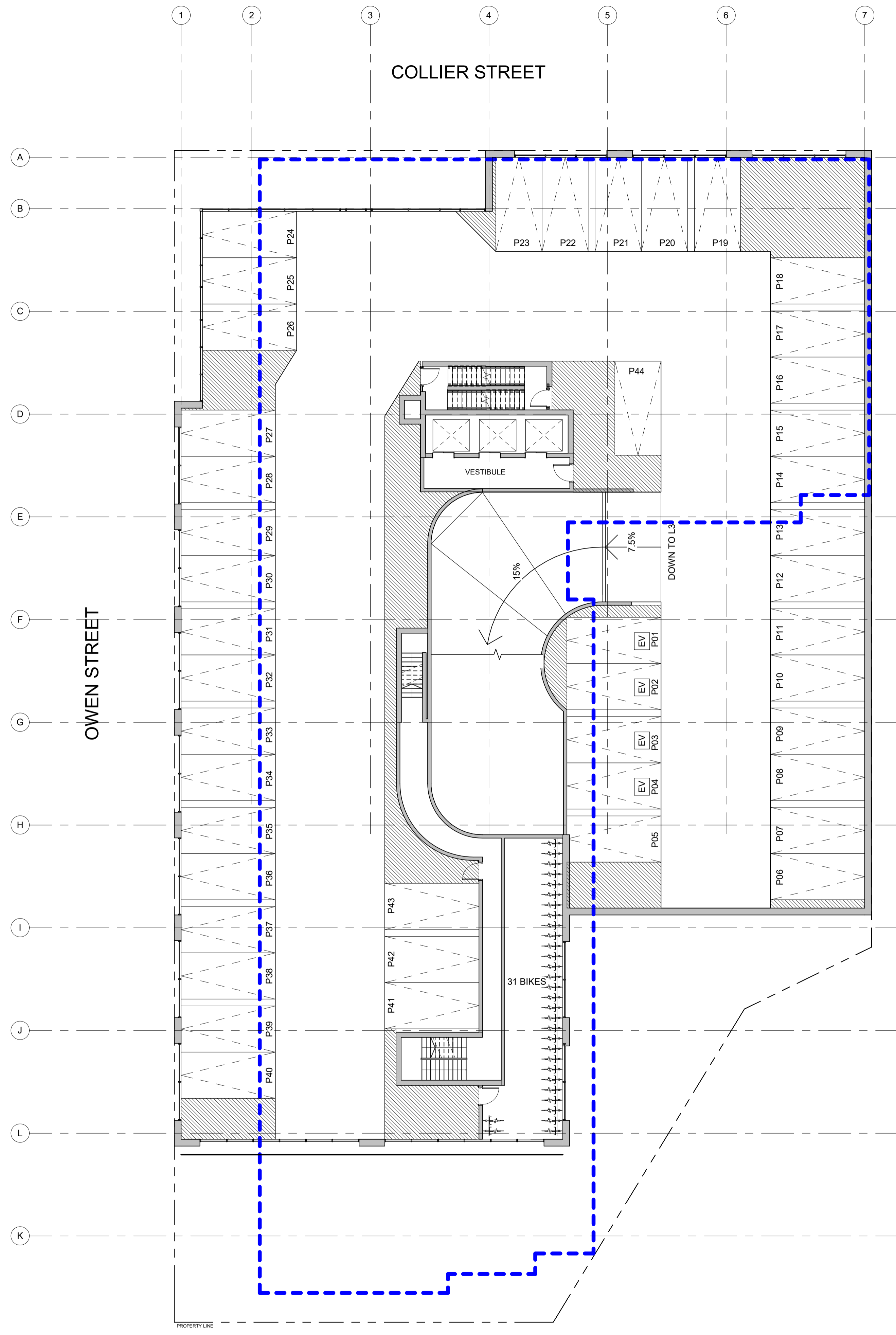
Drawing  
 LEVEL 3 PLAN

Project number	21323
Date	2022-06-03
Drawn by	Author
Checked by	Checker

A4.04

Scale

- General Notes
1. ALL DIMENSIONS IN MILLIMETRES.
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Drawing  
**LEVEL 4 PLAN**

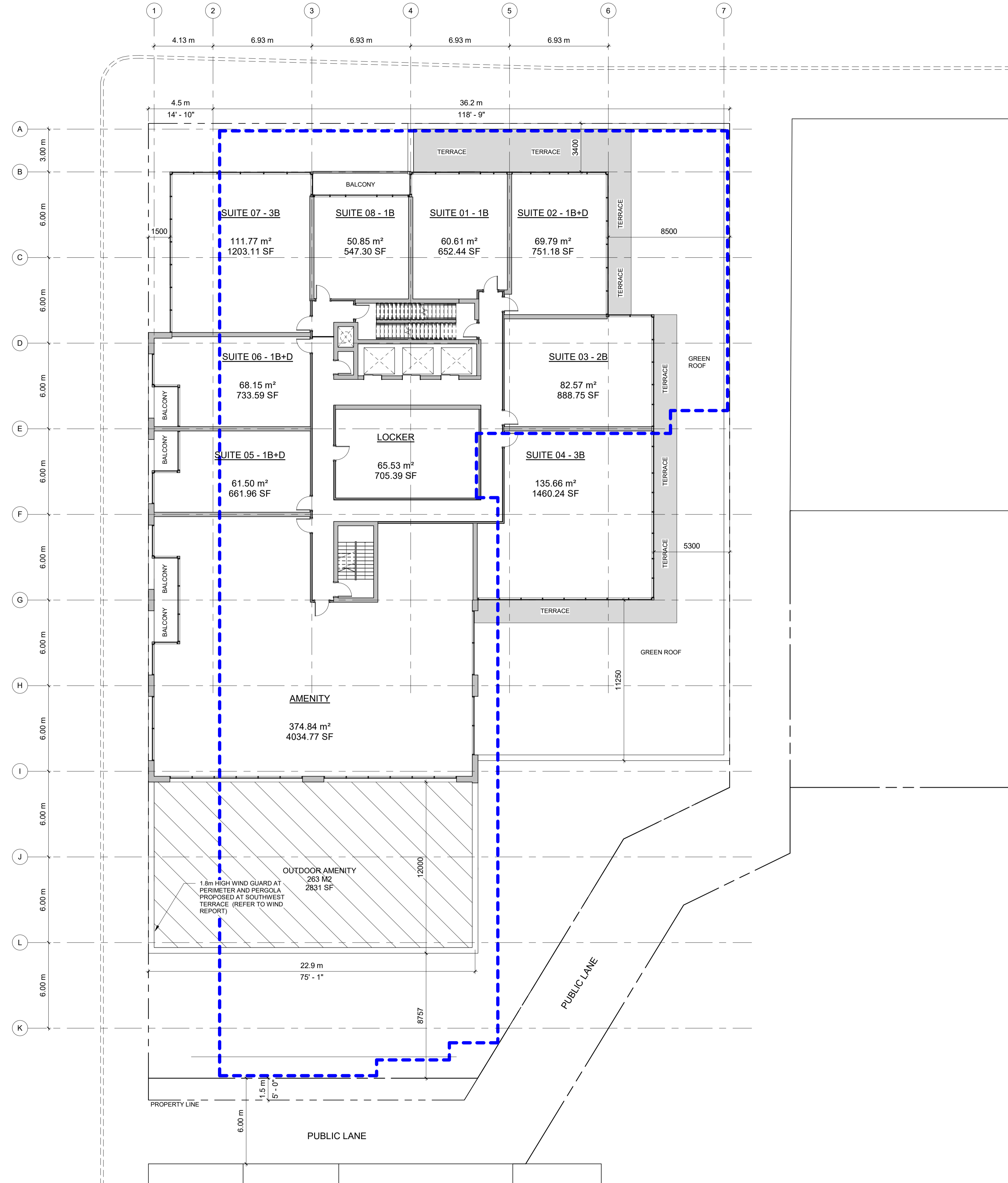
Project number 21323  
 Date 2022-06-03  
 Drawn by Author  
 Checked by Checker

**A4.05**

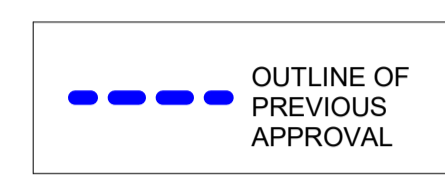
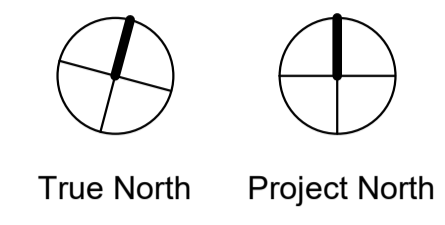
Scale

COLLIER STREET

OWEN STREET



- General Notes
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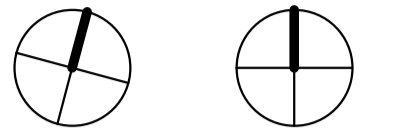
Drawing  
**LEVEL 5 FLOOR PLAN**

Project number	21323
Date	2022-06-03
Drawn by	AH
Checked by	AS

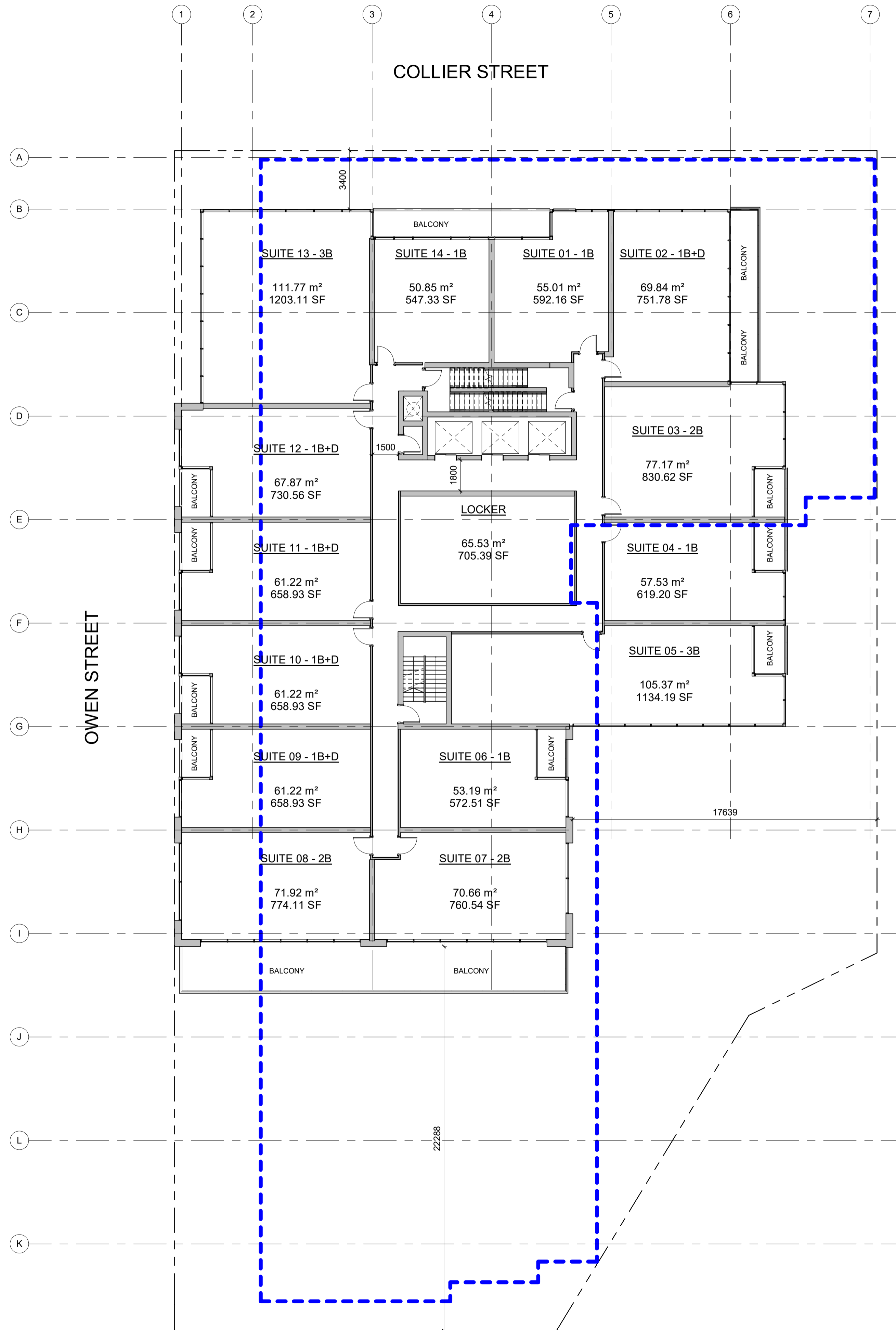
**A4.06**

Scale

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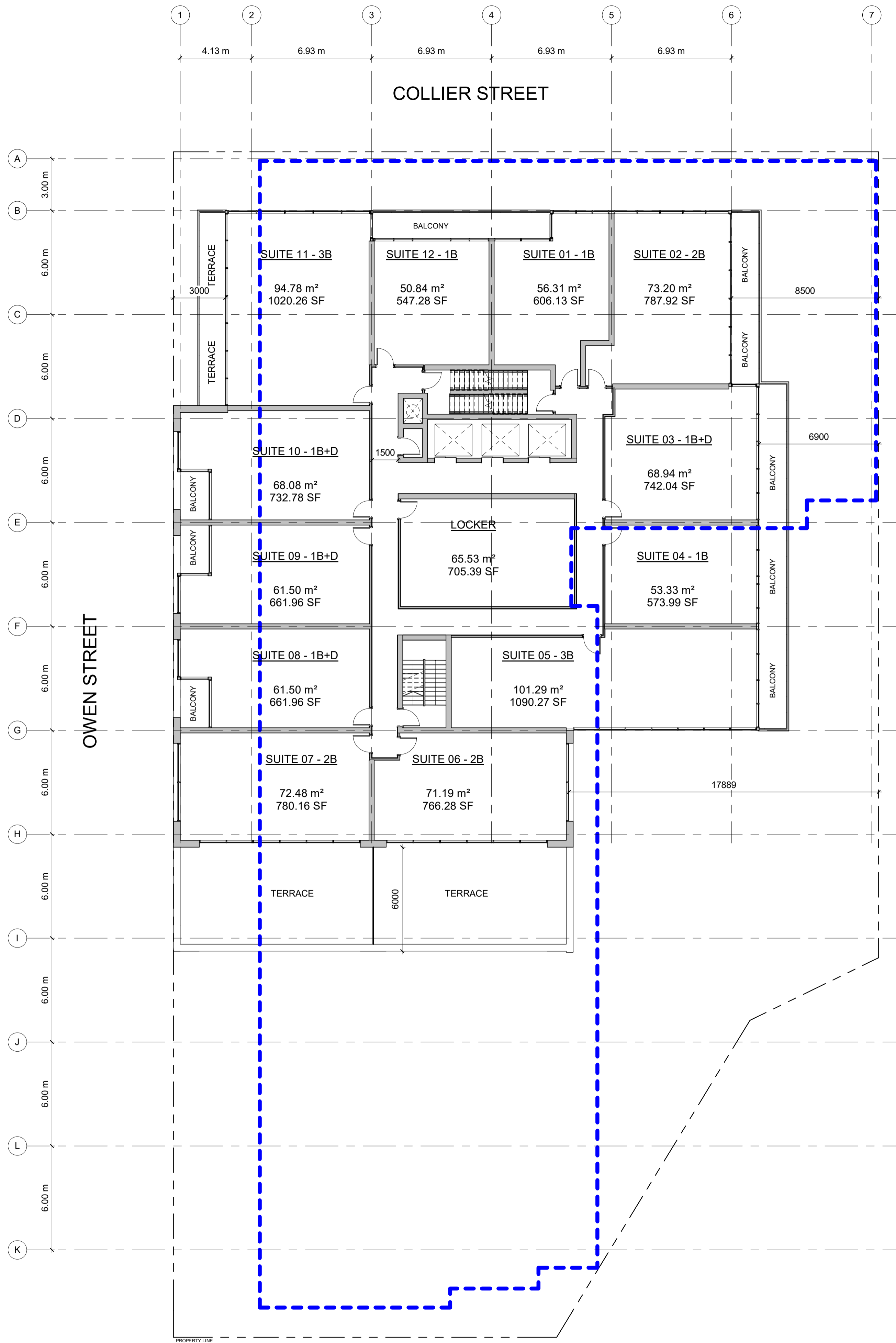
49 Collier Street, Barrie,  
 ON

