



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. A-001-2023**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Lorelie Spencer, Applicant**, on behalf of **2844365 Ontario Inc.**, for a minor variance from Zoning By-law 080-13, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

The subject properties are described legally as **PLAN 1249 PT LOT 1, PLAN 1249 PT LOT 2 and PLAN 1249 PT LOT 3**, are known municipally as **1018 Innisfil Beach Road, 1022 Innisfil Beach Road and 1028 Innisfil Beach Rd**, and are zoned as “**Mixed Use 2 (MU2)**”.

**The applicant is proposing to construct a mixed-use building with a deficient angular plane. The applicant is seeking relief from Section 5.2(b)(F) of the Zoning By-law which requires a 45 degree angular plane.**

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, February 15, 2024, at 6:30 PM.**

To participate in the hearing and/or provide comments, you must register by following the link below or scanning the above QR code: <https://innisfil.ca/en/building-and-development/committee-of-adjustment-hearings.aspx>

Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to [planning@innisfil.ca](mailto:planning@innisfil.ca).

If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Ontario Lands Tribunal.



Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at [planning@innisfil.ca](mailto:planning@innisfil.ca).

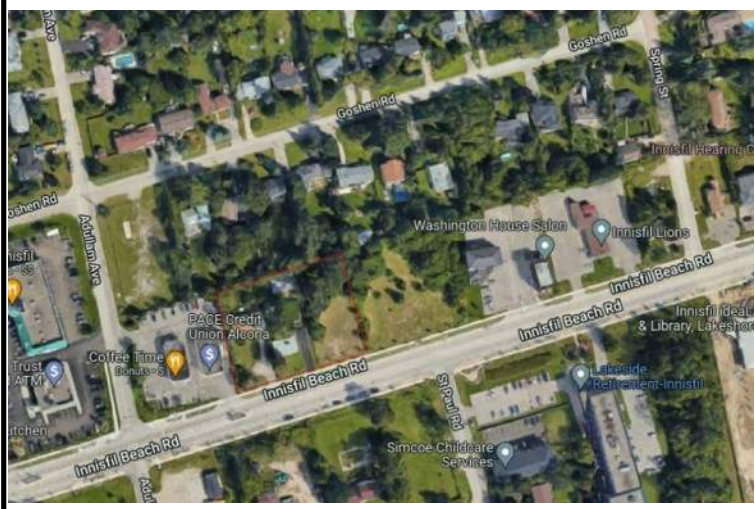
Dated: **January 23, 2024**

Toomaj Haghshenas,  
Secretary-Treasurer  
[thaghsheenas@innisfil.ca](mailto:thaghsheenas@innisfil.ca)  
705-436-3710 ext. 3316





PROJECT  
**1018-1028 INNISFIL BEACH  
 RD-INNISFIL, ON**



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

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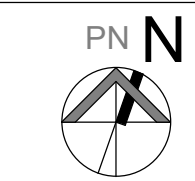
CONSULTANTS



TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE  
**COVER**

DRAWN JB	CHECKED SA
SCALE @ ARCH D 1 : 64	DATE 2021-11-26



PROJECT NO.  
210170

STAGE  
**SPA**

DRAWING NO.  
**A0-00**

LOCATION  
INNISFIL

REVISION  
**17**

**TOWN FILE NUMBER: SP-2022-003**



**PROJECT**  
**1018-1028 INNISFIL BEACH RD-INNISFIL, ON**



**REVISIONS**

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
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**CONSULTANTS**

**QBS ARCHITECTS INC.**

**ONTARIO ASSOCIATION OF ARCHITECTS**  
**SABA**  
 SABA AL MATHNO  
 LICENCE  
 8663

TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

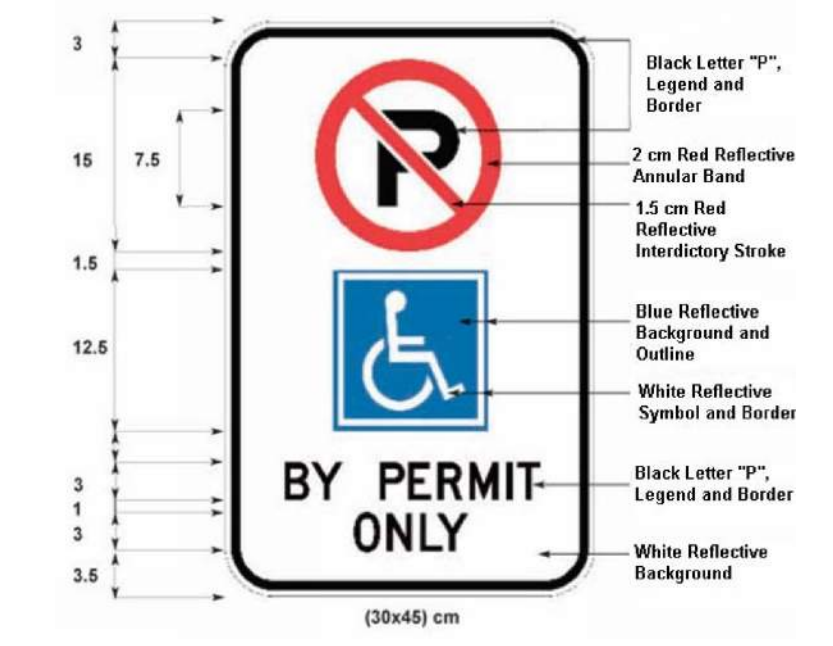
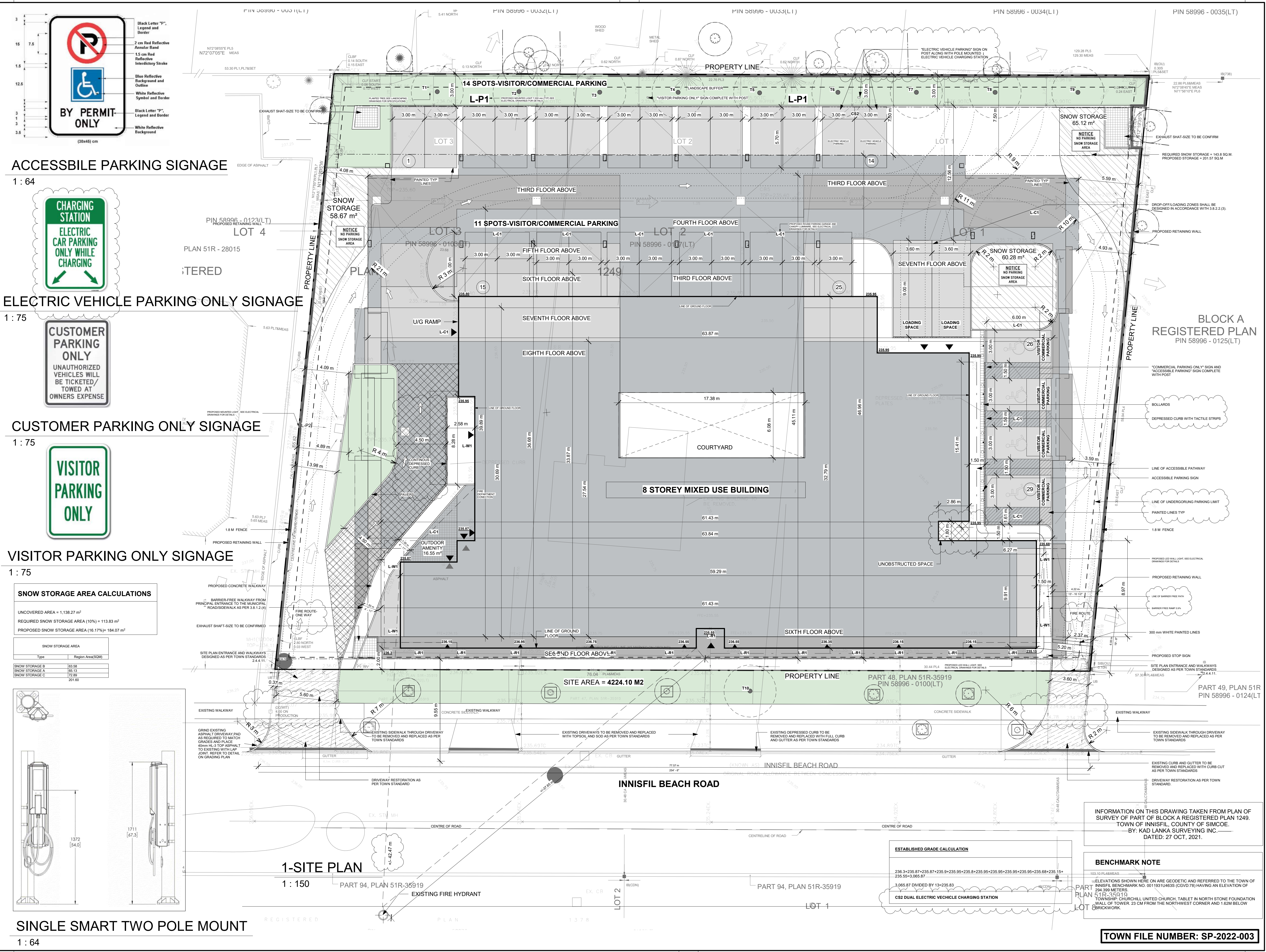
**DRAWING TITLE**  
**SITE PLAN**

<b>DRAWN</b>	DS	<b>CHECKED</b>	SA
<b>SCALE @</b>	ARCH D	<b>DATE</b>	2021-11-26

**PROJECT NO.** 210170

**STAGE** SPA  
**DRAWING NO.** A0-01

**LOCATION** INNISFIL  
**REVISION** 17



**ACCESSIBLE PARKING SIGNAGE**  
 1: 64



**ELECTRIC VEHICLE PARKING ONLY SIGNAGE**  
 1: 75



**CUSTOMER PARKING ONLY SIGNAGE**  
 1: 75

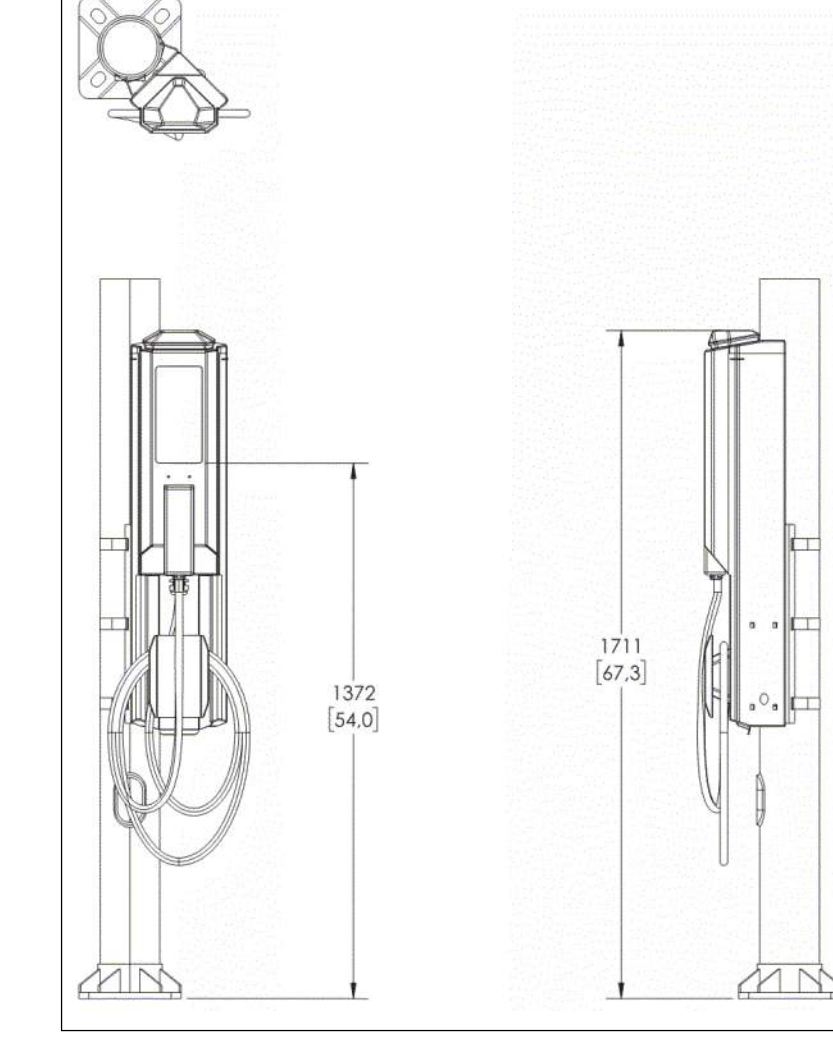


**VISITOR PARKING ONLY SIGNAGE**  
 1: 75

**SNOW STORAGE AREA CALCULATIONS**

UNCOVERED AREA = 1,138.27 m<sup>2</sup>  
 REQUIRED SNOW STORAGE AREA (10%) = 113.83 m<sup>2</sup>  
 PROPOSED SNOW STORAGE AREA (16.11%) = 184.07 m<sup>2</sup>

Type	Region Area(SQM)
SNOW STORAGE B	63.58
SNOW STORAGE A	65.13
SNOW STORAGE C	123.89
	201.60



**SINGLE SMART TWO POLE MOUNT**  
 1: 64

**1-SITE PLAN**  
 1: 150

INFORMATION ON THIS DRAWING TAKEN FROM PLAN OF SURVEY OF PART OF BLOCK A REGISTERED PLAN 1249, TOWN OF INNISFIL, COUNTY OF SIMCOE. BY: KAD LANKA SURVEYING INC. DATED: 27 OCT, 2021.