Drawing  
 LEVEL 6 FLOOR PLAN

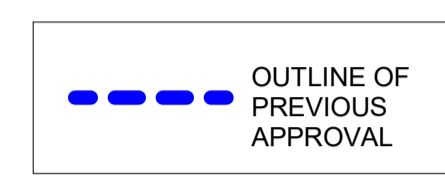
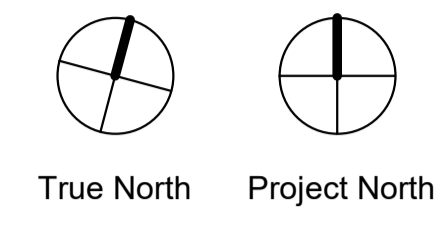
Project number	21323
Date	2022-06-03
Drawn by	AH
Checked by	AS

A4.07

Scale



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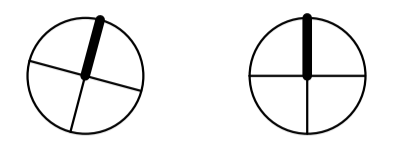
Drawing  
**LEVELS 7 - 8 FLOOR  
 PLAN**

Project number	21323
Date	2022-06-03
Drawn by	AH
Checked by	AS

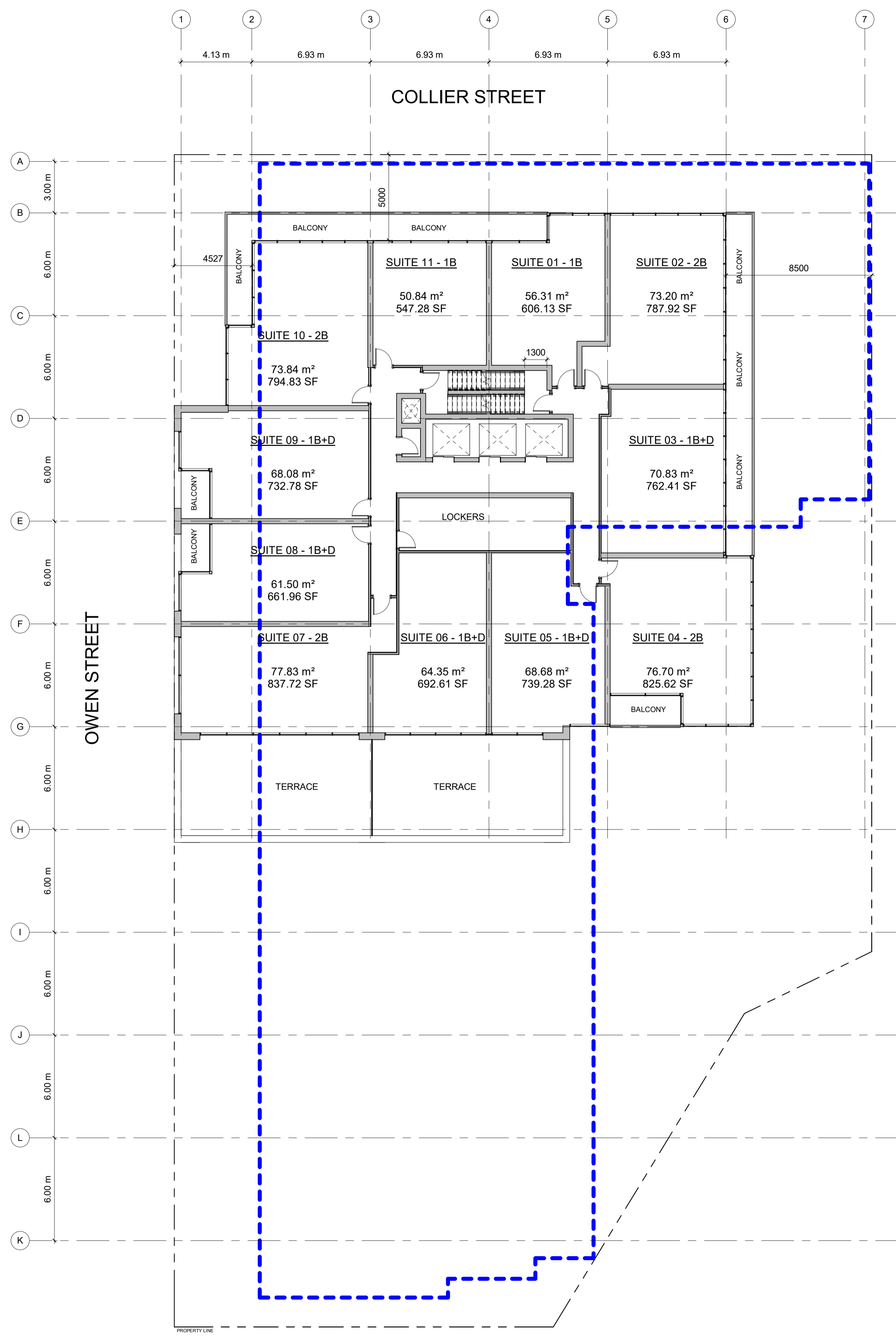
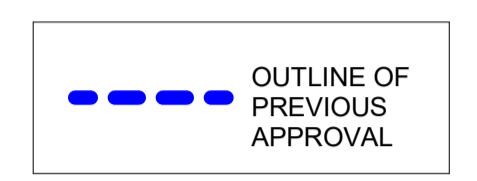
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Scale

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Drawing  
**LEVELS 9 - 10 FLOOR  
 PLAN**

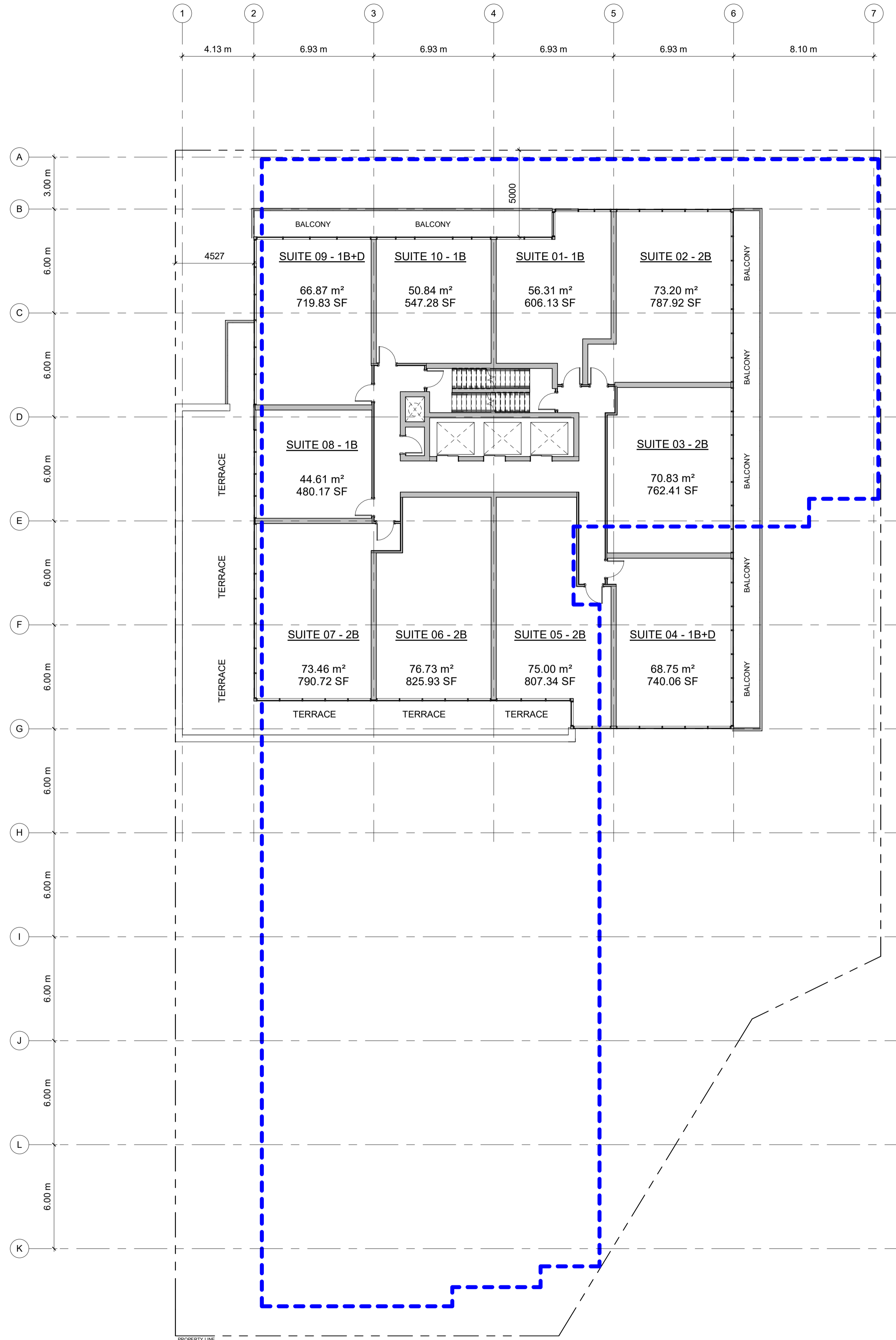
Project number	21323
Date	2022-06-03
Drawn by	AH
Checked by	AS

**A4.09**

Scale

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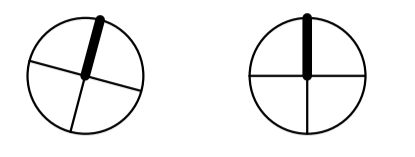
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**LEVEL 11 FLOOR PLAN**

Project number	21323
Date	2022-06-03
Drawn by	AH
Checked by	AS

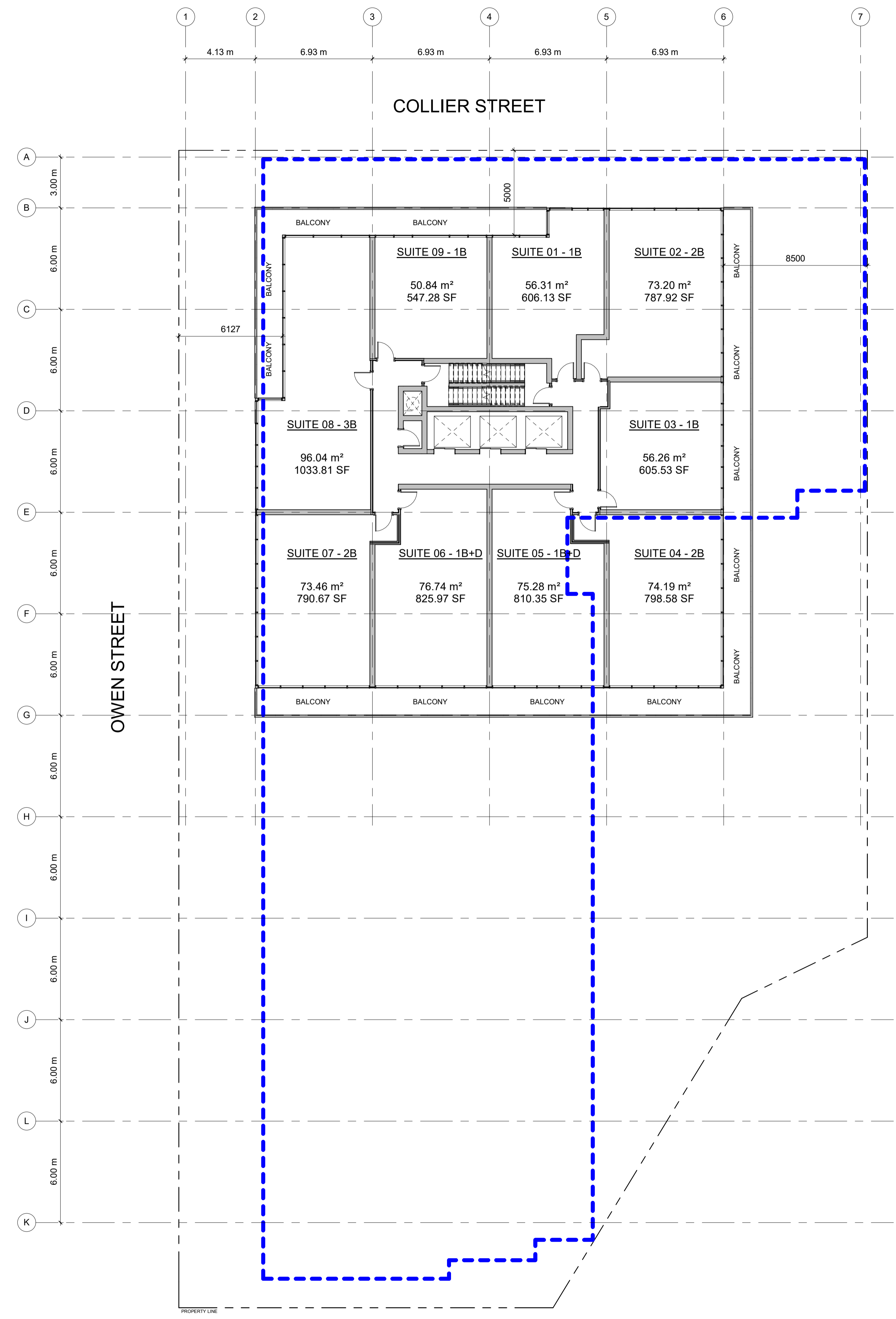
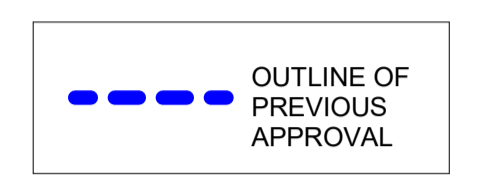
**A4.10**

Scale

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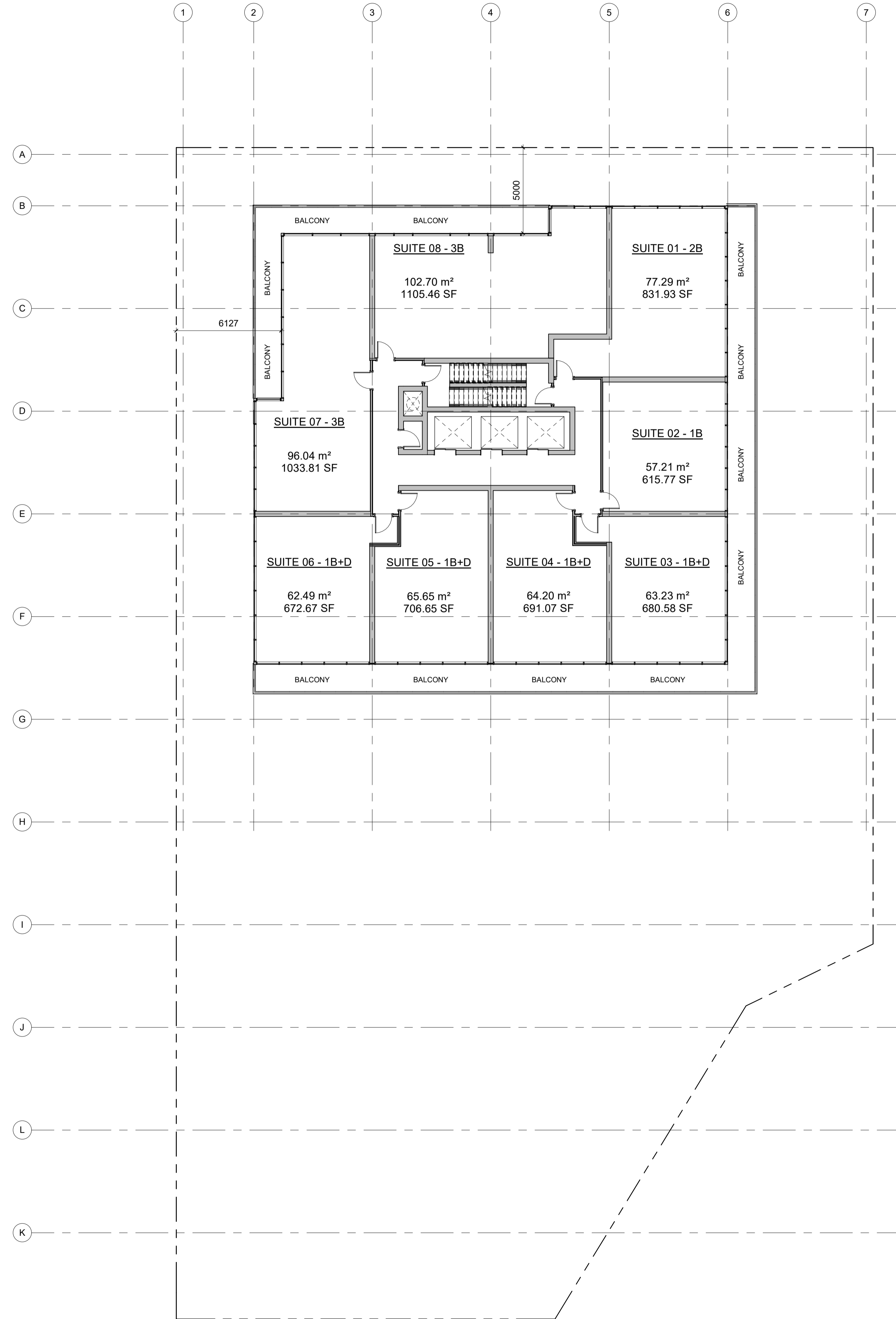
Drawing  
**LEVELS 12-27 FLOOR  
 PLAN**

Project number	21323
Date	2022-06-03
Drawn by	AH
Checked by	AS

**A4.11**

Scale

- General Notes
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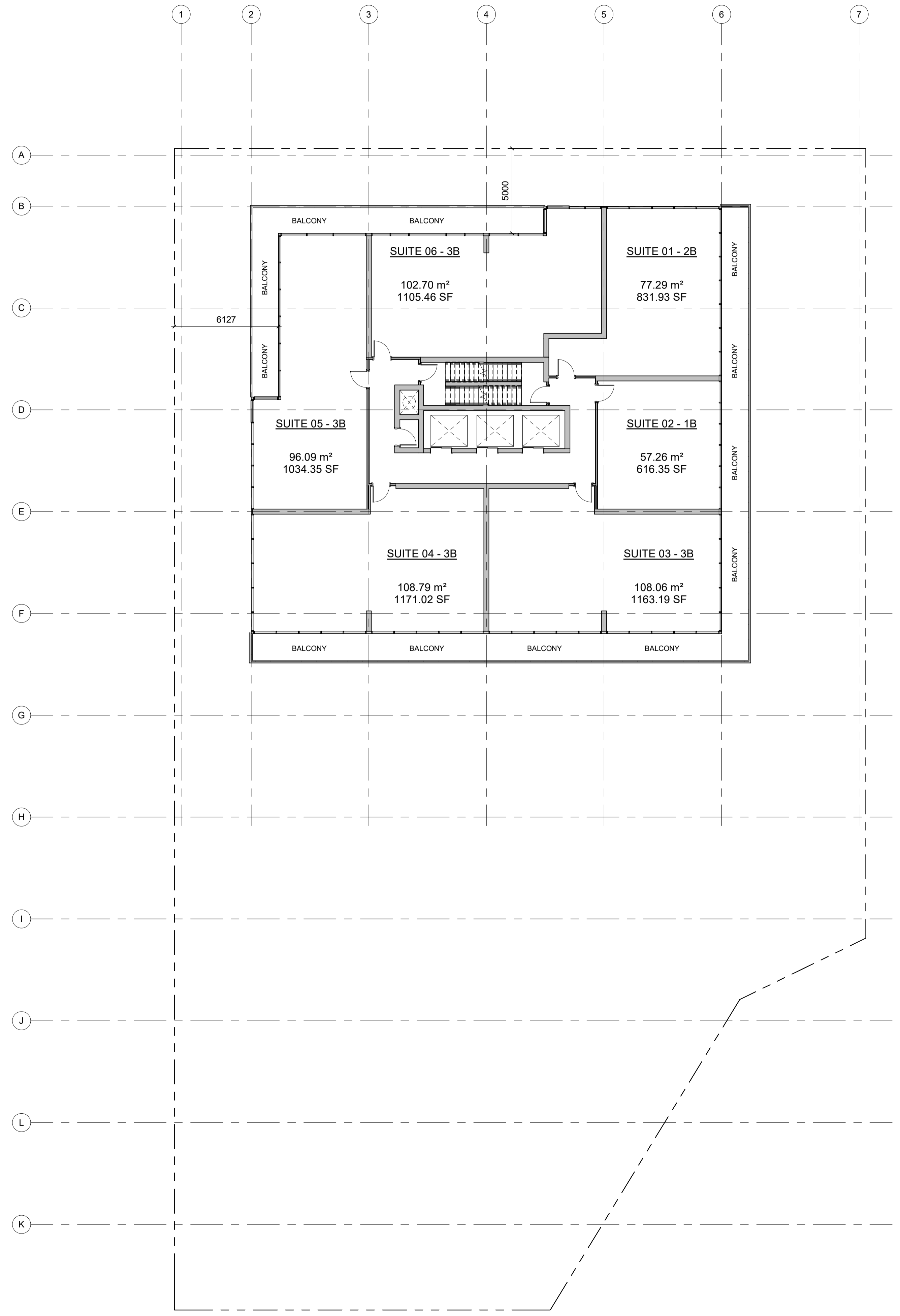
Drawing  
**LEVEL 28 FLOOR PLAN**

Project number 21323  
 Date 2022-06-03  
 Drawn by Author  
 Checked by Checker

**A4.12**

Scale

- General Notes
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Drawing  
**LEVEL 29 FLOOR PLAN**

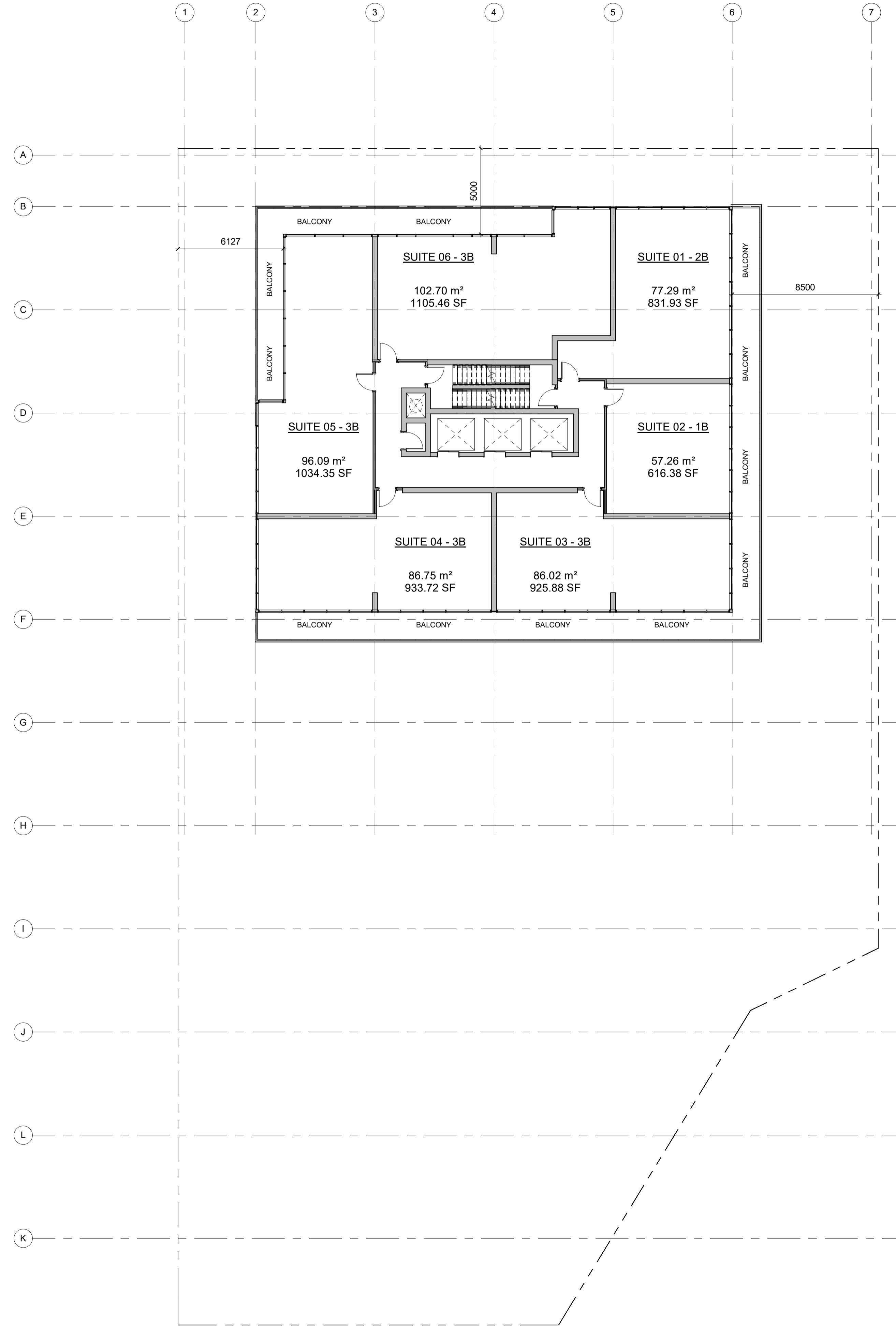
Project number 21323  
 Date 2022-06-03  
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 Checked by Checker

**A4.13**

Scale

① LEVEL 29  
 1 : 150

- General Notes
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Drawing  
**LEVEL 30 FLOOR PLAN**

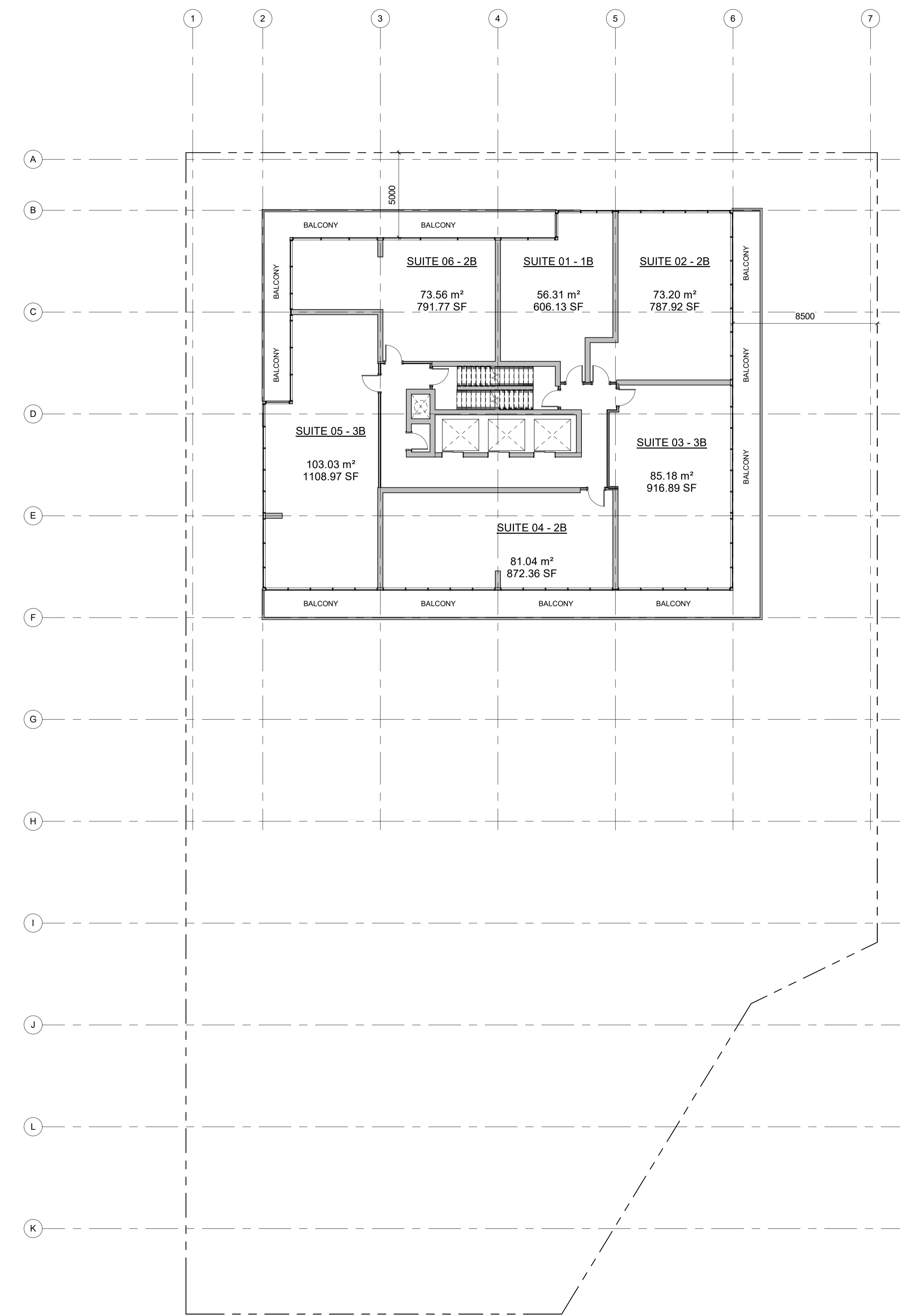
Project number	21323
Date	2022-06-03
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Checked by	Checker

**A4.14**

Scale

① LEVEL 30  
 1 : 150

- General Notes
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① LEVEL 31  
1 : 150