**ESTABLISHED GRADE CALCULATION**

236.3+235.87+235.87+235.9+235.95+235.8+235.95+235.95+235.95+235.95+235.68+235.15+235.55-3.065.87

3.065.87 DIVIDED BY 13=235.83

CS2 DUAL ELECTRIC VEHICLE CHARGING STATION

**BENCHMARK NOTE**

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U463S (CGVD78) HAVING AN ELEVATION OF 294.399 METERS. TOWNSHIP: CHURCHILL LIMITED CHURCH, TABLE IN NORTH STONE FOUNDATION WALL OF TOWER, 25 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**



**ZONING SUMMARY**

<b>LOT AREA</b>	2224.10 m <sup>2</sup>	45467.82 SF
<b>GROSS FLOOR AREA GFA</b>	17737.25 m <sup>2</sup>	190922.14 SF
<b>FSI</b>	4.20	

**SALEABLE UNIT COUNT**

LEVEL	1BR	1BR+D	2BR	2BR+D	3BR	TOTAL UNITS
LEVEL 2	13	5	6	2	6	32
LEVEL 3	12	4	3	4	5	29
LEVEL 4	13	4	3	5	2	26
LEVEL 5	9	4	4	3	2	22
LEVEL 6	6	6	4	1	3	20
LEVEL 7	6	6	4	0	2	18
LEVEL 8	4	2	3	3	2	14
<b>NO.%</b>	<b>39.13%</b>	<b>19.25%</b>	<b>16.77%</b>	<b>11.18%</b>	<b>13.67%</b>	

ZONING PROVISION	BY-LAW NUMBER	MU2 REQUIREMENT	PROPOSAL	COMPLIANCE	COMMENTS
MINIMUM LOT FRONTAGE	080-13	15.0M	77.57M	YES	
MINIMUM LOT AREA	080-13	1000 SQM	4224.10 SQM	YES	
MINIMUM FRONT YARD	080-13	1 M	1 M	YES	
MINIMUM REAR YARD DEPTH	080-13	7.5 M	7.5 M	YES	
MINIMUM LANDSCAPED OPEN SPACE	080-13	N/A	N/A	N/A	
MAXIMUM LOT COVERAGE	080-13	N/A	N/A	N/A	
MAXIMUM BUILDING HEIGHT	080-13	24.0M	26.38 M	NO	
45 DEGREE ANGULAR PLANE FROM REAR	080-13	REQUIRED	COMPLIES	YES	
MINIMUM FRONT YARD LANDSCAPE STRIP WIDTH	080-13	1.0M	1.0M	YES	
MINIMUM REAR YARD LANDSCAPE STRIP WIDTH	080-13	3.0M	3.0M	YES	
MAXIMUM DENSITY	080-13	N/A	N/A	N/A	
MINIMUM FLOOR AREA FOR RESIDENTIAL UNIT	080-13	47.0 SQM	47.85 SQM	YES	
MINIMUM NUMBER OF REQUIRED VISITOR/COMMERCIAL PARKING SPACES (SHARED)	080-13	0.25/UNIT-VISITOR 1 SPACE PER 40 SQ M OF LEASABLE AREA-COMMERCIAL	28 SHARED VISITOR/COMMERCIAL 14 COMMERCIAL	NO	161 RESIDENTIAL UNITS-VISITOR PARKING SPACES REQUIRED 14 COMMERCIAL SPACE PROPOSED 14 SPACES REQUIRED 181 UNITS-VISITOR PARKING SPACES REQUIRED
MINIMUM NUMBER OF RESIDENTIAL PARKING SPACES REQUIRED	080-13	1.25/UNIT-VISITOR	179	NO	181 UNITS-VISITOR PARKING SPACES REQUIRED
PARKING- MINIMUM STALL WIDTH	080-13	3.0 M	3.0 M	YES	
PARKING- MINIMUM STALL LENGTH	080-13	5.7 M(OVERHANGS)/6.0 M	5.7 M/6.0 M	YES	
MINIMUM PARKING ASLE WIDTH	080-13	6.0 M	6.0 M	YES	
MINIMUM ACCESSIBLE PARKING	080-13	3% OF TOTAL PARKING	6	YES	
MINIMUM NUMBER OF LOADING SPACES REQUIRED FOR RESIDENTIAL USES	080-13	1	1	YES	
MINIMUM NUMBER OF LOADING SPACES REQUIRED FOR COMMERCIAL USES	080-13	1	1	YES	
LOADING SPACE MINIMUM DIMENSION: 3.0M WIDTH 9.0M LENGTH AND 4.2M CLEARANCE	080-13	AS PER GENERAL BY-LAWS	COMPLIES	YES	
ADDITIONAL LOADING SPACE REQUIREMENTS	080-13	CANNOT BE LOCATED IN FRONT OR EXTERIOR SIDE YARDS AND CANNOT BE LOCATED CLOSER THAN 6.0M TO ANY ADJACENT RESIDENTIAL ZONE	COMPLIES	YES	
INDOOR AMENITY	080-13	2 SQM/UNIT	COMPLIES	YES	161 UNITS: 4 SQM/UNIT/644 SQM SPACES REQUIRED/ 827.74 SQM PROVIDED
OUTDOOR AMENITY	080-13	2 SQM/UNIT	COMPLIES	YES	161 UNITS: 4 SQM/UNIT/644 SQM SPACES REQUIRED/ 827.74 SQM PROVIDED
TOTAL AMENITIES AREA	080-13	4 SQM/UNIT	COMPLIES	YES	161 UNITS: 4 SQM/UNIT/644 SQM SPACES REQUIRED/ 827.74 SQM PROVIDED
LOCATION OF RESIDENTIAL DWELLING UNIT	080-13	NOT PERMITTED ON THE BASEMENT OR THE GROUND FLOOR	COMPLIES	YES	161 UNITS: 4 SQM/UNIT/644 SQM SPACES REQUIRED/ 827.74 SQM PROVIDED
RESIDENTIAL DWELLING UNITS ARE ONLY PERMITTED AS PART OF BUILDING CONTAINING AT LEAST 50% OF NON-RESIDENTIAL USES ON THE GROUND FLOOR	080-13	MINIMUM AREA REQUIRED = 1486/1500% = 743.07 SQ.M PROPOSED AREA FOR NON-RESIDENTIAL USES = 552.15 SQ.M	COMPLIES	NO	

GROSS FLOOR AREAS (RESIDENTIAL UNITS)				NET SALEABLE AREA			
Level	Area	Area m2	Area	Area	Area m2	Area	Area m2
GROUND FLOOR	15996.76 SF	1486.15 m <sup>2</sup>	15996.76 SF	1486.15 m <sup>2</sup>	15996.76 SF	1486.15 m <sup>2</sup>	15996.76 SF
2ND FLOOR	11126.89 SF	1031.78 m <sup>2</sup>	11126.89 SF	1031.78 m <sup>2</sup>	11126.89 SF	1031.78 m <sup>2</sup>	11126.89 SF
3RD FLOOR	2894.18 SF	269.47 m <sup>2</sup>	2894.18 SF	269.47 m <sup>2</sup>	2894.18 SF	269.47 m <sup>2</sup>	2894.18 SF
4TH FLOOR	2967.83 SF	2769.69 m <sup>2</sup>	2967.83 SF	2769.69 m <sup>2</sup>	2967.83 SF	2769.69 m <sup>2</sup>	2967.83 SF
5TH FLOOR	2220.07 SF	2071.41 m <sup>2</sup>	2220.07 SF	2071.41 m <sup>2</sup>	2220.07 SF	2071.41 m <sup>2</sup>	2220.07 SF
6TH FLOOR	1945.09 SF	1807.53 m <sup>2</sup>	1945.09 SF	1807.53 m <sup>2</sup>	1945.09 SF	1807.53 m <sup>2</sup>	1945.09 SF
7TH FLOOR	1757.56 SF	1627.83 m <sup>2</sup>	1757.56 SF	1627.83 m <sup>2</sup>	1757.56 SF	1627.83 m <sup>2</sup>	1757.56 SF
8TH FLOOR	1681.40 SF	1558.85 m <sup>2</sup>	1681.40 SF	1558.85 m <sup>2</sup>	1681.40 SF	1558.85 m <sup>2</sup>	1681.40 SF
TOP OF ROOF	15102.11 SF	1403.03 m <sup>2</sup>	15102.11 SF	1403.03 m <sup>2</sup>	15102.11 SF	1403.03 m <sup>2</sup>	15102.11 SF
Grand total: 42	190922.14 SF	17737.25 m <sup>2</sup>	190922.14 SF	17737.25 m <sup>2</sup>	190922.14 SF	17737.25 m <sup>2</sup>	190922.14 SF

Area Schedule (GROUND FLOOR AREAS)			
Level	Name	Area	Area m2
GROUND FLOOR	LOBBY	56.82 m <sup>2</sup>	56.82 m <sup>2</sup>
GROUND FLOOR	STAIR	13.52 m <sup>2</sup>	13.52 m <sup>2</sup>
GROUND FLOOR	STORAGE	6.16 m <sup>2</sup>	6.16 m <sup>2</sup>
GROUND FLOOR	ELEV.	18.85 m <sup>2</sup>	18.85 m <sup>2</sup>
GROUND FLOOR	REAR	112.39 m <sup>2</sup>	112.39 m <sup>2</sup>
GROUND FLOOR	STAIR	13.49 m <sup>2</sup>	13.49 m <sup>2</sup>
GROUND FLOOR	ELEV.	13.53 m <sup>2</sup>	13.53 m <sup>2</sup>
GROUND FLOOR	INDOOR AMENITY	76.80 m <sup>2</sup>	76.80 m <sup>2</sup>
GROUND FLOOR	WC	13.58 m <sup>2</sup>	13.58 m <sup>2</sup>
GROUND FLOOR	INDOOR AMENITY	46.52 m <sup>2</sup>	46.52 m <sup>2</sup>
GROUND FLOOR	COMMERCIAL	522.89 m <sup>2</sup>	522.89 m <sup>2</sup>
GROUND FLOOR	MOVING AREA	39.21 m <sup>2</sup>	39.21 m <sup>2</sup>
GROUND FLOOR	GARAGE R.	73.52 m <sup>2</sup>	73.52 m <sup>2</sup>
GROUND FLOOR	INDOOR AMENITY	199.18 m <sup>2</sup>	199.18 m <sup>2</sup>
GROUND FLOOR	OFFICE	12.36 m <sup>2</sup>	12.36 m <sup>2</sup>
GROUND FLOOR	HALLWAY	166.02 m <sup>2</sup>	166.02 m <sup>2</sup>
GROUND FLOOR	STAIR	13.55 m <sup>2</sup>	13.55 m <sup>2</sup>
GROUND FLOOR	MEK ROOM	4.45 m <sup>2</sup>	4.45 m <sup>2</sup>
Grand total: 18		1379.03 m <sup>2</sup>	1379.03 m <sup>2</sup>

INDOOR AND OUTDOOR AMENITIES			
Level	Name	Area	Area m2
GROUND FLOOR	INDOOR AMENITY	50.60 m <sup>2</sup>	50.60 m <sup>2</sup>
GROUND FLOOR	INDOOR AMENITY	298.81 m <sup>2</sup>	298.81 m <sup>2</sup>
GROUND FLOOR	INDOOR AMENITY	199.18 m <sup>2</sup>	199.18 m <sup>2</sup>
3RD FLOOR	INDOOR AMENITY	54.74 m <sup>2</sup>	54.74 m <sup>2</sup>
3RD FLOOR	OUTDOOR AMENITY	195.77 m <sup>2</sup>	195.77 m <sup>2</sup>
5TH FLOOR	OUTDOOR AMENITY	286.23 m <sup>2</sup>	286.23 m <sup>2</sup>
5TH FLOOR	OUTDOOR AMENITY	128.63 m <sup>2</sup>	128.63 m <sup>2</sup>
Grand total: 7		2093.46 m <sup>2</sup>	2093.46 m <sup>2</sup>

**QBS ARCHITECTS**  
 180 BAYVIEW AVENUE, SUITE 401  
 TORONTO, ON M2G 3C2  
 CERTIFICATE OF PRACTICE NUMBER: 5255

**PROPOSED 8 MIXED USED BUILDING WITH 2 LEVELS OF U/G PARKING**  
 LOCATION: 1018-1028 INNISFIL BEACH RD-INNISFIL, ON

The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCOC.