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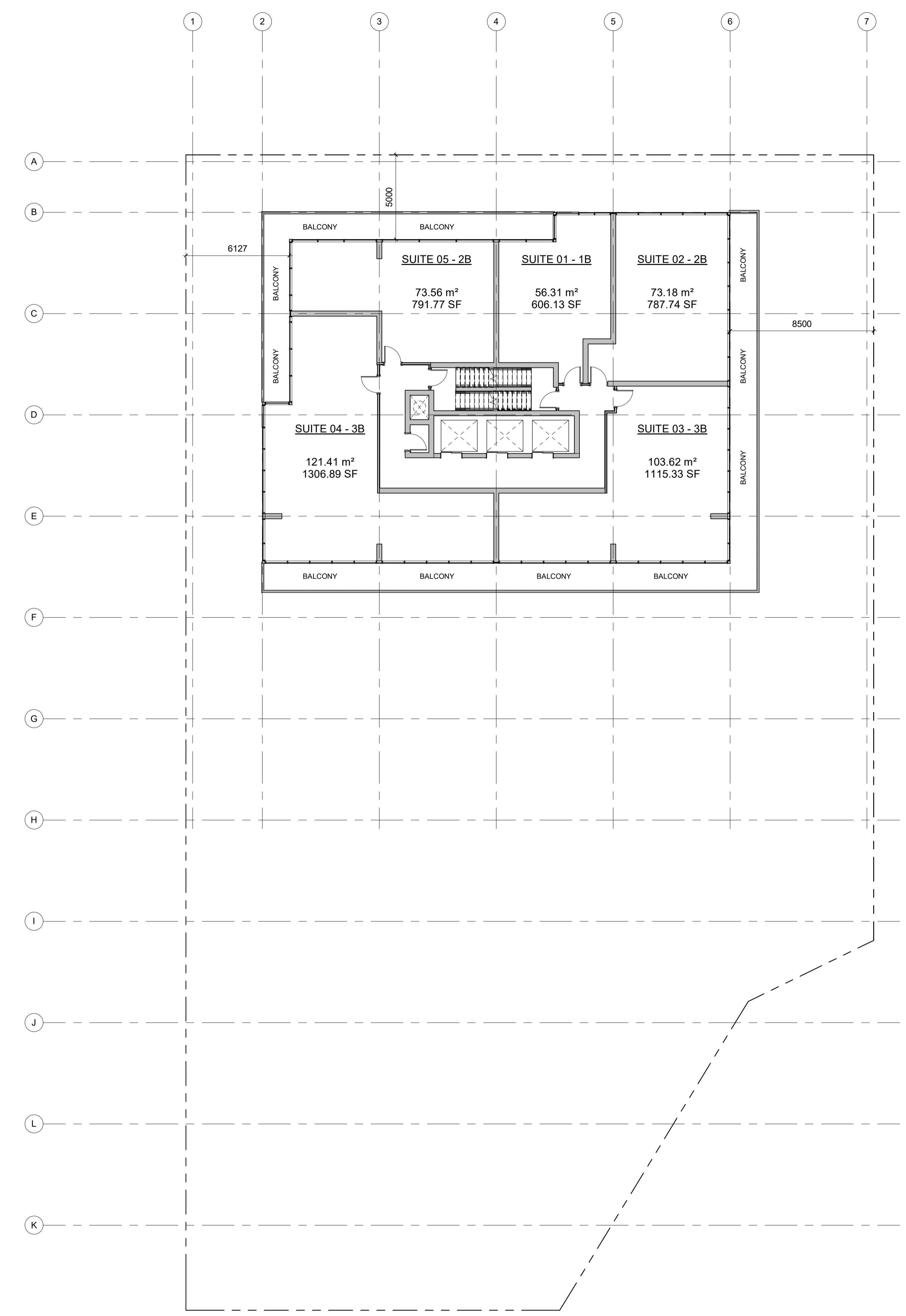
Drawing  
LEVEL 31 FLOOR PLAN

Project number 21323  
Date 2022-06-03  
Drawn by Author  
Checked by Checker

A4.15

Scale

- General Notes
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1 LEVEL 32  
1 : 150

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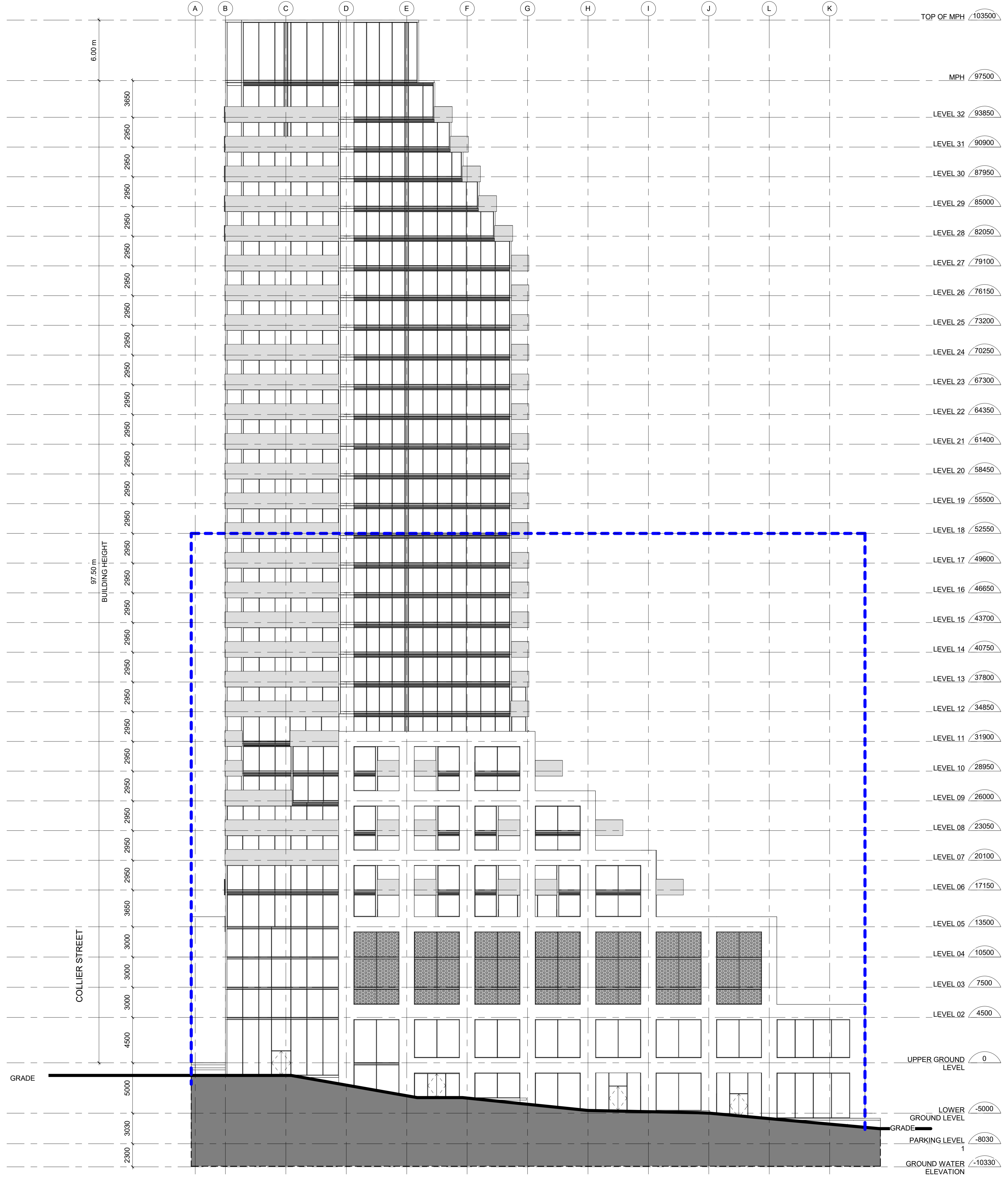
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Barrie  
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ON

Drawing  
LEVEL 32 FLOOR PLAN

Project number	21323
Date	2022-06-03
Drawn by	Author
Checked by	Checker

A4.16

Scale



- General Notes
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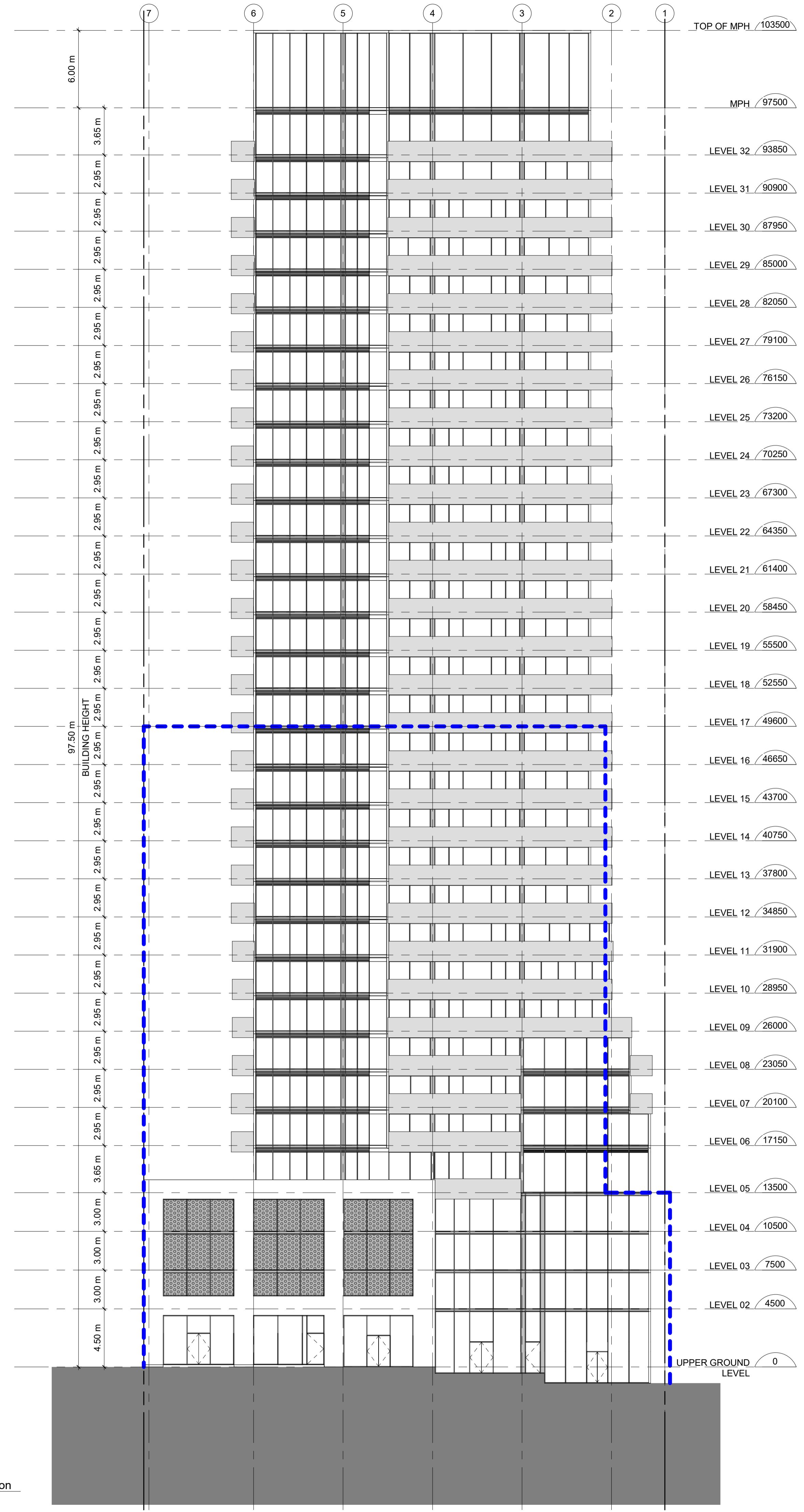
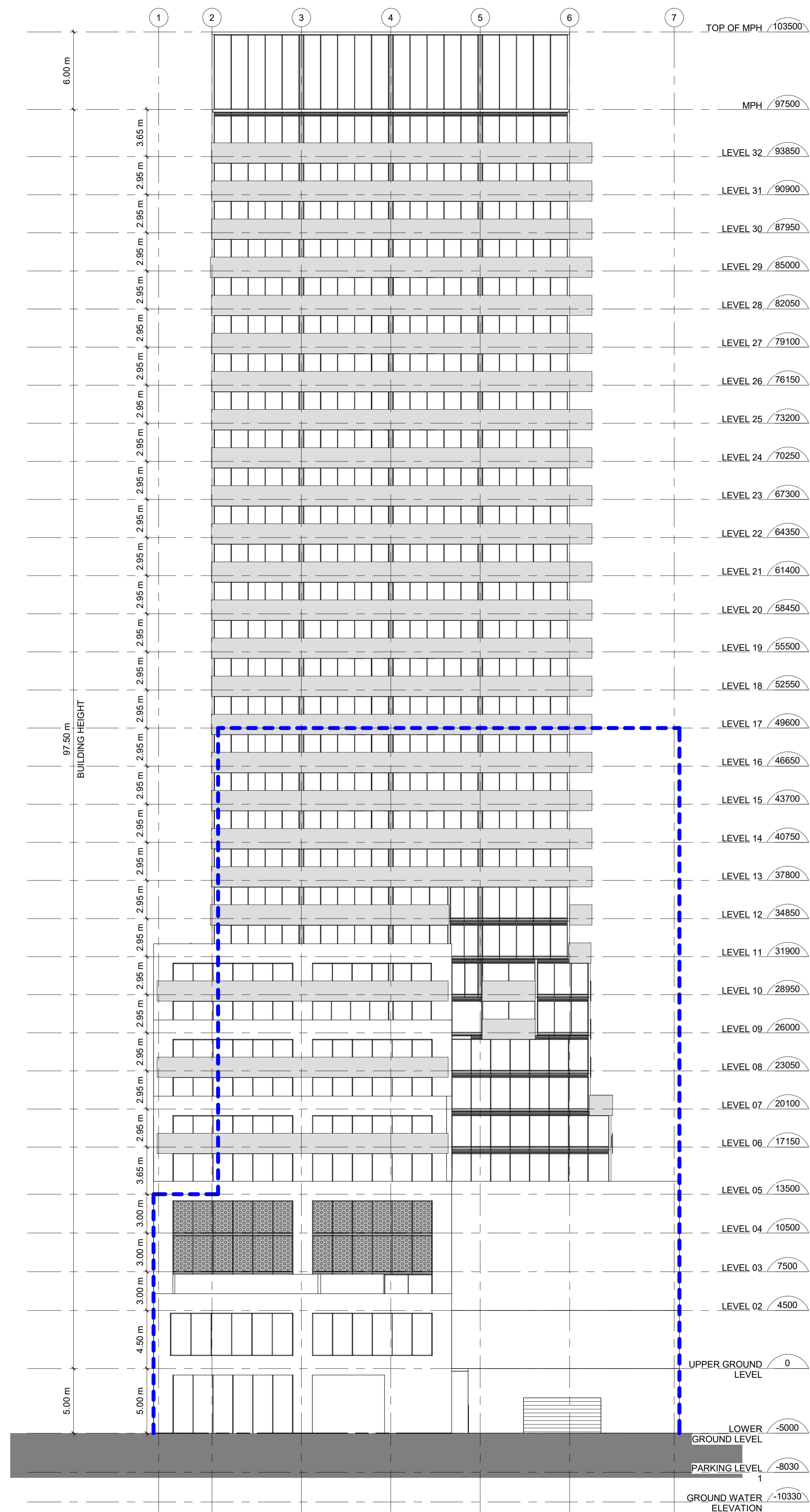
Drawing  
**ELEVATIONS**

Project number	21323
Date	2022-06-03
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Checked by	AS

**A5.01**

Scale

① West Elevation  
 1 : 200



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Drawing  
**ELEVATIONS**

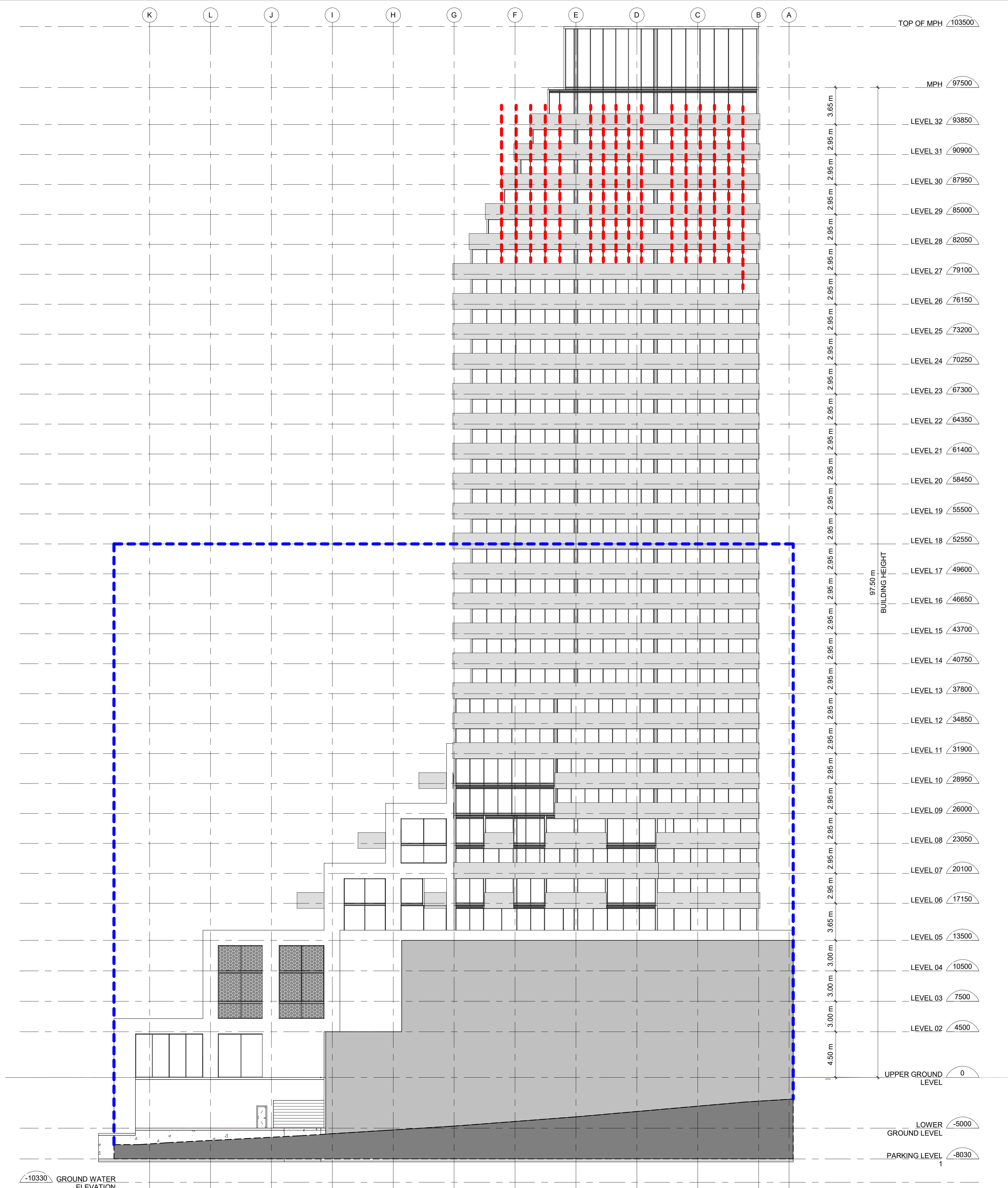
Project number	21323
Date	2022-06-03
Drawn by	AH
Checked by	AS

**A5.02**

Scale

② South Elevation  
 1 : 200

① North Elevation  
 1 : 200



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Drawing  
**ELEVATIONS**

Project number	21323
Date	2022-06-03
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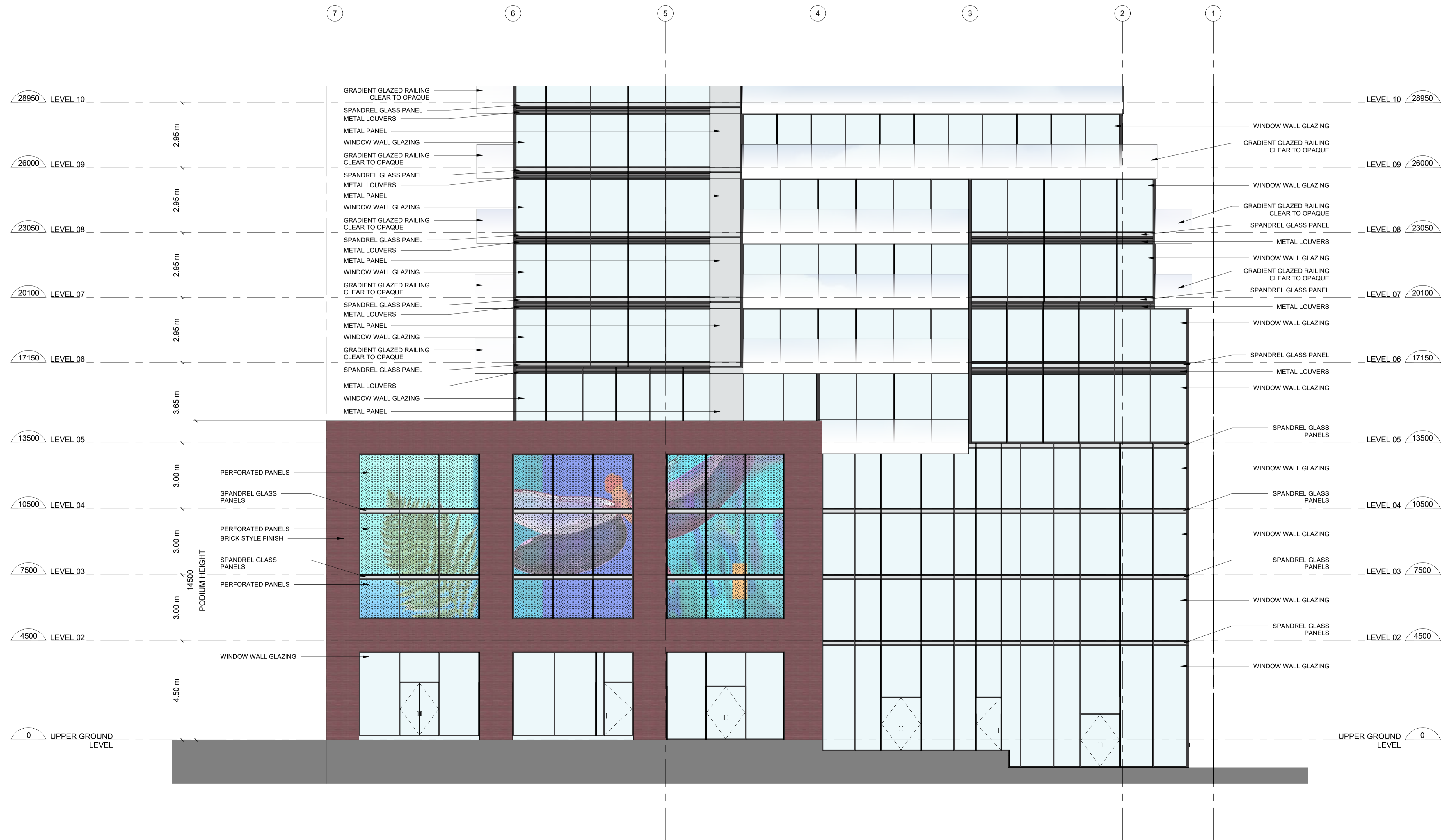
**A5.03**

Scale

① East Elevation  
 1 : 200

-10330 GROUND WATER  
 ELEVATION

- General Notes
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Drawing  
**ENLARGED NORTH  
 ELEVATION**

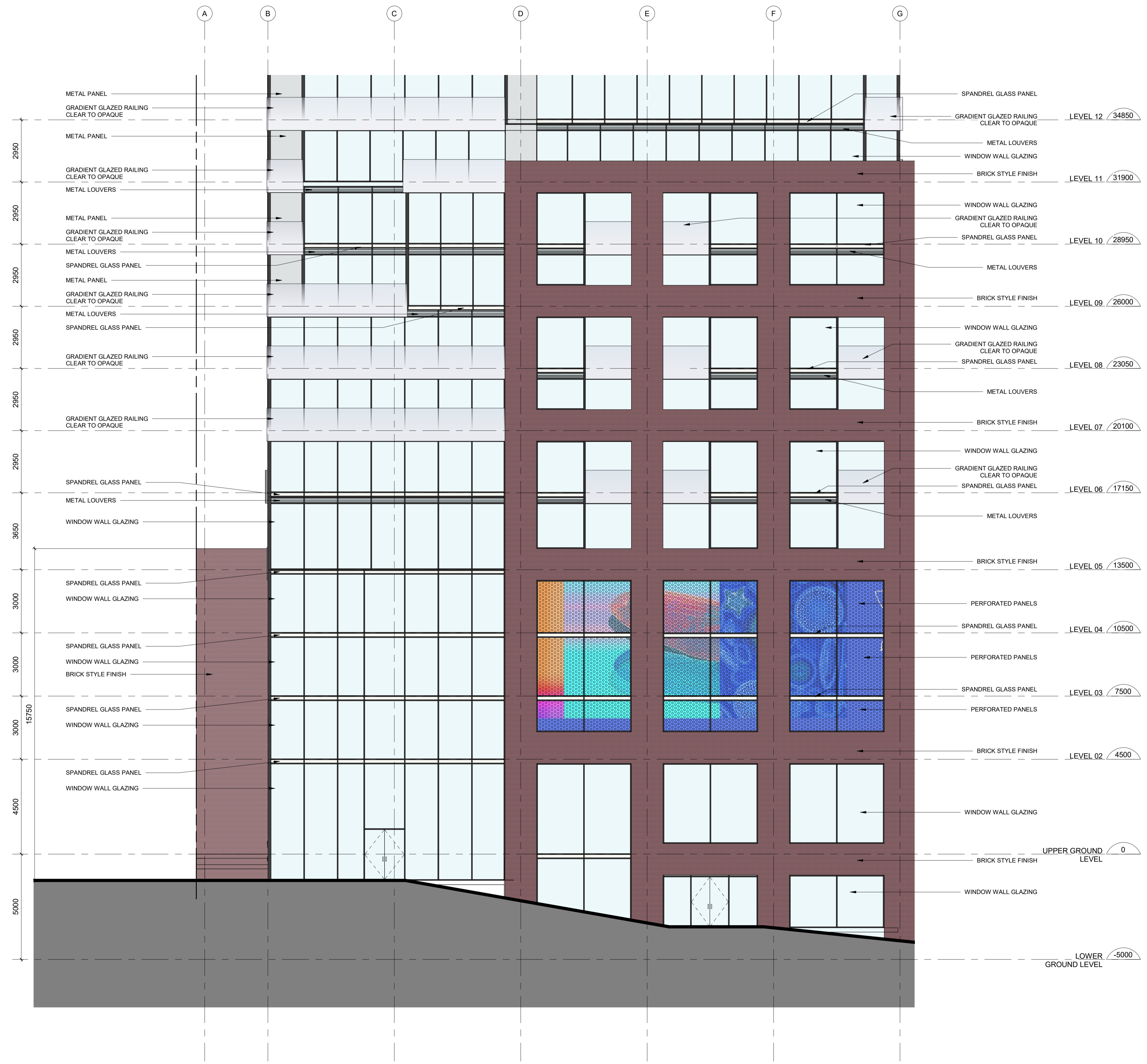
Project number 21323  
 Date 2022-06-03  
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**A6.01**

Scale

① Enlarged North Elevation  
 1 : 100

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Drawing  
**ENLARGED WEST  
 ELEVATION 1**

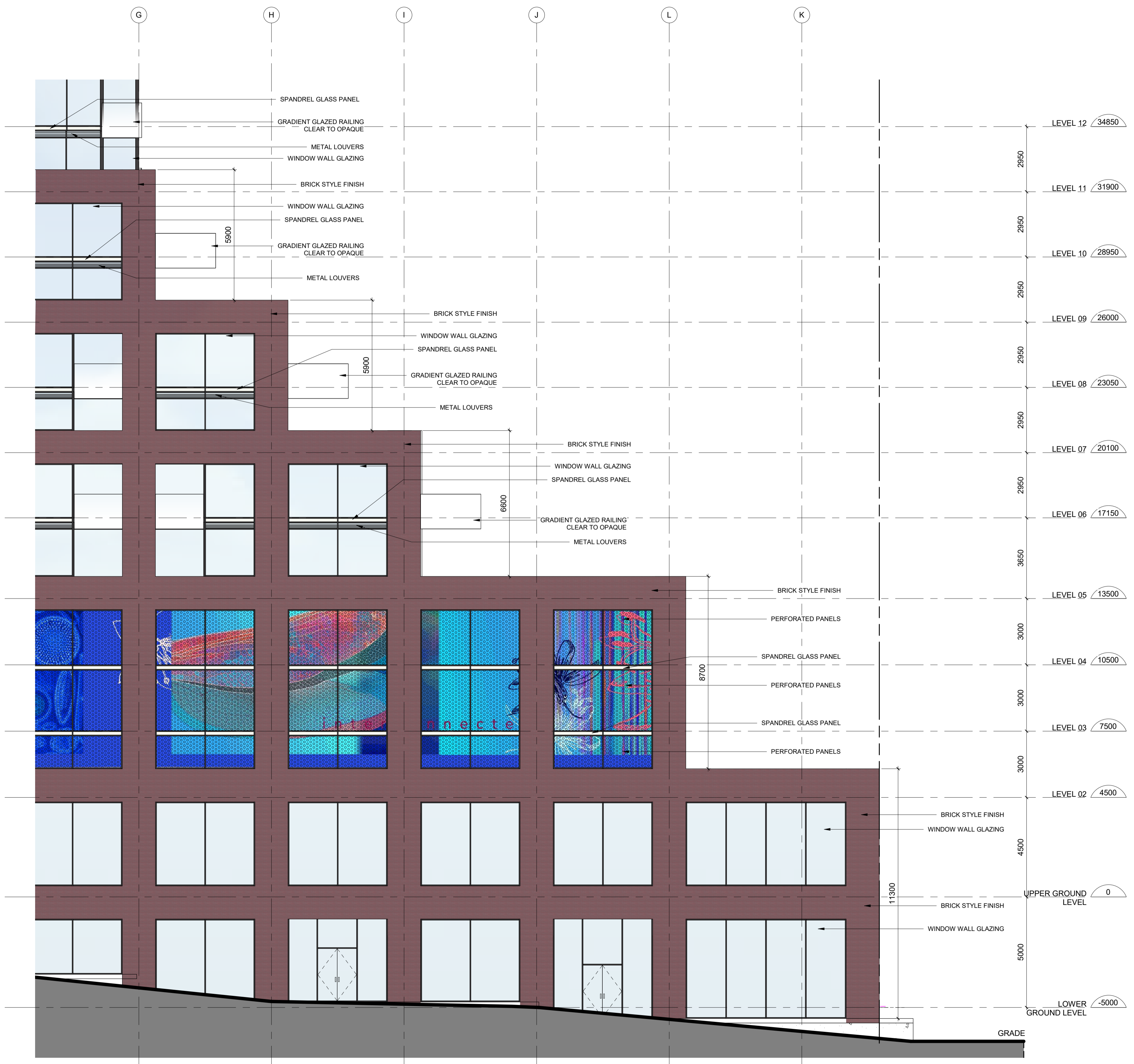
Project number	21323
Date	2022-06-03
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**A6.02**

Scale

① Enlarged West Elevation A  
 1:100

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  7. DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND MUST BE RETURNED UPON COMPLETION OF WORK.