**ONTARIO ASSOCIATION OF ARCHITECTS**  
 SABA AL MATHNO  
 LICENCE 8663

REFERENCES ARE TO DIVISION B UNLESS NOTED (B/C DIVISION A OR C) IN DIVISION C.

**CBC REFERENCE:**  
 REFERENCES ARE TO DIVISION B UNLESS NOTED (B/C DIVISION A OR C) IN DIVISION C.

**1 PROJECT DESCRIPTION:**  NEW ADDITION  PART 11 ALTERATION  PART 11.1 TO 11.4  PART 3  PART 9

**2 MAJOR OCCUPANCY(S):** GROUP C RESIDENTIAL OCCUPANCY GROUP D&E GROUND FLOOR RETAIL AND/OR PERSONAL SERVICE UNITS GROUP A2, INDOOR AMENITY SPACES GROUP F.3 UNDERGROUND STORAGE AND LOCKERS 3.1.2.1(1)

**3 SUPERIMPOSED MAJOR OCCUPANCIES:**  YES  NO A2 OVER C OVER B&E OCCUPANCIES 3.2.2.7

**4 BUILDING CLASSIFICATION:** 3.2.2.23 GROUP A-2, ANY HEIGHT, ANY AREA, SPRINKLED 3.2.2.42 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLED 3.2.2.49 GROUP D, ANY HEIGHT, ANY AREA, SPRINKLED 3.2.2.67 GROUP E, ANY HEIGHT, ANY AREA, SPRINKLED 3.2.2.73 GROUP F-3, ANY HEIGHT, ANY AREA, SPRINKLED 3.2.2.20-83

**5 BUILDING AREA (m<sup>2</sup>):** EXISTING: 0.00 NEW: 3,086.74 1.4.1.2(A) 1.4.1.2(A)

**6 GROSS AREA (m<sup>2</sup>):** EXISTING: 0.00 NEW: 1487.16 TOTAL: 1487.16 1.4.1.2(A) 1.4.1.2(A)

**7 NUMBER OF STOREYS:** ABOVE GRADE: 8 (28.26 M) BELOW GRADE: 2 1.4.1.2(A) & 3.2.1.1 1.4.1.2(A) & 9.10.4

**8 NUMBER OF STRETFIRE FIGHTER ACCESS:** 1 3.2.2.10 & 3.2.5 9.10.20

**9 BUILDING CLASSIFICATION:** GROUP A2, GROUP C, GROUP D, GROUP E, GROUP F-3 3.2.2.20-83 9.10.2

**10 SPRINKLER SYSTEM PROPOSED:**  ENTIRE BUILDING  SELECTED COMPARTMENTS  SELECTED FLOOR AREAS  BASEMENT ONLY  IN LIEU OF ROOF RATING INDEX 3.2.2.15 3.2.2.17

**11 STANDPIPE REQUIRED:**  YES  NO 3.2.9 N/A

**12 FIRE ALARM REQUIRED:**  YES  NO 3.2.4 9.10.18

**13 WATER SERVICE SUPPLY IS ADEQUATE:**  YES (MUNICIPAL)  NO 3.2.5.7 N/A

**14 HIGH BUILDING:**  YES  NO 3.2.6 N/A

**15 CONSTRUCTION RESTRICTIONS:**  NON-COMBUSTIBLE PERMITTED  COMBUSTIBLE REQUIRED  BOTH 3.2.2.20-83 9.10.6

**ACTUAL CONSTRUCTION:**  NON-COMBUSTIBLE  COMBUSTIBLE  BOTH

**16 MEZZANINE(S) AREA (m<sup>2</sup>):** N/A 3.2.1.1(3)&(8) 9.10.4.1

**17 OCCUPANT LOAD BASES ON:**  m<sup>2</sup>/PERSON  DESIGN OF BUILDING 3.1.17 9.9.1.3

**BASEMENT 2:** OCCUPANCY F3 BUILDING DESIGN LOAD\_0\_PERSONS

**BASEMENT 1:** OCCUPANCY F3 BUILDING DESIGN LOAD\_15\_PERSONS

**GROUND FLOOR:** OCCUPANCY ED LOAD\_161\_PERSONS

**GROUND FLOOR:** OCCUPANCY A2 LOAD\_161\_PERSONS

**SECOND FLOOR:** OCCUPANCY C 3.1.17.1 LOAD\_104\_PERSONS

**THIRD FLOOR:** OCCUPANCY C 3.1.17.1 LOAD\_96\_PERSONS

**THIRD FLOOR:** OCCUPANCY A2 3.1.17.1 LOAD\_27\_PERSONS

**FOURTH FLOOR:** OCCUPANCY C 3.1.17.1 LOAD\_78\_PERSONS

**FIFTH FLOOR:** OCCUPANCY C 3.1.17.1 LOAD\_56\_PERSONS

**SIXTH FLOOR:** OCCUPANCY C 3.1.17.1 LOAD\_52\_PERSONS

**SEVENTH FLOOR:** OCCUPANCY C 3.1.17.1 LOAD\_52\_PERSONS

**EIGHTH FLOOR:** OCCUPANCY C 3.1.17.1 LOAD\_48\_PERSONS

**ROOF TOP AMENITY:** OCCUPANCY A2 3.1.17.1 LOAD\_562\_PERSONS

**18 BARRIER-FREE DESIGN:**  YES  NO 3.8 9.5.2

**19 HAZARDOUS SUBSTANCES:**  YES  NO 3.3.1.2 & 3.3.1.19 9.10.1.3(4)

**20 REQUIRED FIRE RESISTANCE RATING (FRR):** ASSEMBLY RATING SUPPORTING ASSEMBLY NON-COMBUSTIBLE IN LIEU OF RATING? 3.2.2.20-83 9.10.8 9.10.9

**FLOORS OVER BASEMENT:** 2H 2H NO

**FLOORS:** 2H 2H NO

**ROOF:** N/A 2H NO

**MEZZANINE:** 1H 1H NO 3.2.2.13

**21 SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS:**

WALL	AREA OF E.F. (sq.ft)	L.D. (ft)	PERMITTED OR MAX % OF HL OPENINGS	PROPOSED % OF OPENINGS (sq.ft)	FRR (INCHES)	LISTED DESIGN OR DESCRIPTION	NON-COMB. CONST.	COMB. CONST. MONOC. CLADDING	NON-COMB. CONSTR.
FRONT (60/0)	17,675.42	1642.10	52.1	100%	50.65"(831.73)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REAR (60/0)	17,397.39	1616.27	24.0	74%	48.31"(783.84)	45 min	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SIDE (LEFT) (60/0)	10,016.03	925.72	7.0	24	15.75"(108.46)	1 hr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SIDE (LEFT) (60/0)	10,022.49	931.12	13.5	4.1	30"	29.58"(275.46)	45 min	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**22 ENERGY EFFICIENCY:** COMPLIANCE PATH SB-15 ENERGY MODELLING CLIMATE ZONE: 8

**UNITS AREA SCHEDULE**

Name	Area	Comments
2UNIT 1	150.75 m <sup>2</sup>	3 BR
2UNIT 2	70.05 m <sup>2</sup>	1BR-DEN
2UNIT 3	82.79 m <sup>2</sup>	1 BR
2UNIT 4	89.89 m <sup>2</sup>	1BR-DEN
2UNIT 5	110.04 m <sup>2</sup>	3 BR
2UNIT 6	89.23 m <sup>2</sup>	2 BR-DEN
2UNIT 7	76.91 m <sup>2</sup>	2BR
2UNIT 8	79.83 m <sup>2</sup>	2BR
2UNIT 9	79.29 m <sup>2</sup>	2BR
2UNIT 10	89.61 m <sup>2</sup>	1BR-DEN
2UNIT 11	75.15 m <sup>2</sup>	1BR-DEN
2UNIT 12	81.91 m <sup>2</sup>	2BR
2UNIT 13	76.89 m <sup>2</sup>	2BR
2UNIT 14	81.84 m <sup>2</sup>	2BR
2UNIT 15	83.16 m <sup>2</sup>	1 BR
2UNIT 16	104.18 m <sup>2</sup>	3 BR
2UNIT 17	105.26 m <sup>2</sup>	3 BR
2UNIT 18	103.30 m <sup>2</sup>	3 BR
2UNIT 19	99.53 m <sup>2</sup>	1 BR
2UNIT 20	81.02 m <sup>2</sup>	1 BR
2UNIT 21	89.47 m <sup>2</sup>	1 BR
2UNIT 22	54.01 m <sup>2</sup>	1 BR
2UNIT 23	84.86 m <sup>2</sup>	2 BR-DEN
2UNIT 24	109.25 m <sup>2</sup>	3 BR
2UNIT 25	85.05 m <sup>2</sup>	1BR-DEN
2UNIT 26	59.46 m <sup>2</sup>	1 BR
2UNIT 27	53.61 m <sup>2</sup>	1 BR
2UNIT 28	84.30 m <sup>2</sup>	1 BR
2UNIT 29	85.63 m <sup>2</sup>	1 BR
2UNIT 30	53.84 m <sup>2</sup>	1 BR
2UNIT 31	47.85 m <sup>2</sup>	1 BR
2UNIT 32	57.77 m <sup>2</sup>	1 BR
2ND FLOOR 32	2384.14 m <sup>2</sup>	
3UNIT 1	161.76 m <sup>2</sup>	3 BR
3UNIT 2	81.37 m <sup>2</sup>	1 BR
3UNIT 3	72.03 m <sup>2</sup>	1BR-DEN
3UNIT 4	83.03 m <sup>2</sup>	1 BR
3UNIT 5	133.65 m <sup>2</sup>	3 BR
3UNIT 6	89.23 m <sup>2</sup>	2 BR-DEN
3UNIT 7	79.91 m <sup>2</sup>	2BR
3UNIT 8	78.83 m <sup>2</sup>	2BR
3UNIT 9	89.29 m <sup>2</sup>	2BR
3UNIT 10	69.61 m <sup>2</sup>	1BR-DEN
3UNIT 11	86.32 m <sup>2</sup>	2 BR-DEN
3UNIT 12	110.45 m <sup>2</sup>	3 BR
3UNIT 13	87.11 m <sup>2</sup>	1BR-DEN
3UNIT 14	93.27 m <sup>2</sup>	2 BR-DEN
3UNIT 15	57.84 m <sup>2</sup>	1 BR
3UNIT 16	113.59 m <sup>2</sup>	3 BR
3UNIT 17	89.32 m <sup>2</sup>	2 BR-DEN
3UNIT 18	66.70 m <sup>2</sup>	1 BR
3UNIT 19	57.77 m <sup>2</sup>	1 BR
3UNIT 20	89.61 m <sup>2</sup>	2 BR-DEN
3UNIT 21	94.95 m <sup>2</sup>	3 BR
3UNIT 22	69.05 m <sup>2</sup>	1 BR
3UNIT 23	59.49 m <sup>2</sup>	1 BR
3UNIT 24	53.61 m <sup>2</sup>	1 BR
3UNIT 25	54.30 m <sup>2</sup>	1 BR
3UNIT 26	82.63 m <sup>2</sup>	1 BR
3UNIT 27	53.84 m <sup>2</sup>	1 BR
3UNIT 28	47.85 m <sup>2</sup>	1 BR
3RD FLOOR 28	2137.04 m <sup>2</sup>	
4UNIT 1	51.46 m <sup>2</sup>	1 BR
4UNIT 2	68.14 m <sup>2</sup>	1BR-DEN
4UNIT 3	58.87 m <sup>2</sup>	1 BR
4UNIT 4	97.46 m <sup>2</sup>	3 BR
4UNIT 5	71.10 m <sup>2</sup>	1BR-DEN
4UNIT 6	79.42 m <sup>2</sup>	2BR
4UNIT 7	79.42 m<	





REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

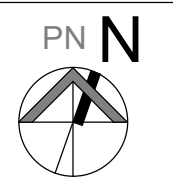
CONSULTANTS



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DRAWING TITLE  
**LOT AREA**

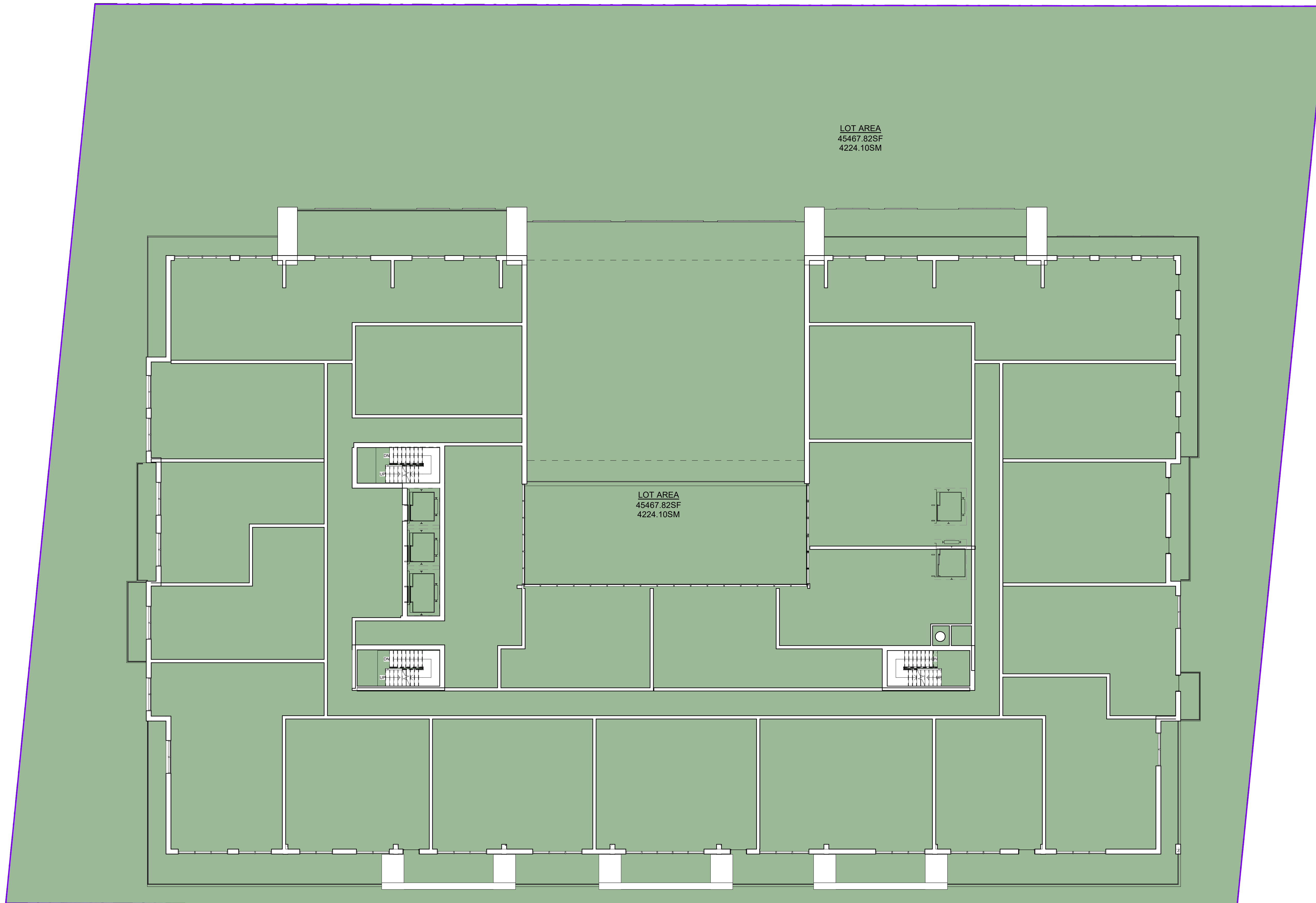
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SCALE @ ARCH D 1 : 120	DATE 02/26/21



PROJECT NO. 210170

STAGE <b>SPA</b>	DRAWING NO. <b>A0-07</b>
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LOCATION INNISFIL	REVISION <b>17</b>
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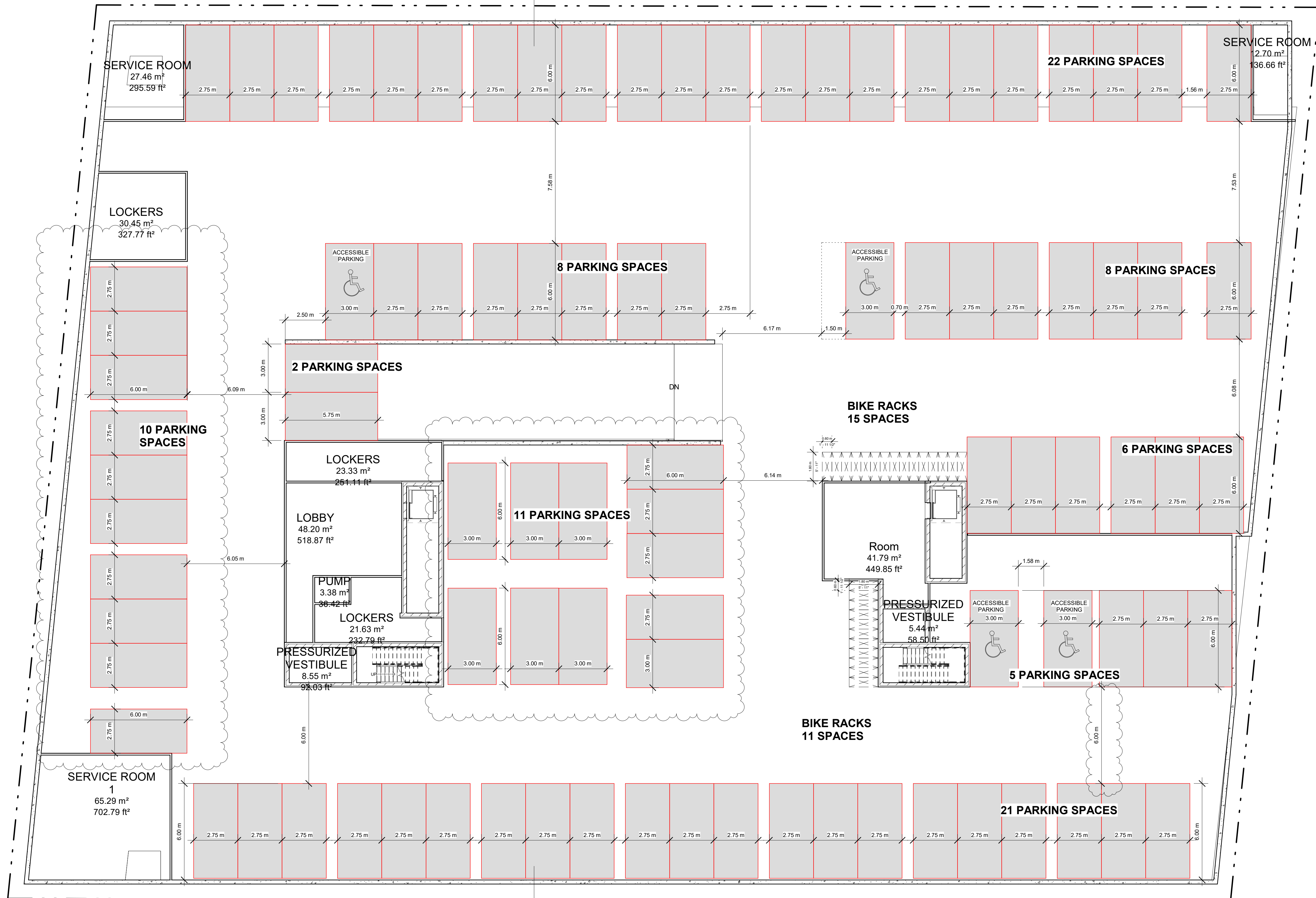


**1** LOT AREA  
1 : 120

LOT AREA 4224.10 m<sup>2</sup> 45467.82 SF



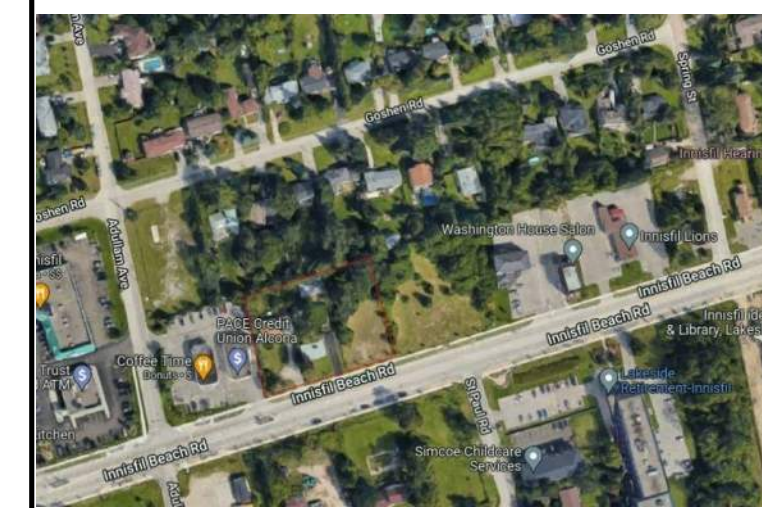
# 93 PARKING SPACES



**BENCHMARK NOTE**  
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. D011931U4633 (CGVD:78) HAVING AN ELEVATION OF 294.909 METERS.  
 TOWNSHIP: CHURCHILL UNITED CHURCH. TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**

PROJECT  
**1018-1028 INNISFIL BEACH RD-INNISFIL, ON**



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
16	ISSUED FOR CONSULTANT	2023-09-29
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

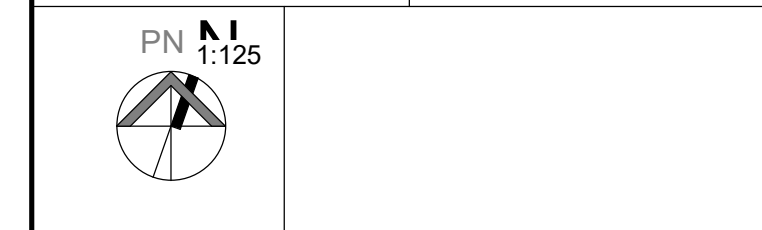
CONSULTANTS



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DRAWING TITLE  
**PROPOSED BASEMENT 2 PLAN**

DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO.  
210170

STAGE  
**SPA**

DRAWING NO.  
**A1-01**

LOCATION  
INNISFIL

REVISION  
**17**





REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
16	ISSUED FOR CONSULTANT	2023-09-29
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

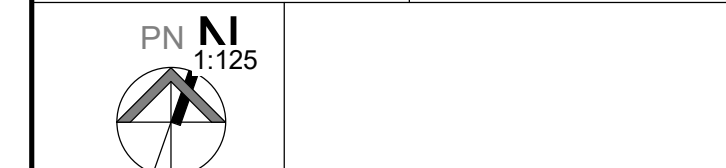
CONSULTANTS



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DRAWING TITLE  
**PROPOSED BASEMENT 1 PLAN**

DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26

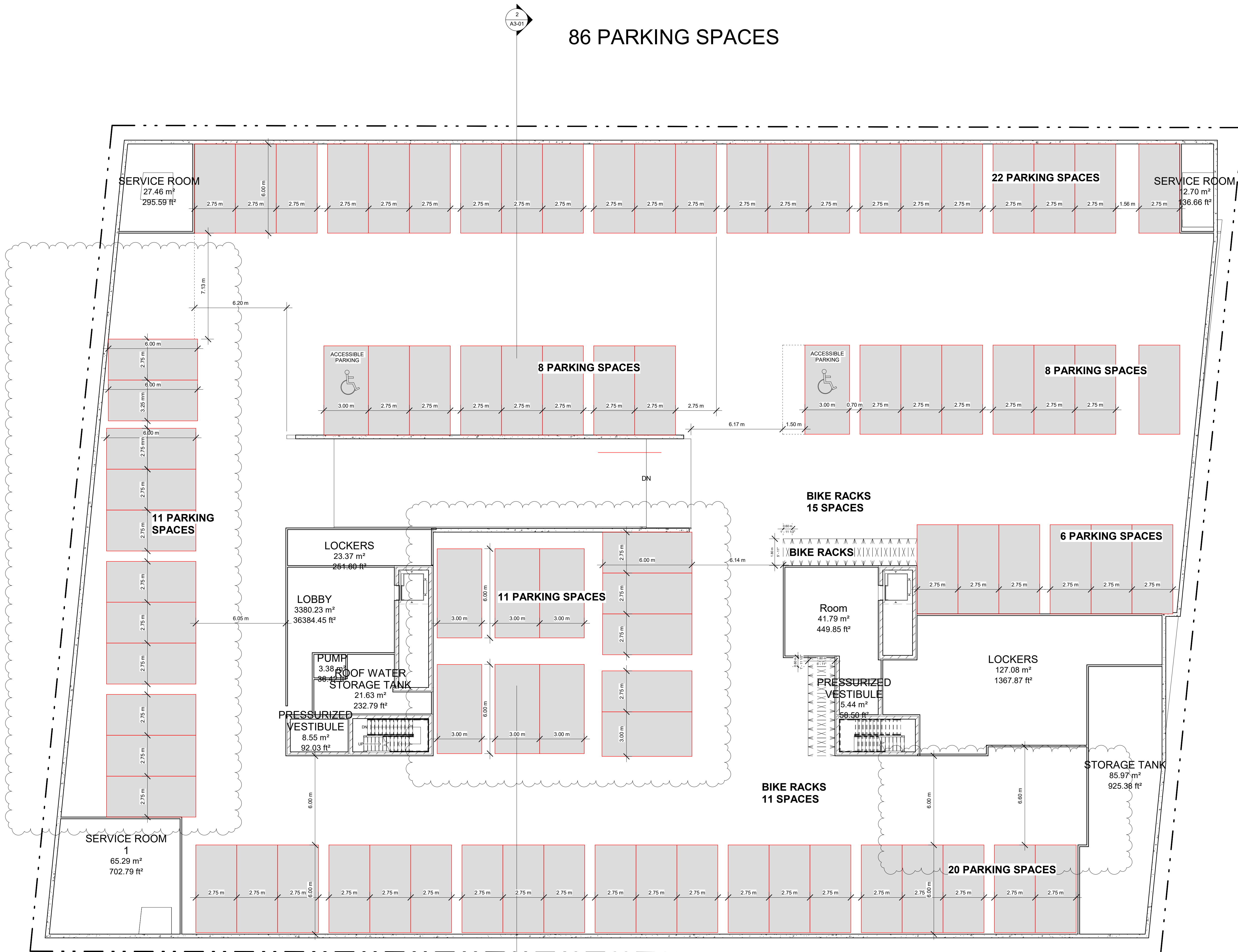


PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A1-02**

LOCATION **INNISFIL** REVISION **17**

**86 PARKING SPACES**



**BENCHMARK NOTE**  
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (CGVD78) HAVING AN ELEVATION OF 294.399 METERS.  
 TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**





REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

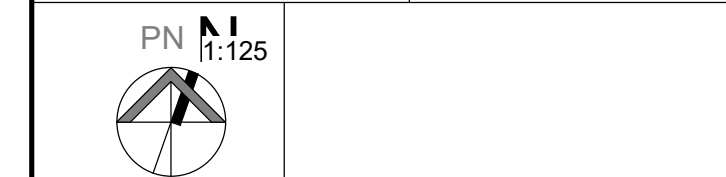
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DRAWING TITLE  
**PROPOSED GROUND FLOOR  
 PLAN**

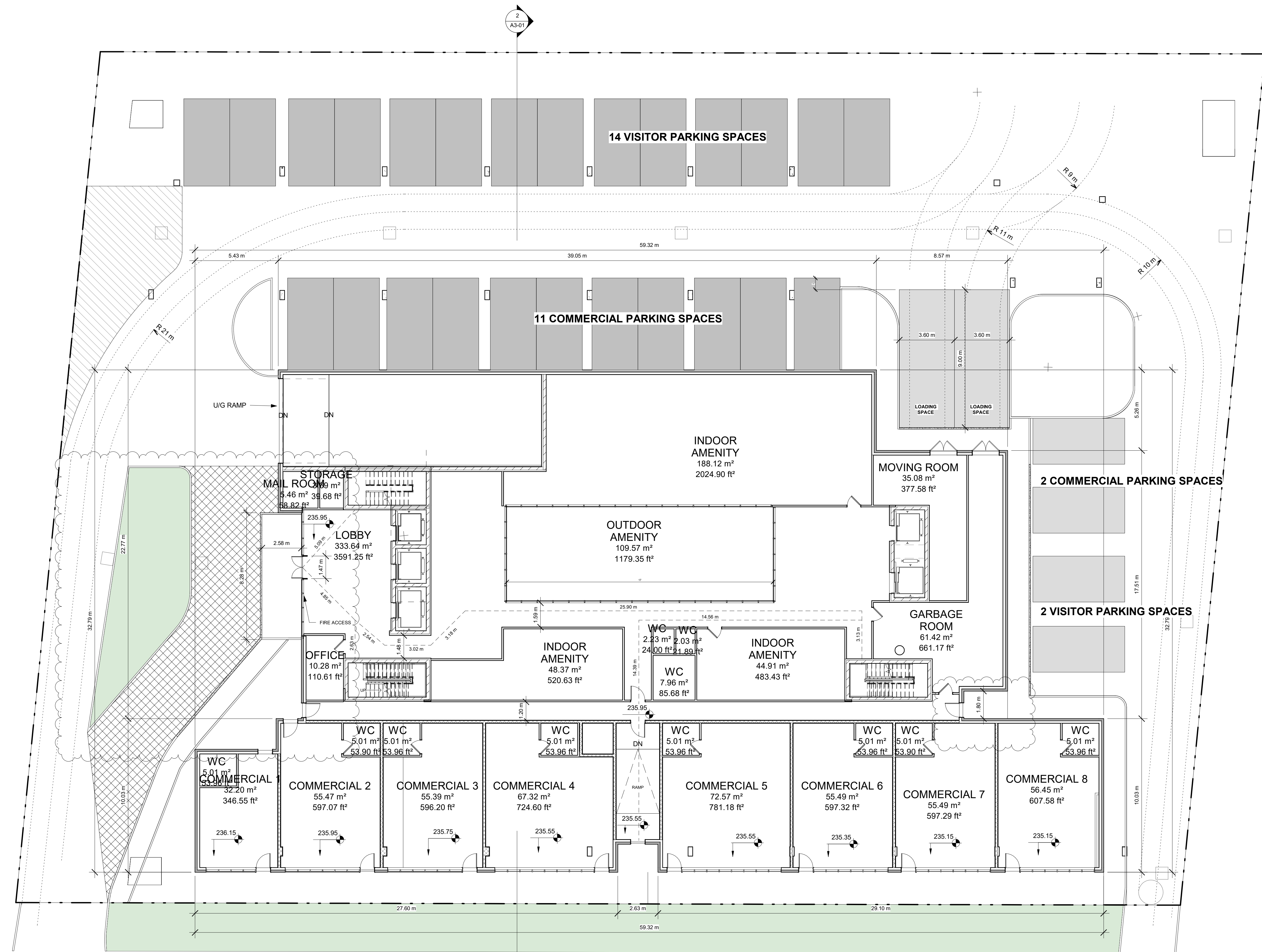
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A1-03**

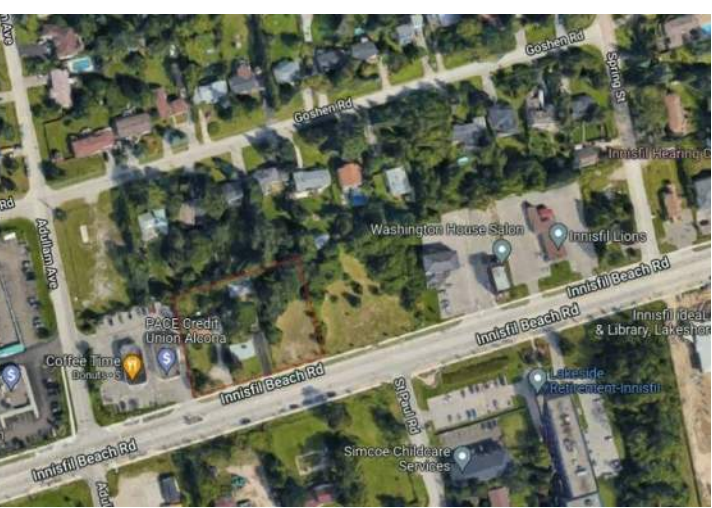
LOCATION INNISFIL REVISION **17**



**BENCHMARK NOTE**  
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4835 (CGVD-78) HAVING AN ELEVATION OF 234.389 METERS.  
 TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**





REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

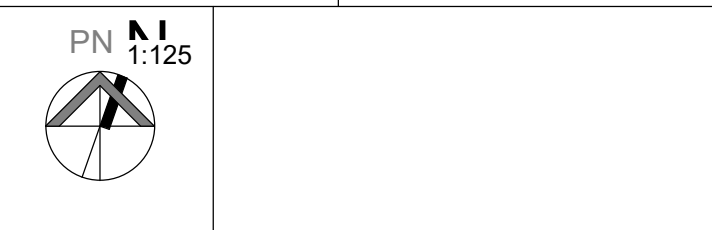
CONSULTANTS



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DRAWING TITLE  
**PROPOSED SECOND FLOOR  
 PLAN**

DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26

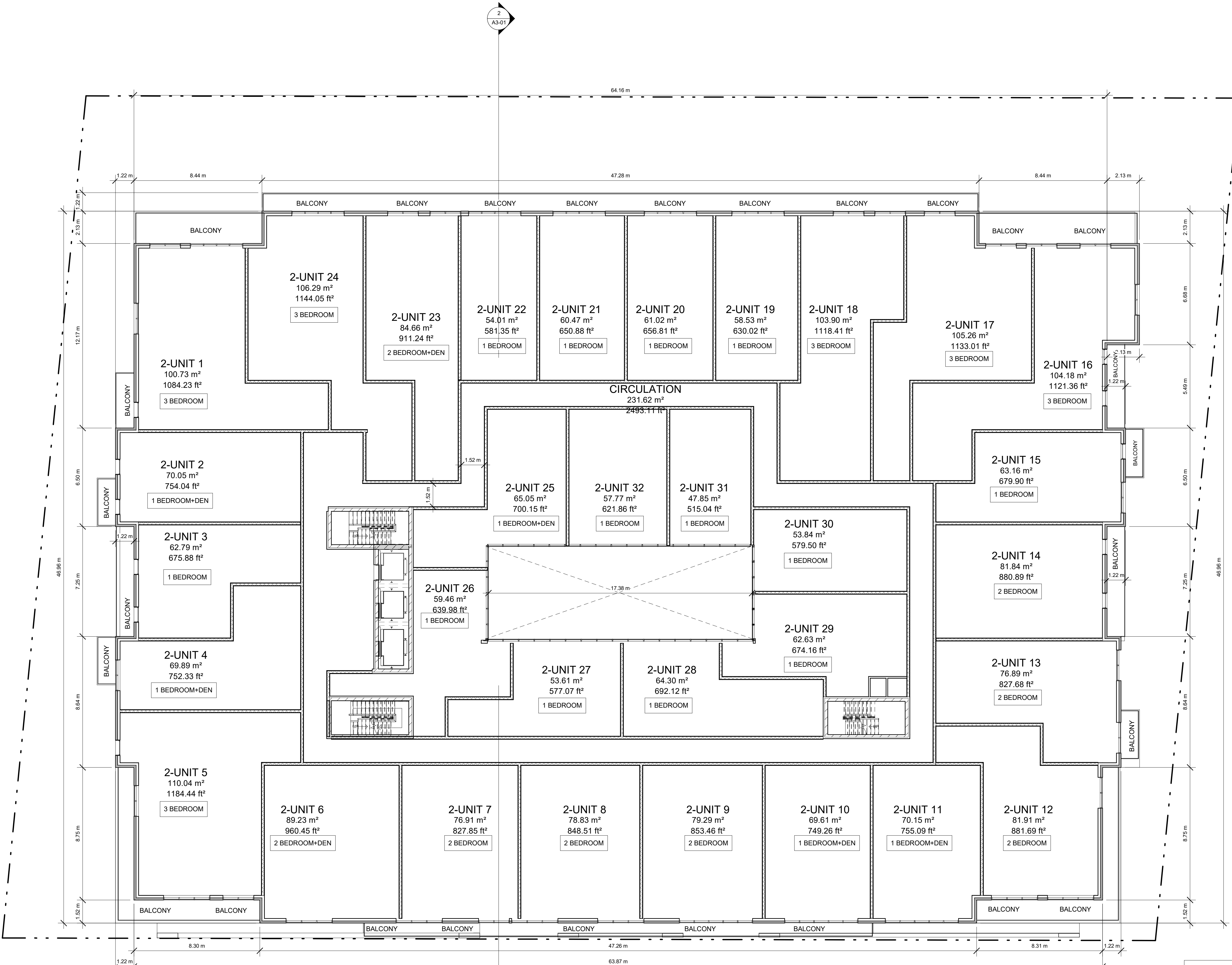


PROJECT NO. 210170

STAGE <b>SPA</b>	DRAWING NO. <b>A1-04</b>
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LOCATION  
 INNISFIL

REVISION  
**17**



**BENCHMARK NOTE**

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 001193104635 (CGVD-78) HAVING AN ELEVATION OF 294.359 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**





REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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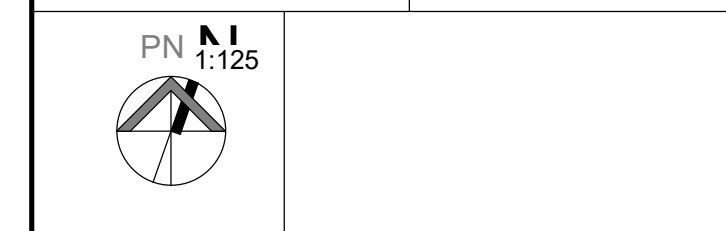
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DRAWING TITLE  
**PROPOSED THIRD FLOOR PLAN**

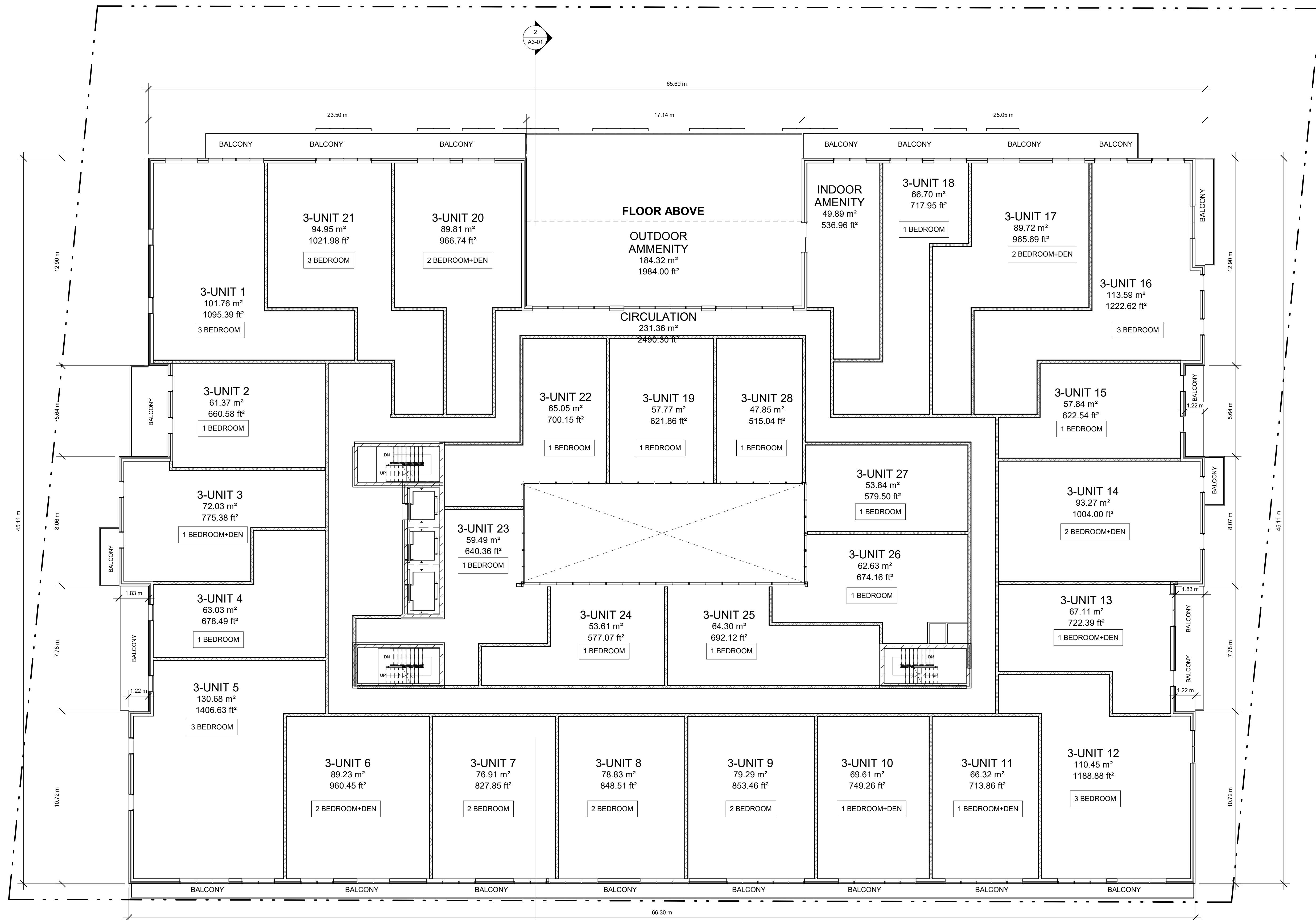
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A1-05**

LOCATION **INNISFIL** REVISION **17**



**BENCHMARK NOTE**  
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 001193104635 (COVID-78) HAVING AN ELEVATION OF 234.399 METERS.  
 TOWNSHIP: CHURCHILL UNITED CHURCH. TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**





REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

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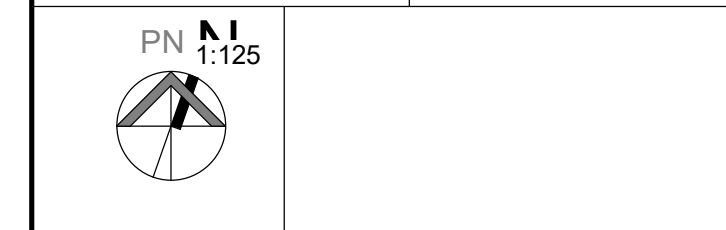
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DRAWING TITLE  
**PROPOSED FOURTH FLOOR  
PLAN**

DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26

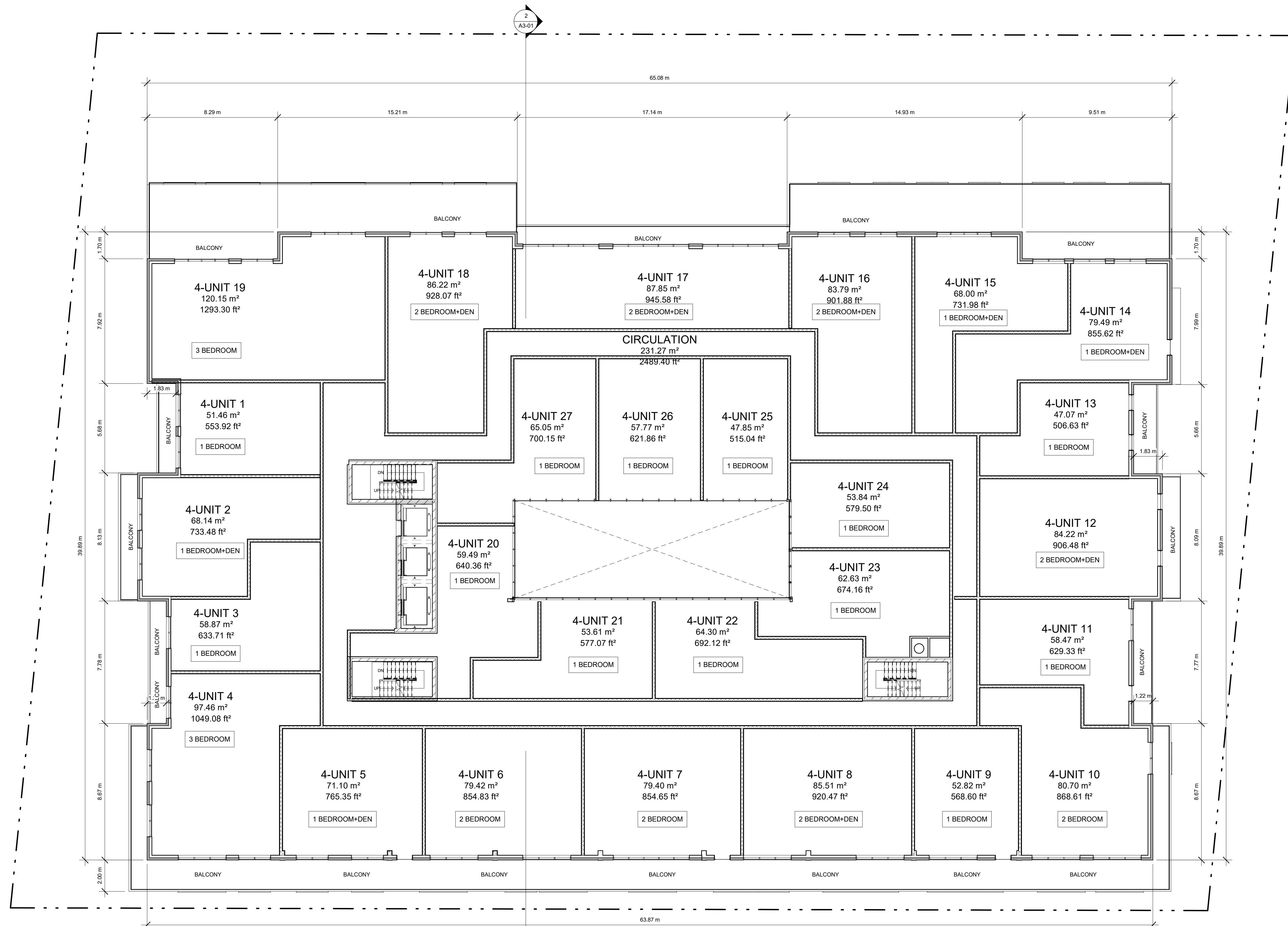


PROJECT NO. 210170

STAGE <b>SPA</b>	DRAWING NO. <b>A1-06</b>
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LOCATION  
**INNISFIL**

REVISION  
**17**



**BENCHMARK NOTE**

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 001193104635 (CGVD78) HAVING AN ELEVATION OF 284.989 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH. TABLE IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**





REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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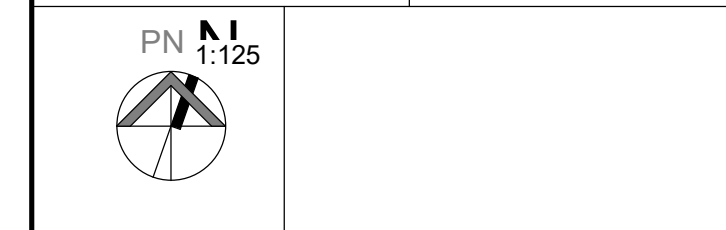