No.	Issue	Date

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 317 King Street West, Toronto, Ontario M5V 1J5  
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 scottarch.ca

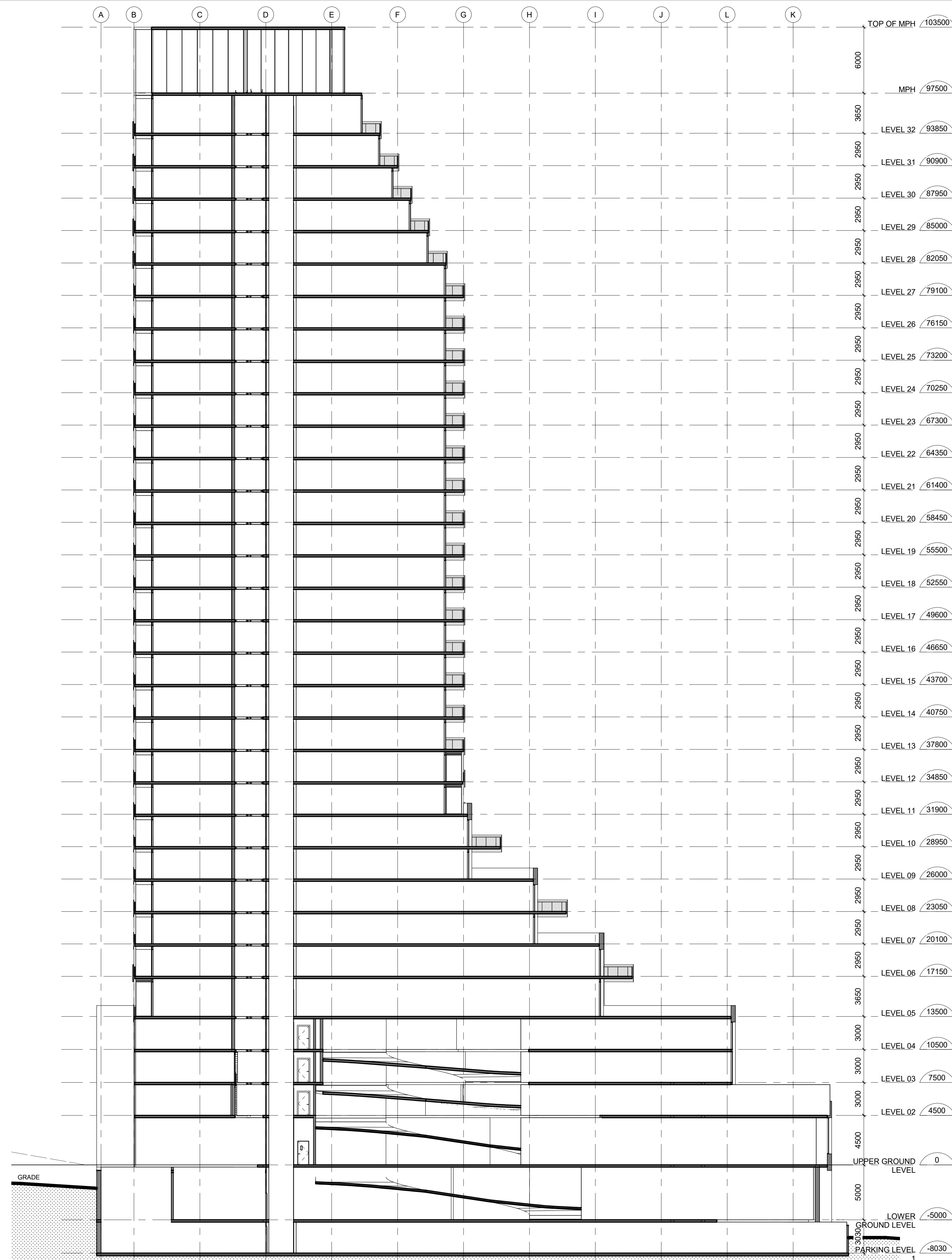
Collier & Owen Street  
 Barrie  
 49 Collier Street, Barrie,  
 ON

Drawing  
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 ELEVATION 2**

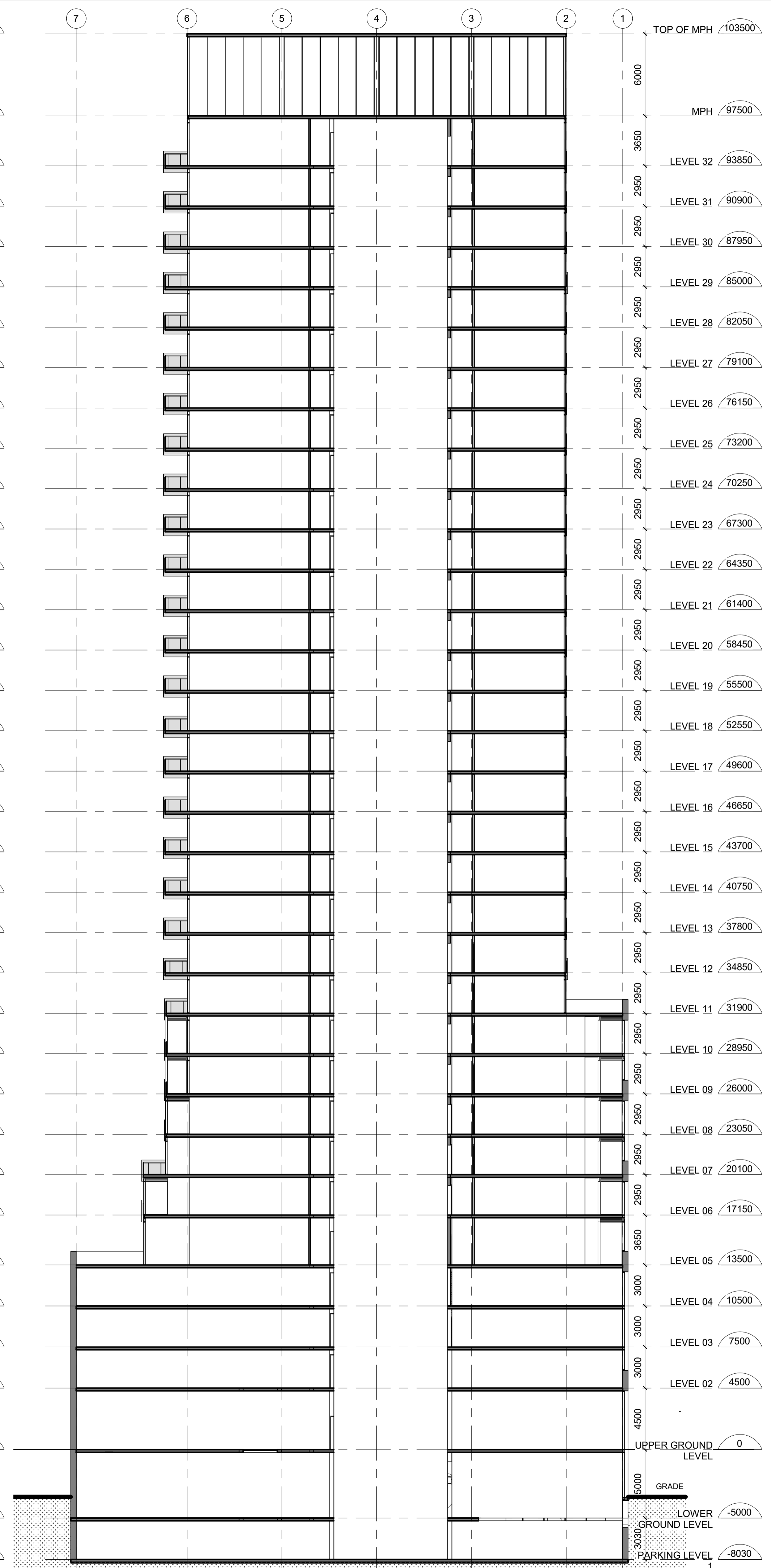
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Date	2022-06-03
Drawn by	Author
Checked by	Checker

**A6.03**

Scale



2 NORTH SOUTH SECTION  
1 : 200



1 EAST WEST SECTION  
1 : 200

- General Notes
1. ALL DIMENSIONS IN MILLIMETRES.
  2. VERIFY ALL DIMENSIONS.
  3. DO NOT SCALE DRAWINGS.
  4. CHECK DRAWINGS AGAINST SPECIFICATIONS.
  5. USE THE LATEST REVISED DRAWINGS ONLY.
  6. REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS, TO THE ARCHITECT BEFORE PROCEEDING.
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**Collier & Owen Street  
Barrie**  
**49 Collier Street, Barrie,  
ON**

Drawing  
**SECTIONS**

Project number	21323
Date	2022-06-03
Drawn by	AH
Checked by	AS

**A7.01**

Scale

**APPENDIX IV**  
Shadow Studies  
as prepared by Scott Shields Architects.

# 49 COLLIER ST

SUN/SHADOW STUDY  
06.09.2022

SCOTT  
SHIELDS  
ARCHITECTS

## CONTENTS

- 1.0 June 21st
- 2.0 September/March 21st
- 3.0 December 21st

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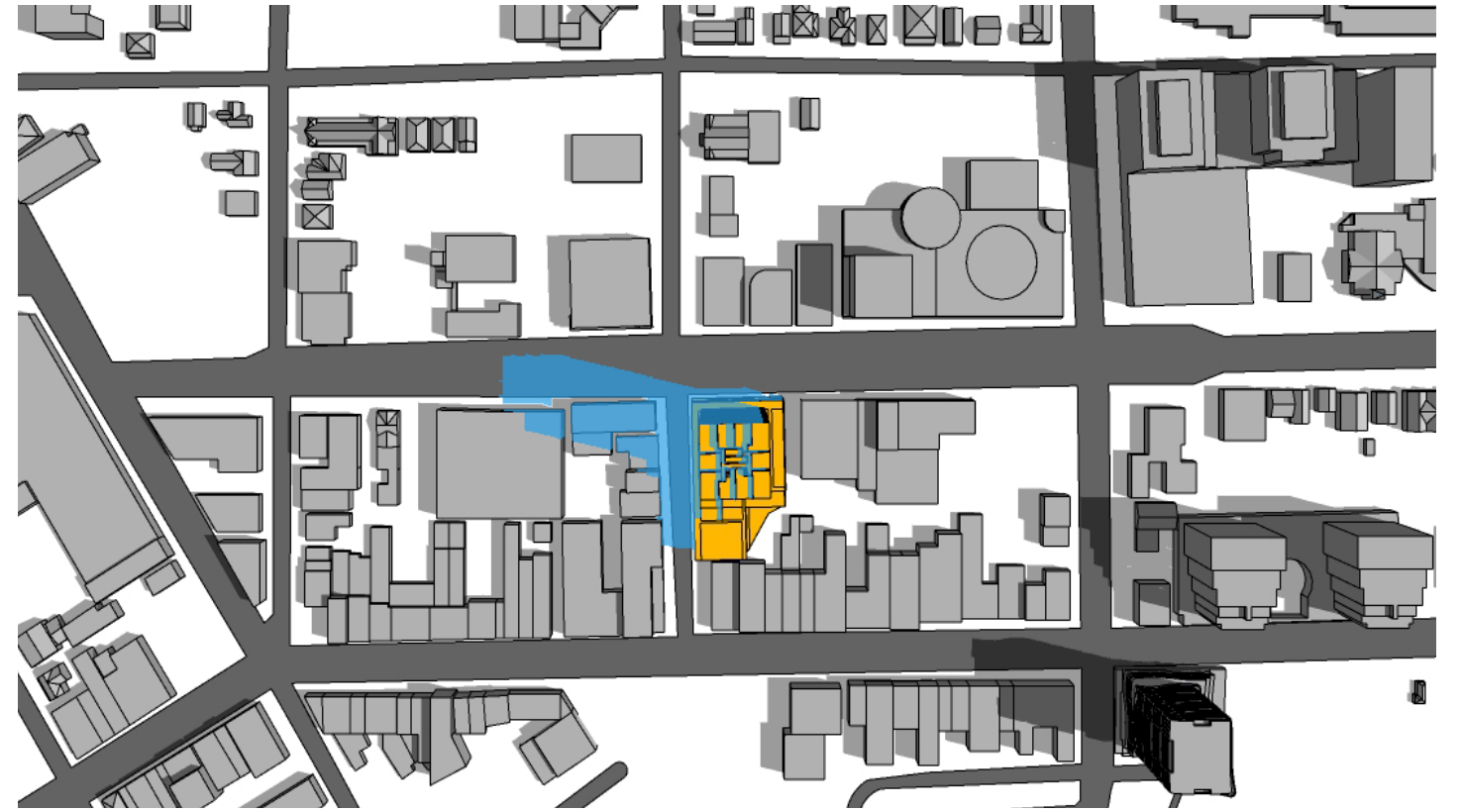
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SCOTT  
SHIELDS  
ARCHITECTS

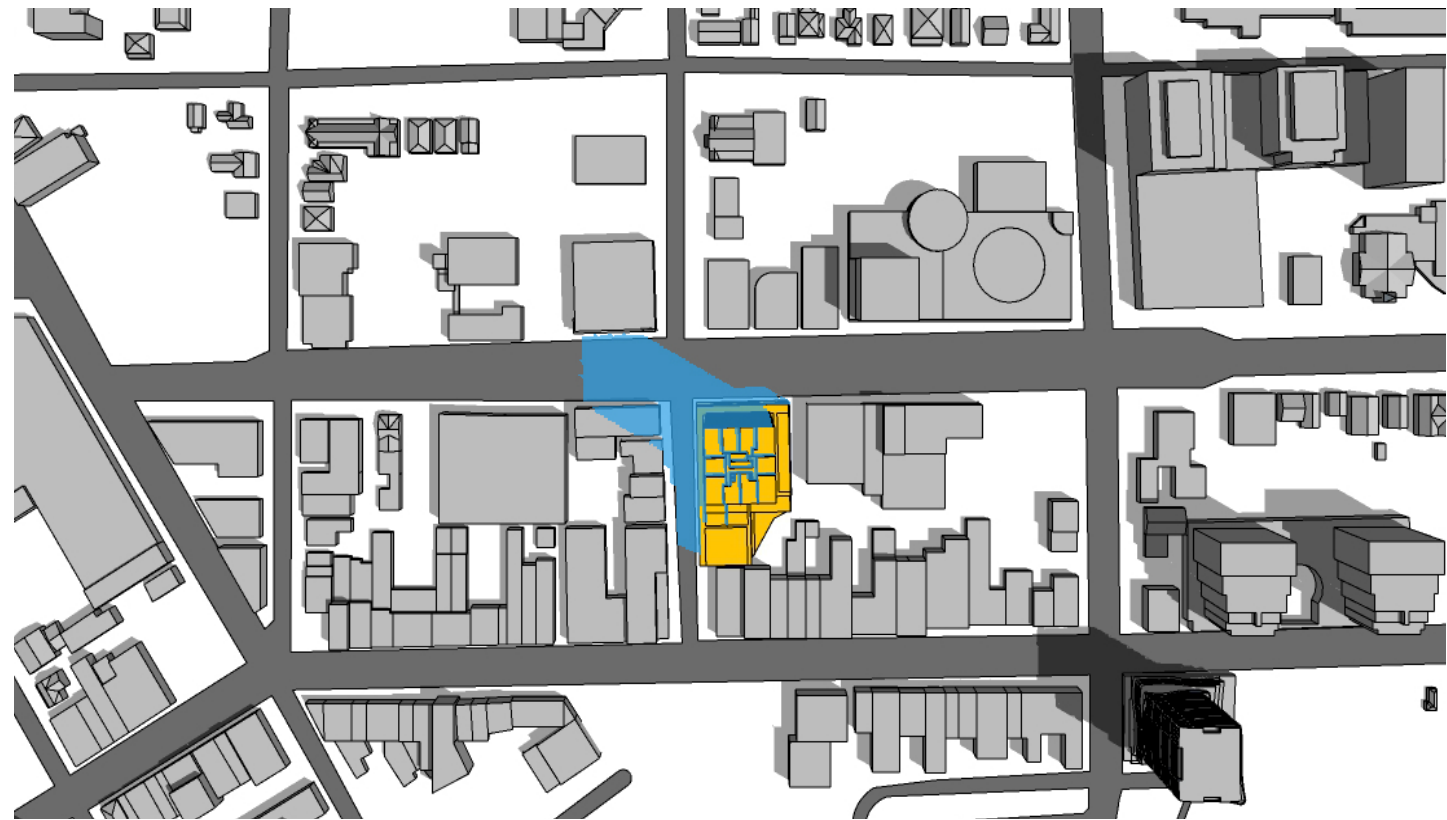
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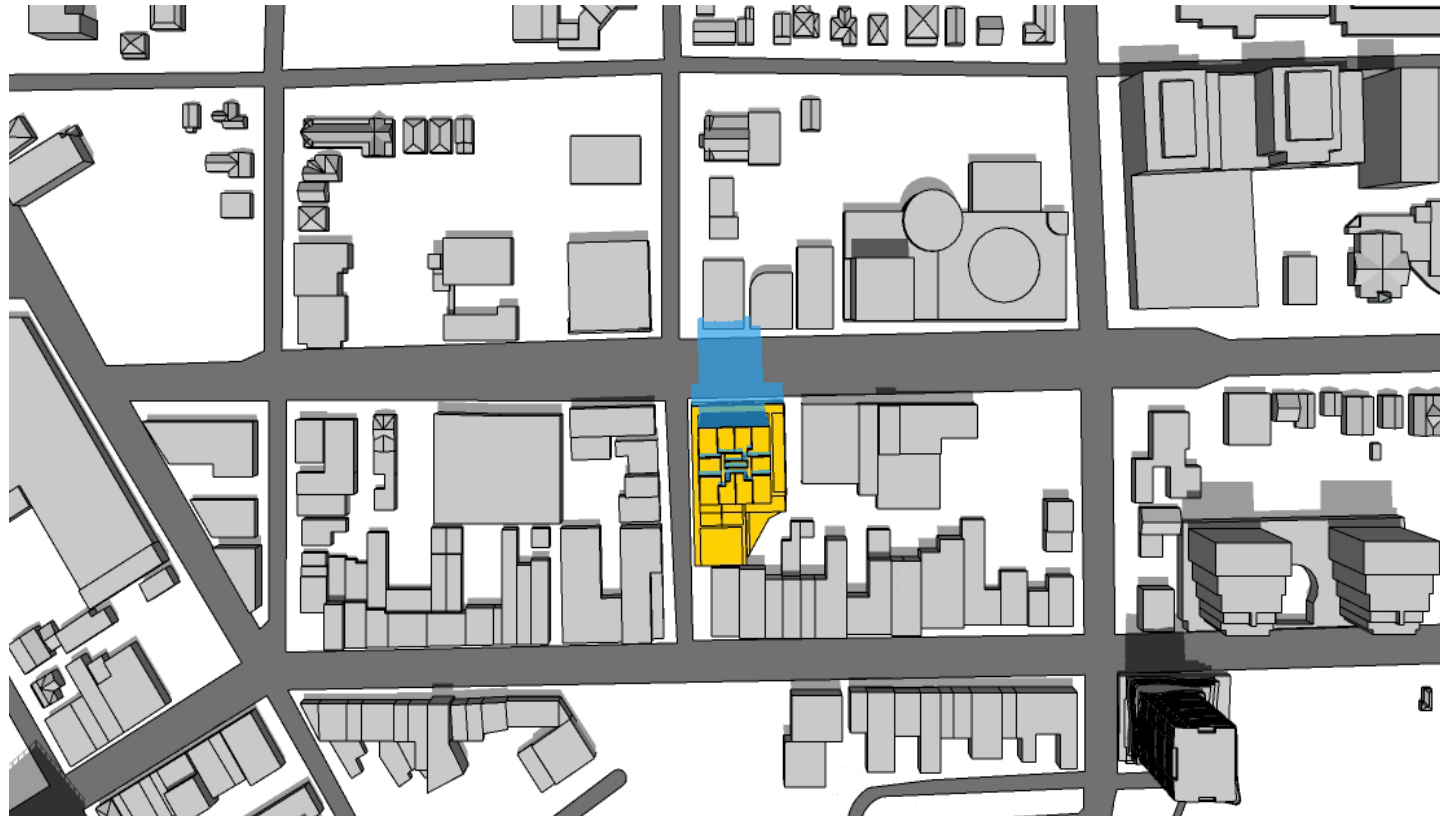


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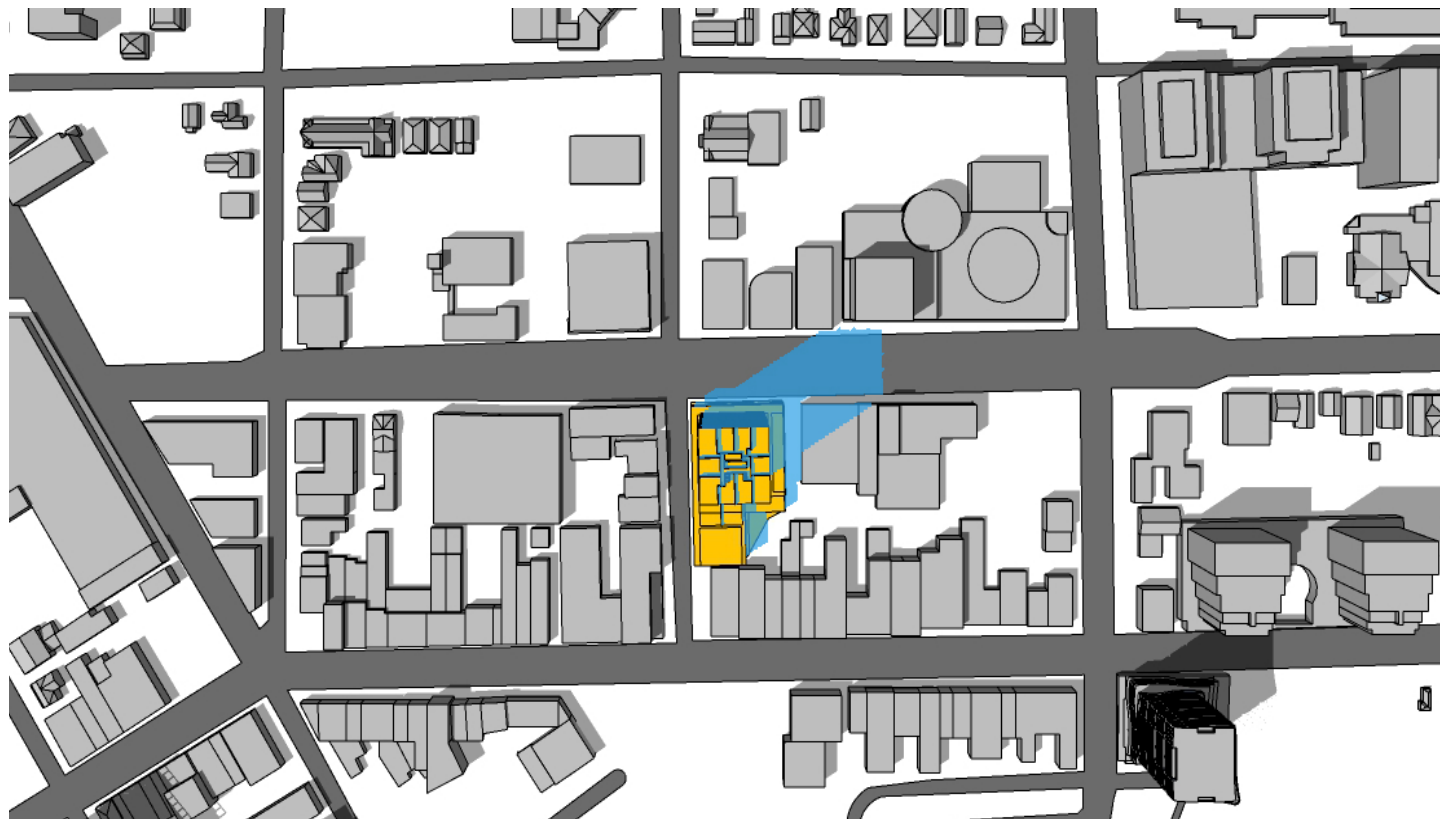
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02:18



03:18



04:18

Existing Shadow

Proposed Development

Proposed Shadow

June 21st

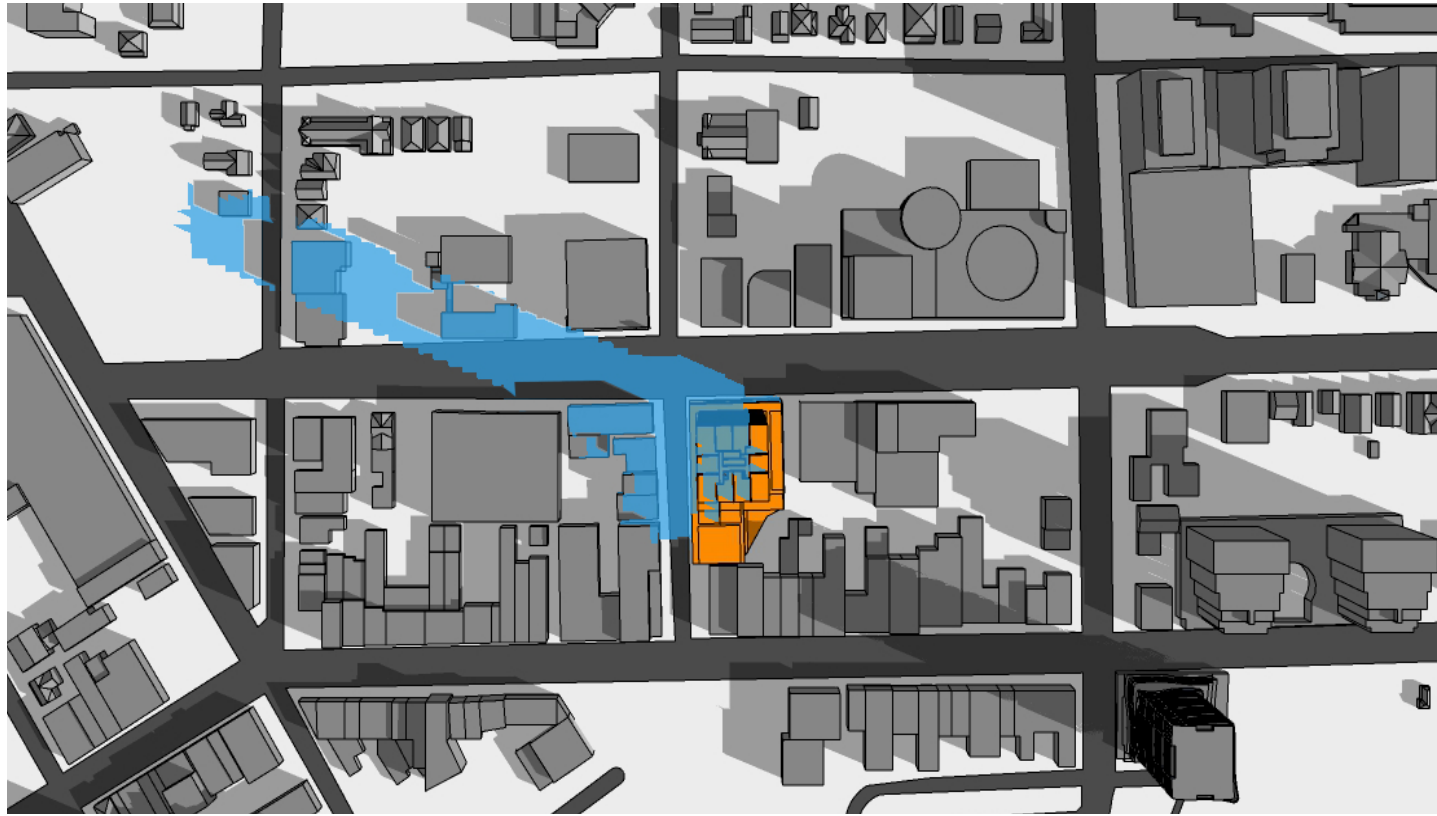


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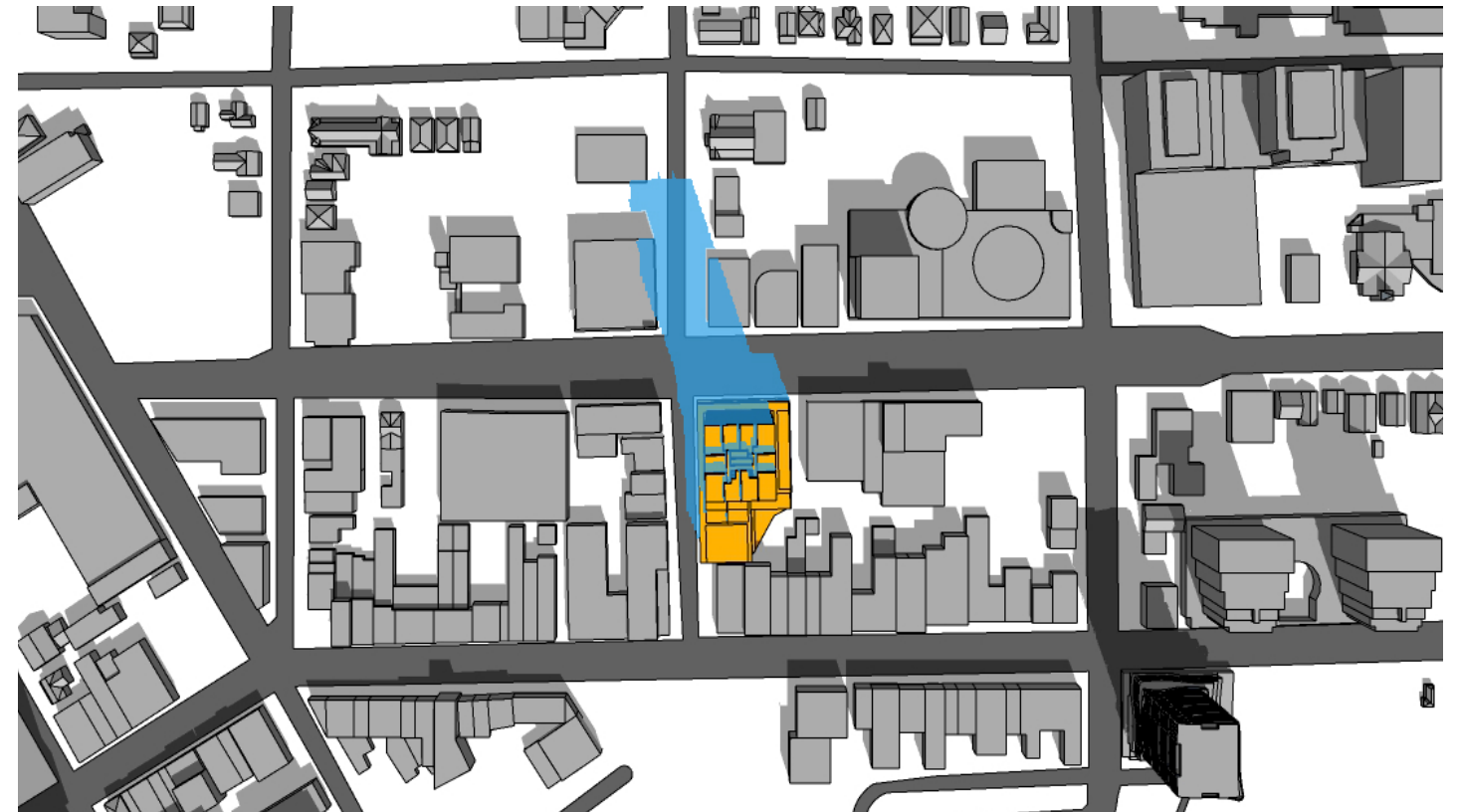
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Existing Shadow

Proposed Development

Proposed Shadow

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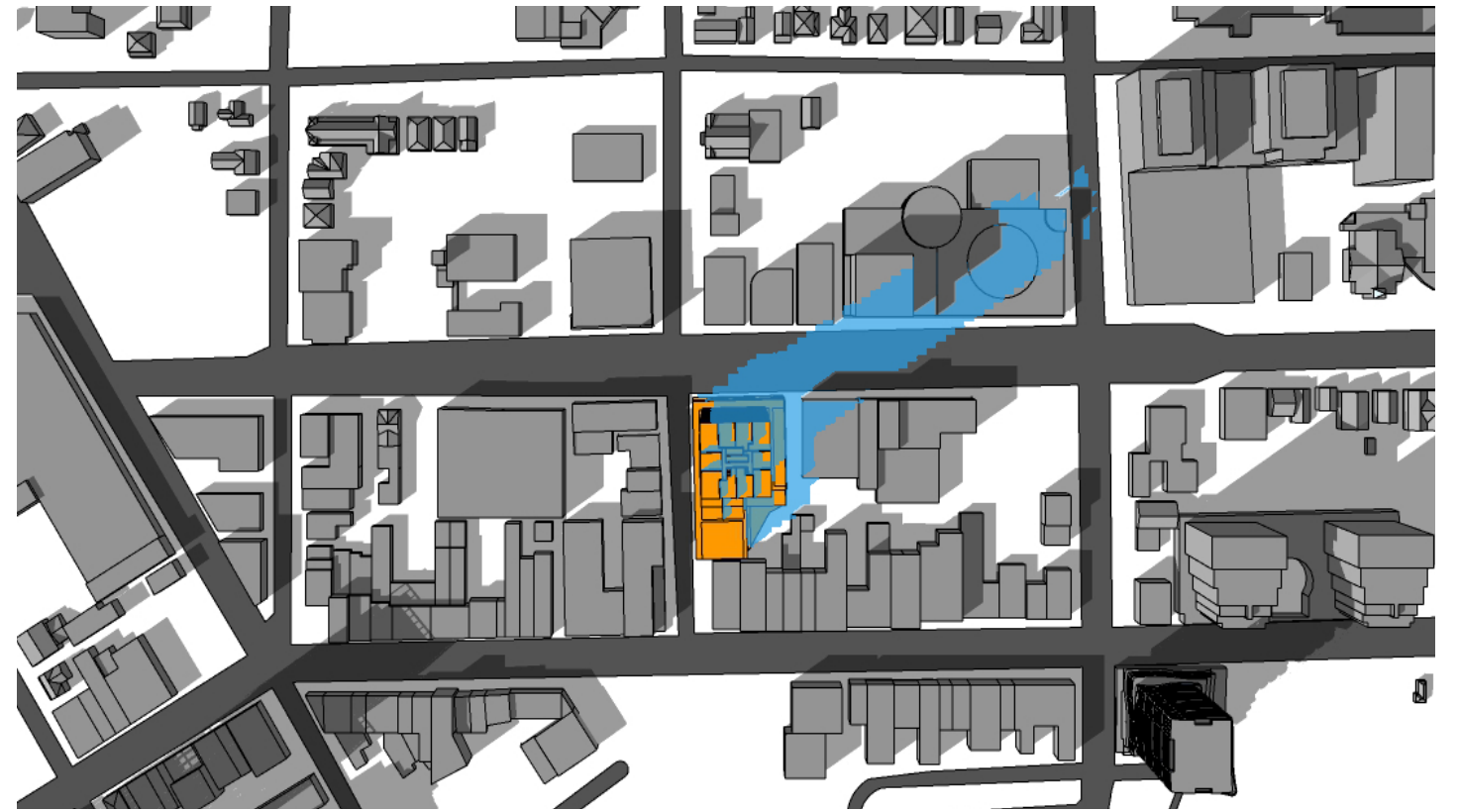
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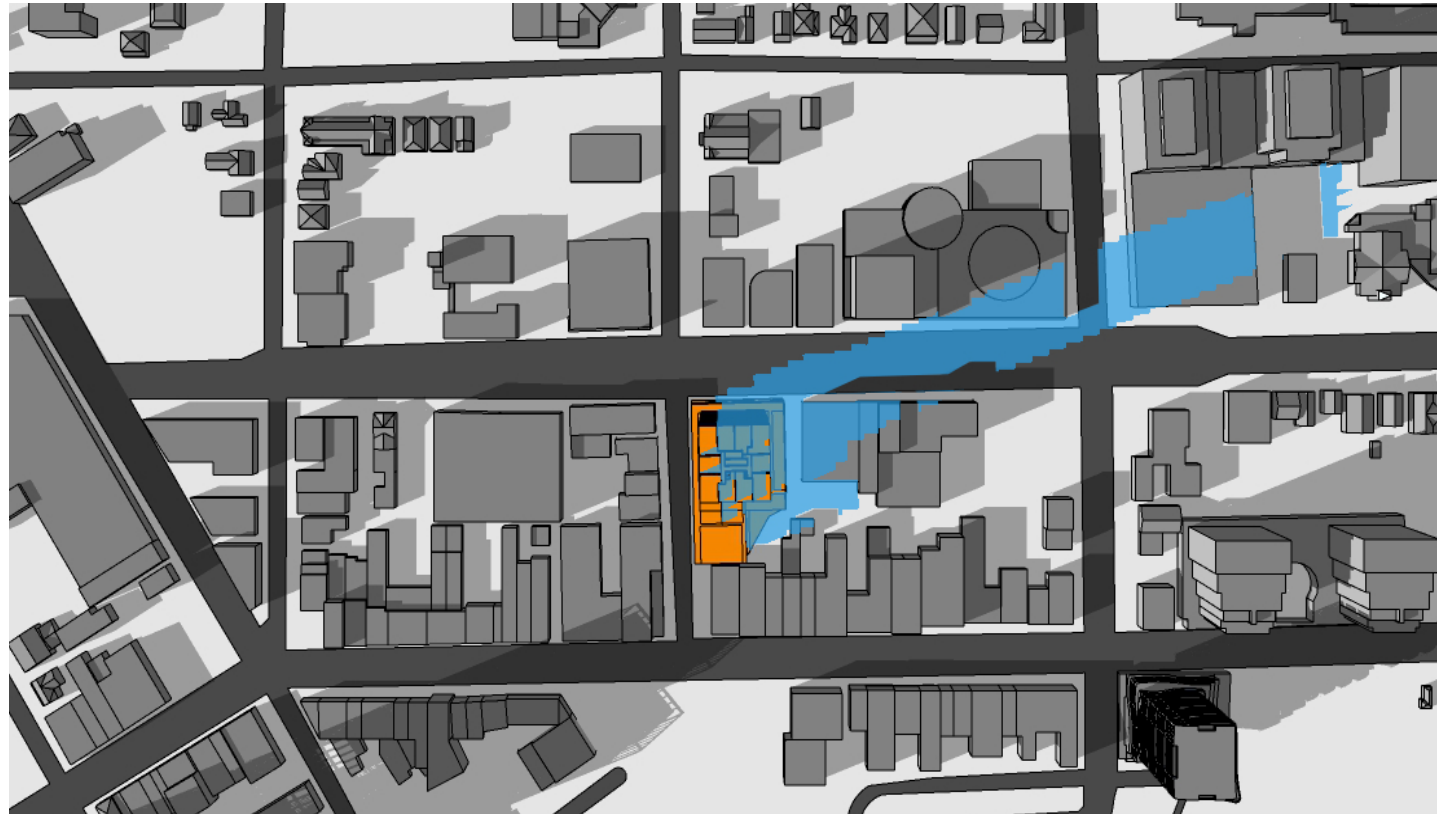


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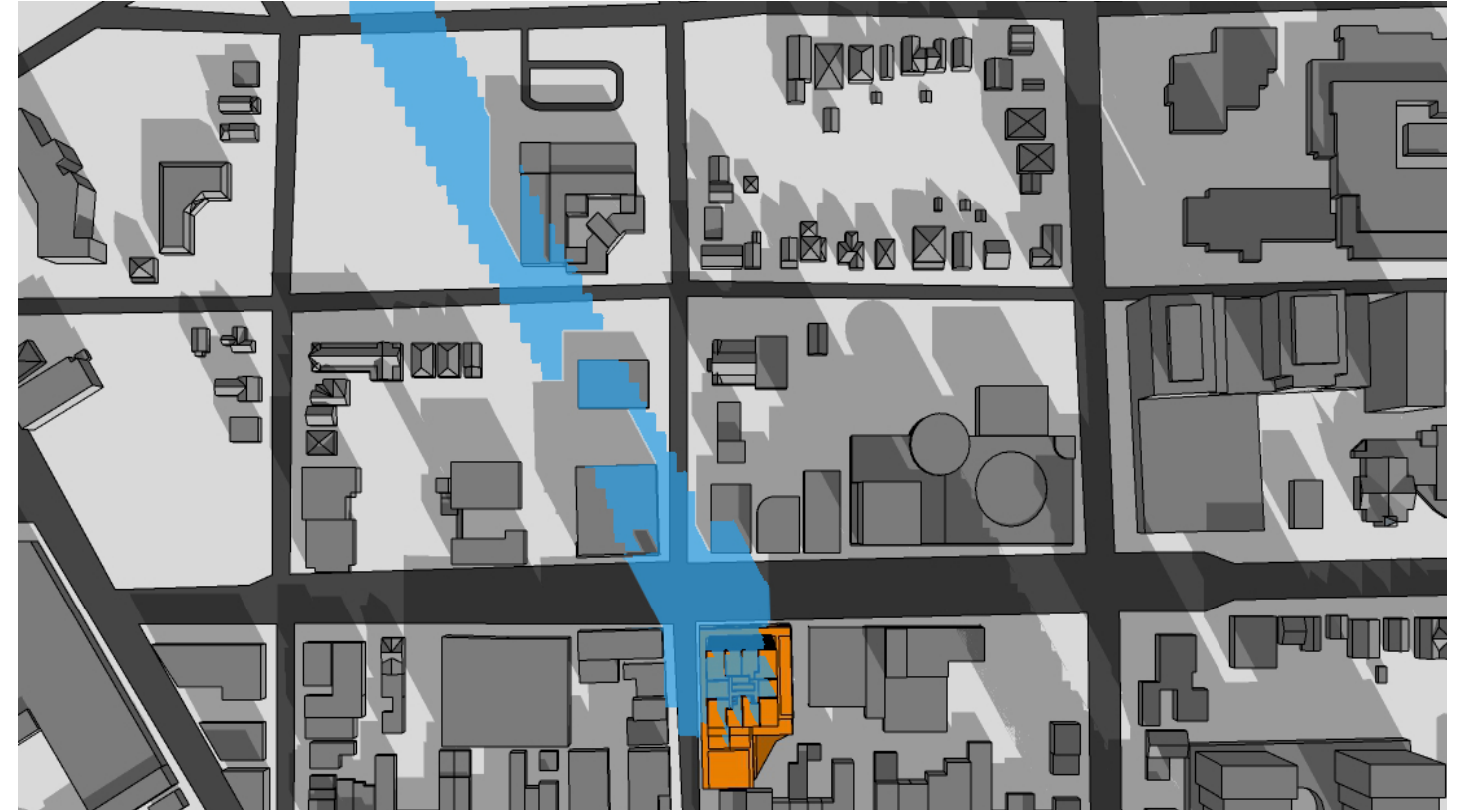
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**SCOTT  
SHIELDS  
ARCHITECTS**

December 21st



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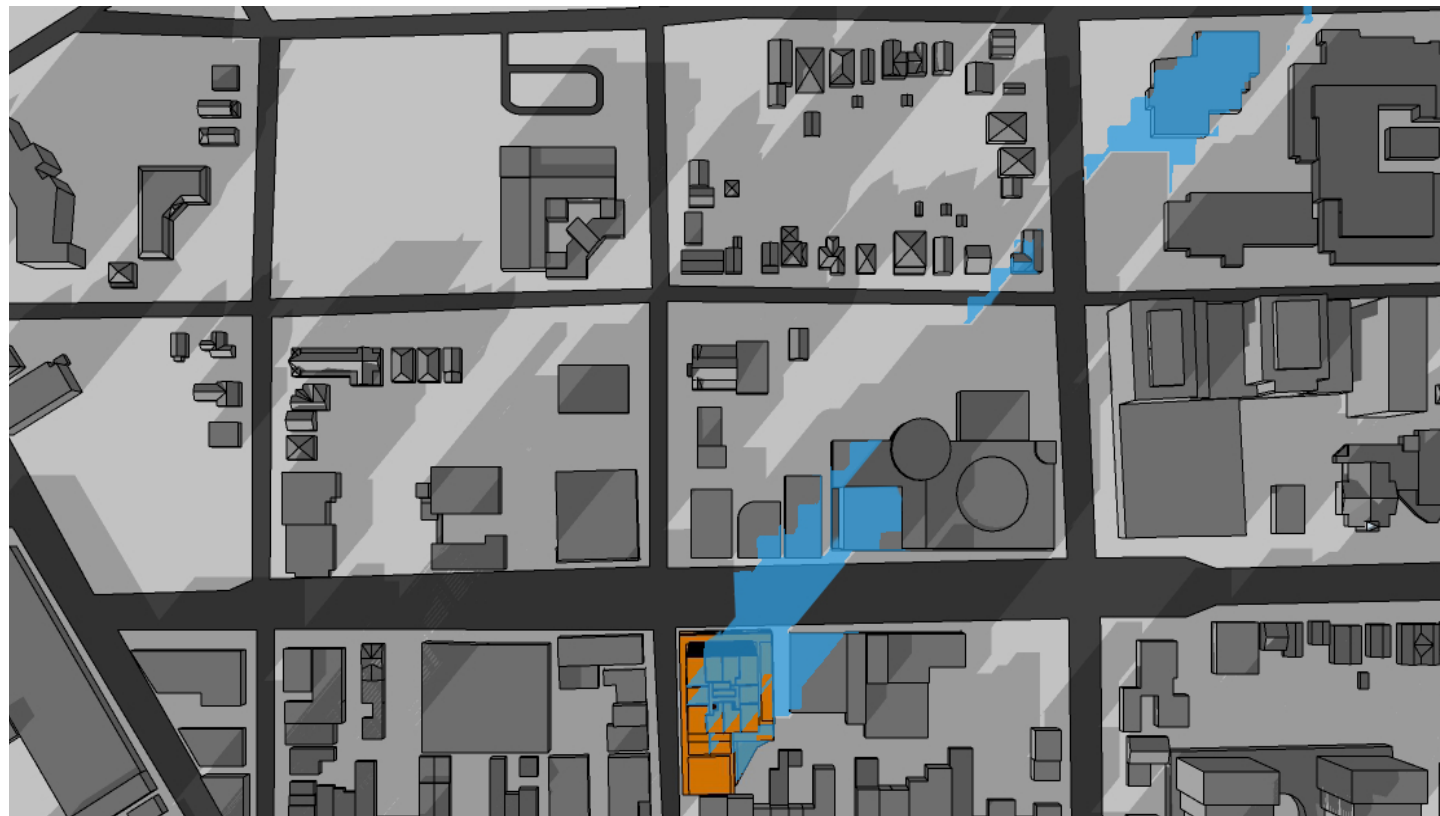
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Existing Shadow

Proposed Development

Proposed Shadow

December 21st



05:18