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DRAWING TITLE

**PROPOSED FIFTH FLOOR PLAN**

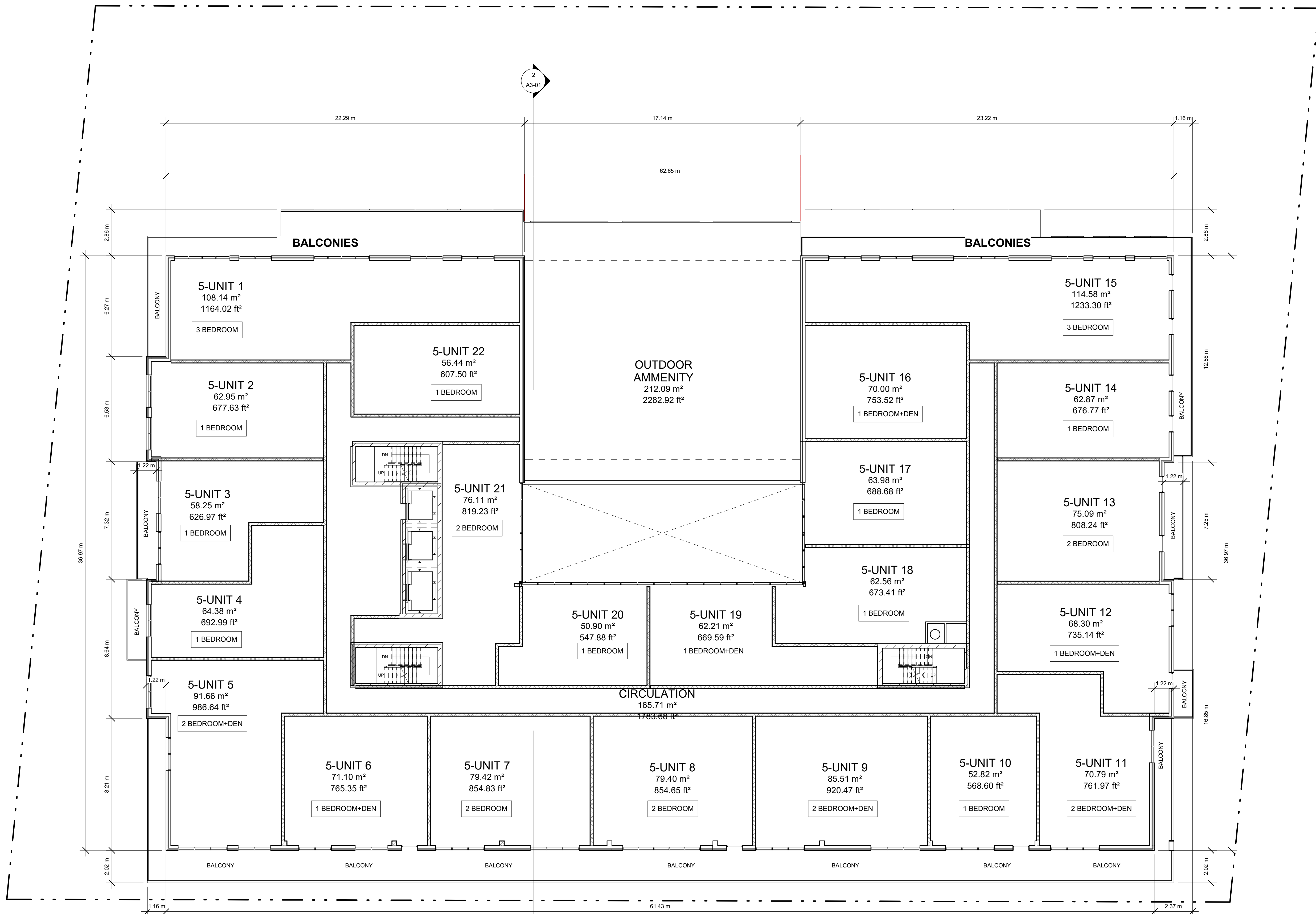
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A1-07**

LOCATION INNISFIL REVISION **17**



**BENCHMARK NOTE**  
ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (CGVD-78) HAVING AN ELEVATION OF 294.399 METERS.  
TOWNSHIP: CHURCHILL UNITED CHURCH. TABLE IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**





REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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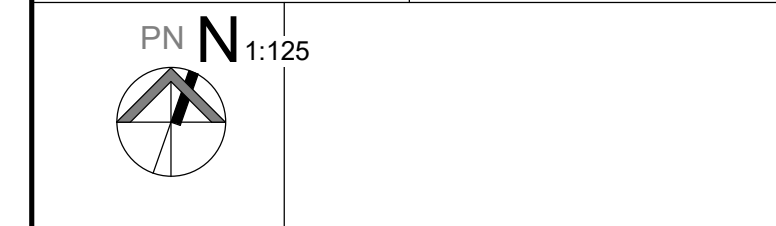
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DRAWING TITLE  
**PROPOSED SIXTH FLOOR PLAN**

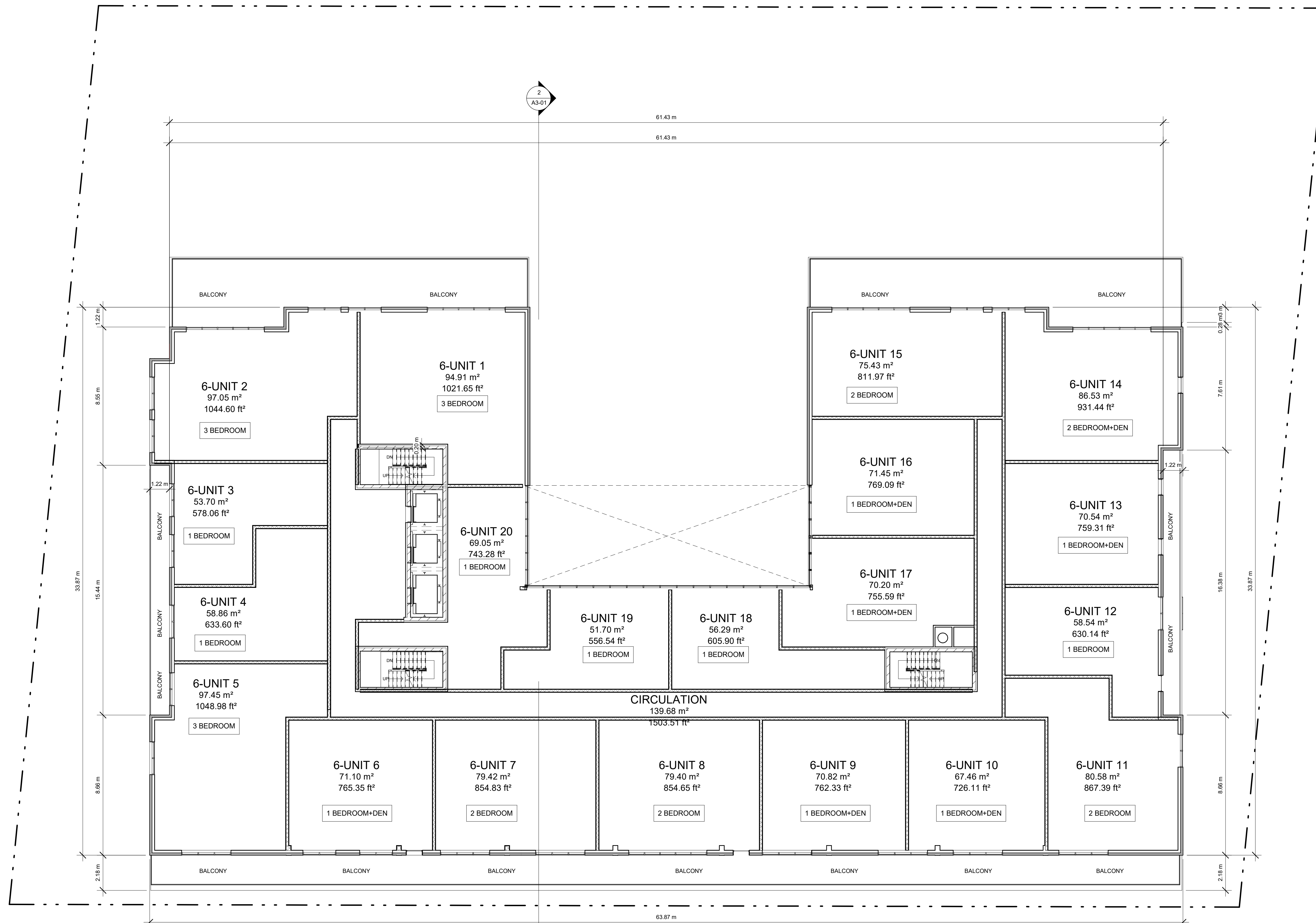
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A1-08**

LOCATION **INNISFIL** REVISION **17**



**BENCHMARK NOTE**  
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4633 (COVID-78) HAVING AN ELEVATION OF 294.399 METERS.  
 TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**





REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

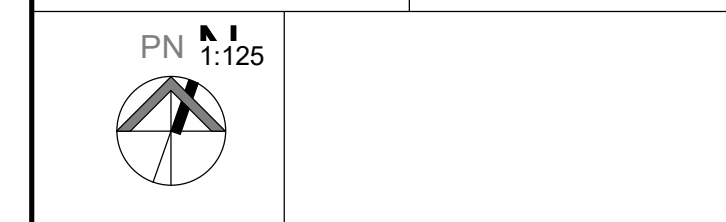
CONSULTANTS



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DRAWING TITLE  
**PROPOSED SEVENTH FLOOR  
PLAN**

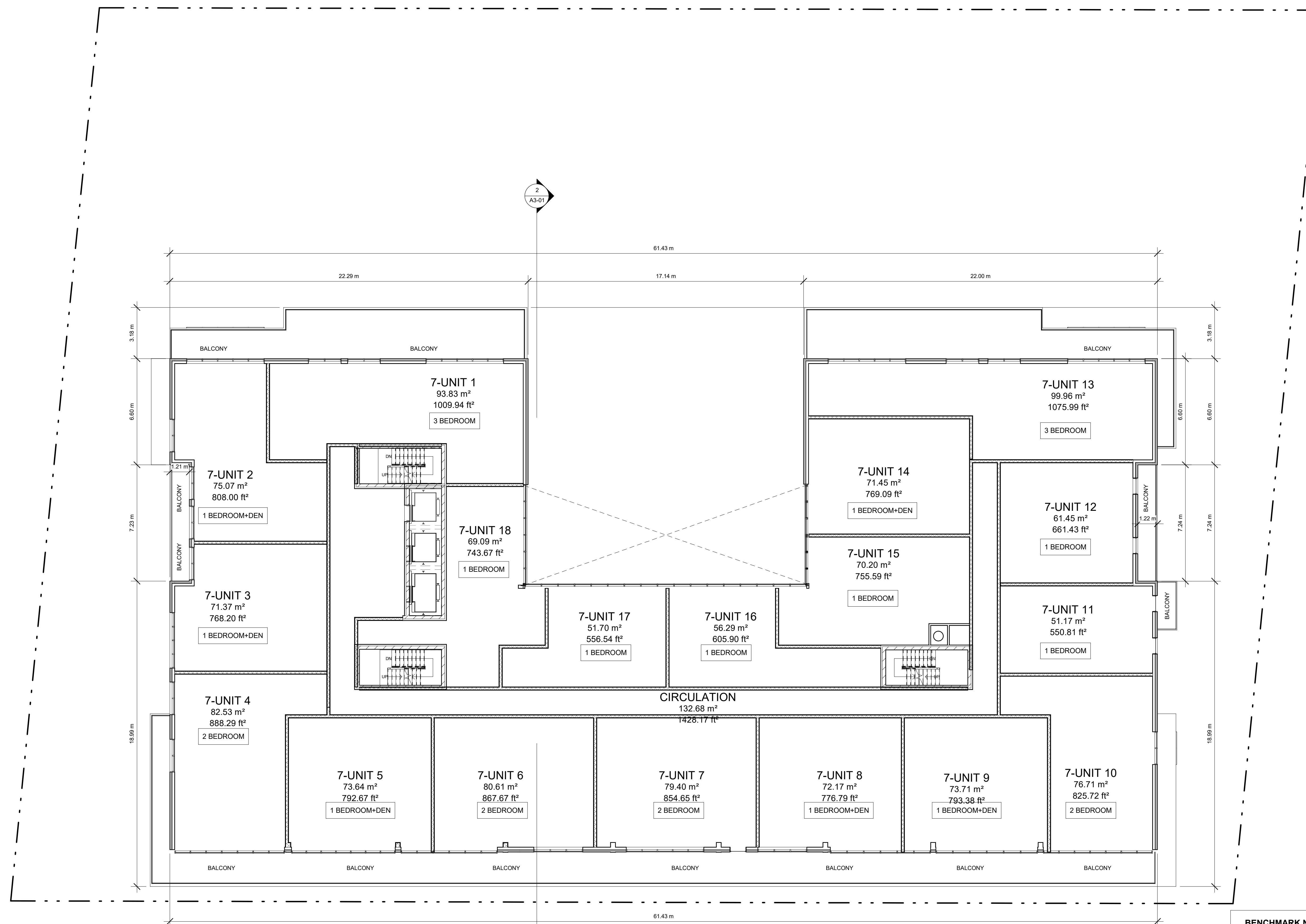
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A1-09**

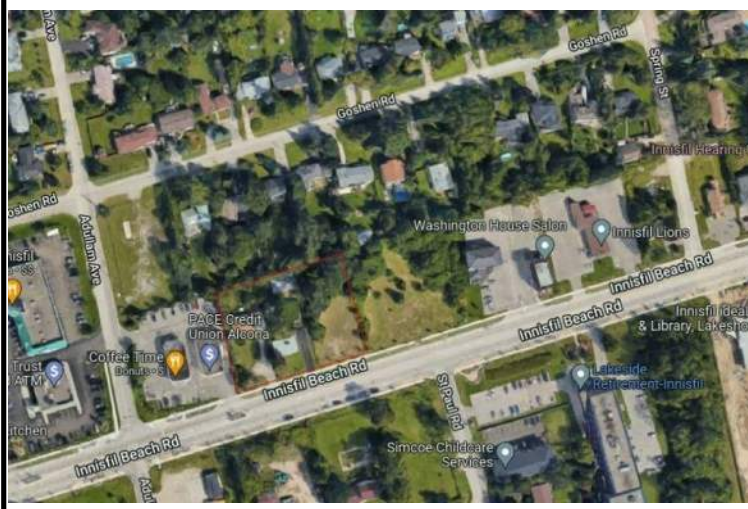
LOCATION **INNISFIL** REVISION **17**



**BENCHMARK NOTE**  
ELEVATIONS SHOWN HERE ON ARE GEOCEOTIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U463S (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.  
TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**





REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

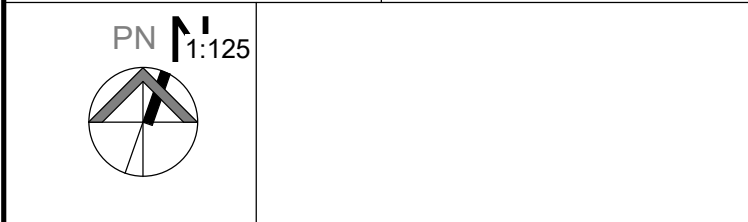
CONSULTANTS



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DRAWING TITLE  
**PROPOSED EIGHTH FLOOR  
 PLAN**

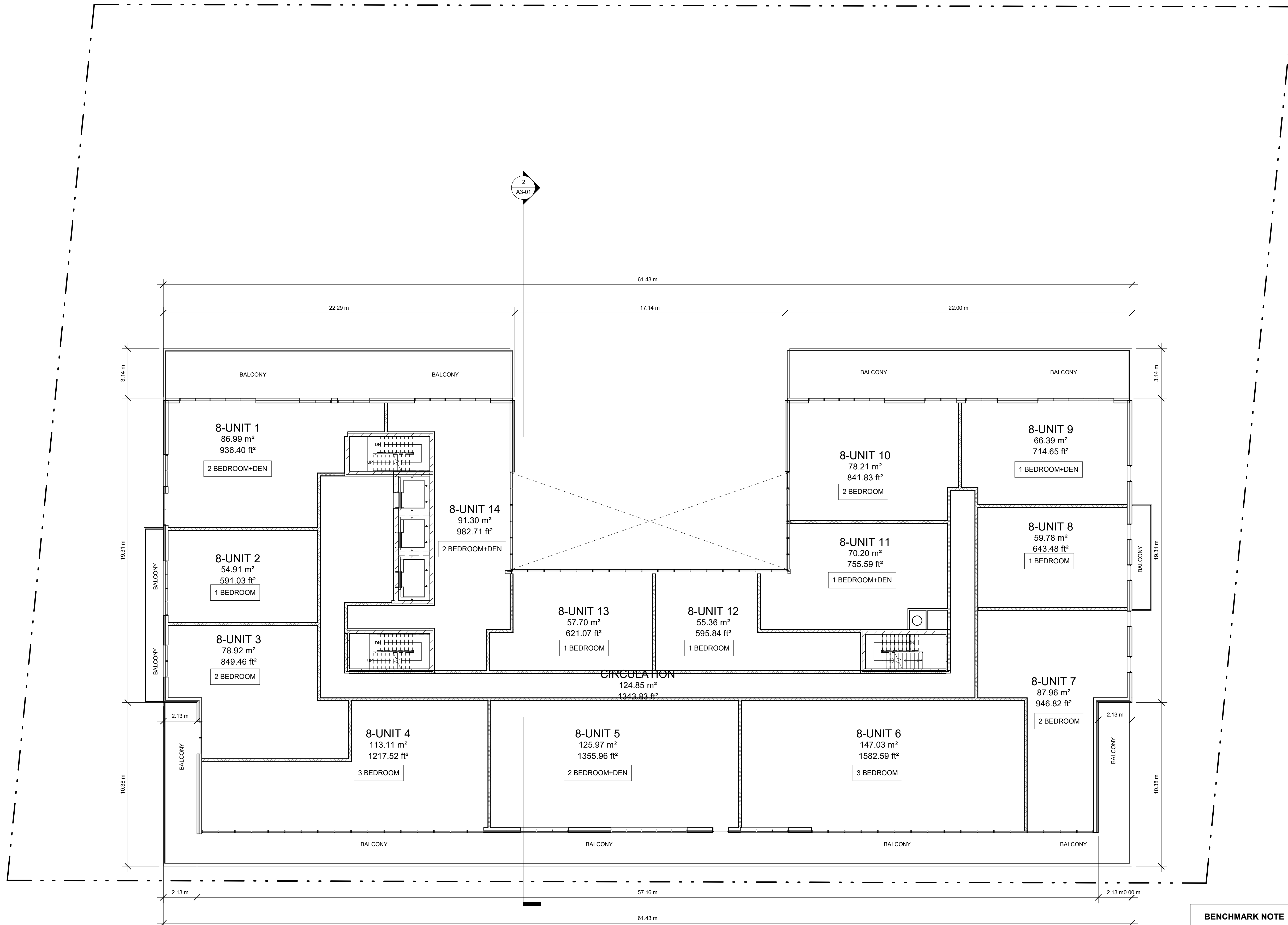
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SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A1-10**

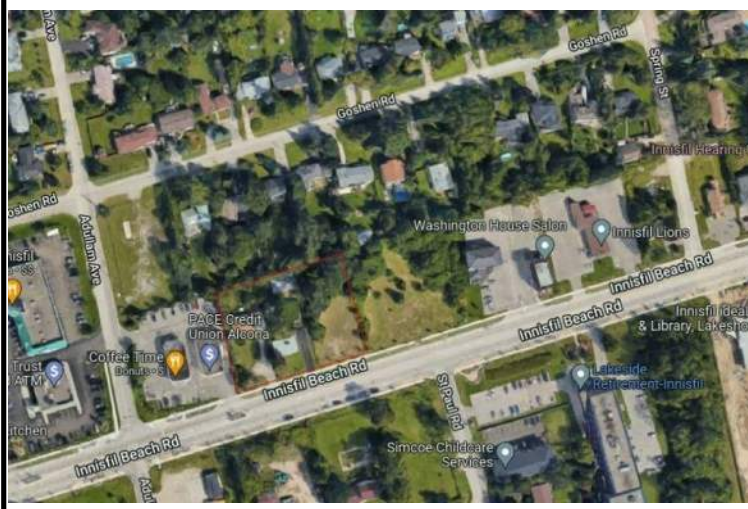
LOCATION INNISFIL REVISION **17**



**BENCHMARK NOTE**  
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U463S (CGVD.78) HAVING AN ELEVATION OF 294.399 METERS.  
 TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**





REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

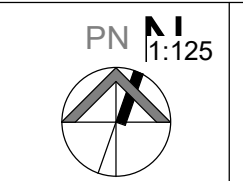
CONSULTANTS



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DRAWING TITLE  
**PROPOSED ROOF PLAN  
ACCESS**

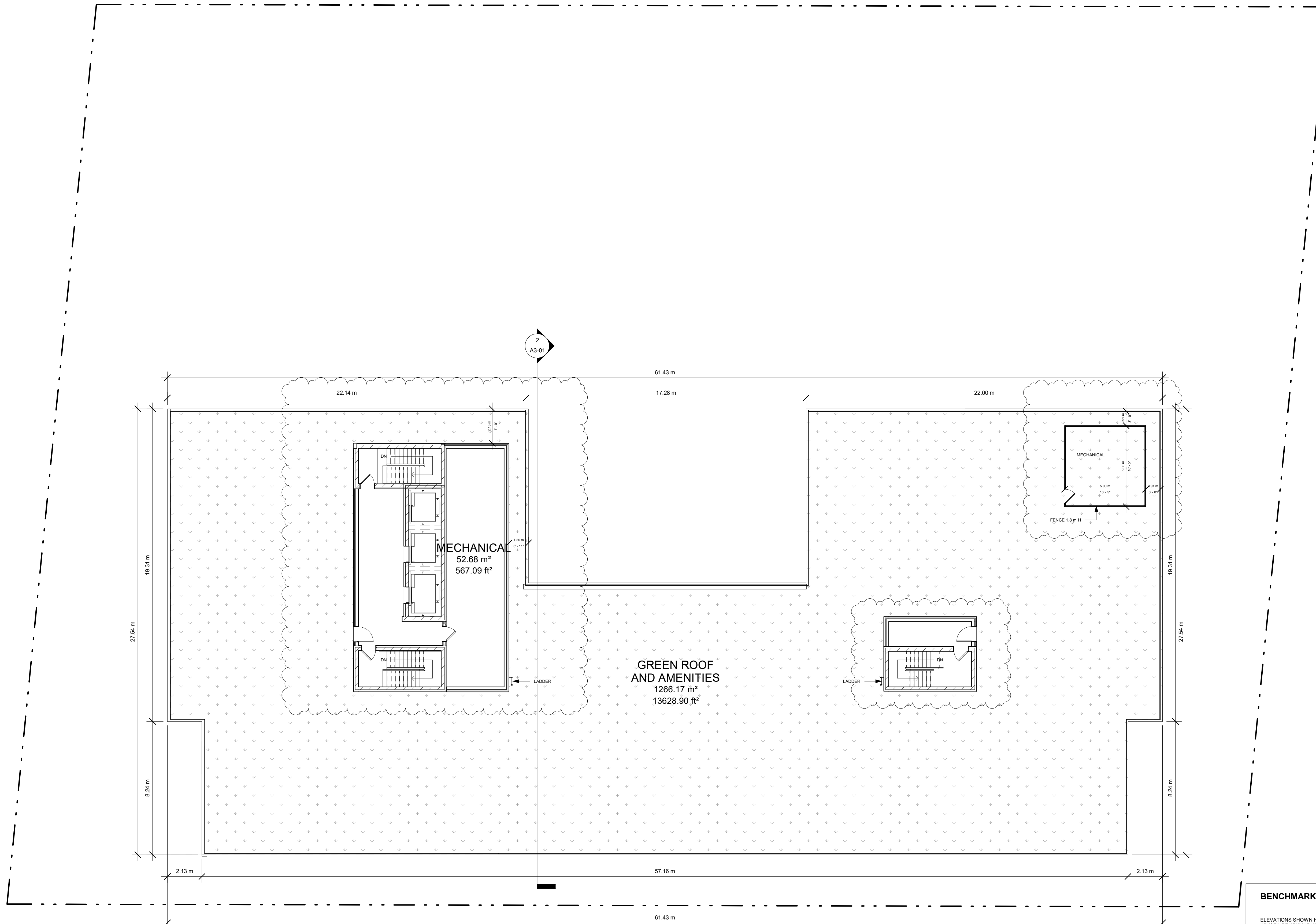
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A1-11**

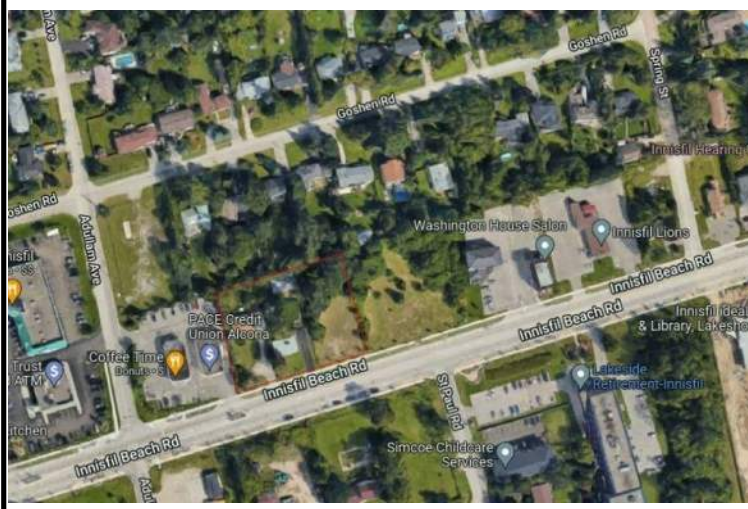
LOCATION INNISFIL REVISION **17**



**BENCHMARK NOTE**  
ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.  
TOWNSHIP: CHURCHILL UNITED CHURCH, TABLE IN NORTH STONE FOUNDATION WALL OF TOWER, 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**





REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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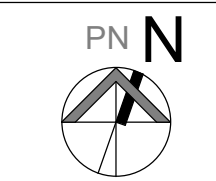
CONSULTANTS



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DRAWING TITLE  
**PROPOSED ROOF PLAN**

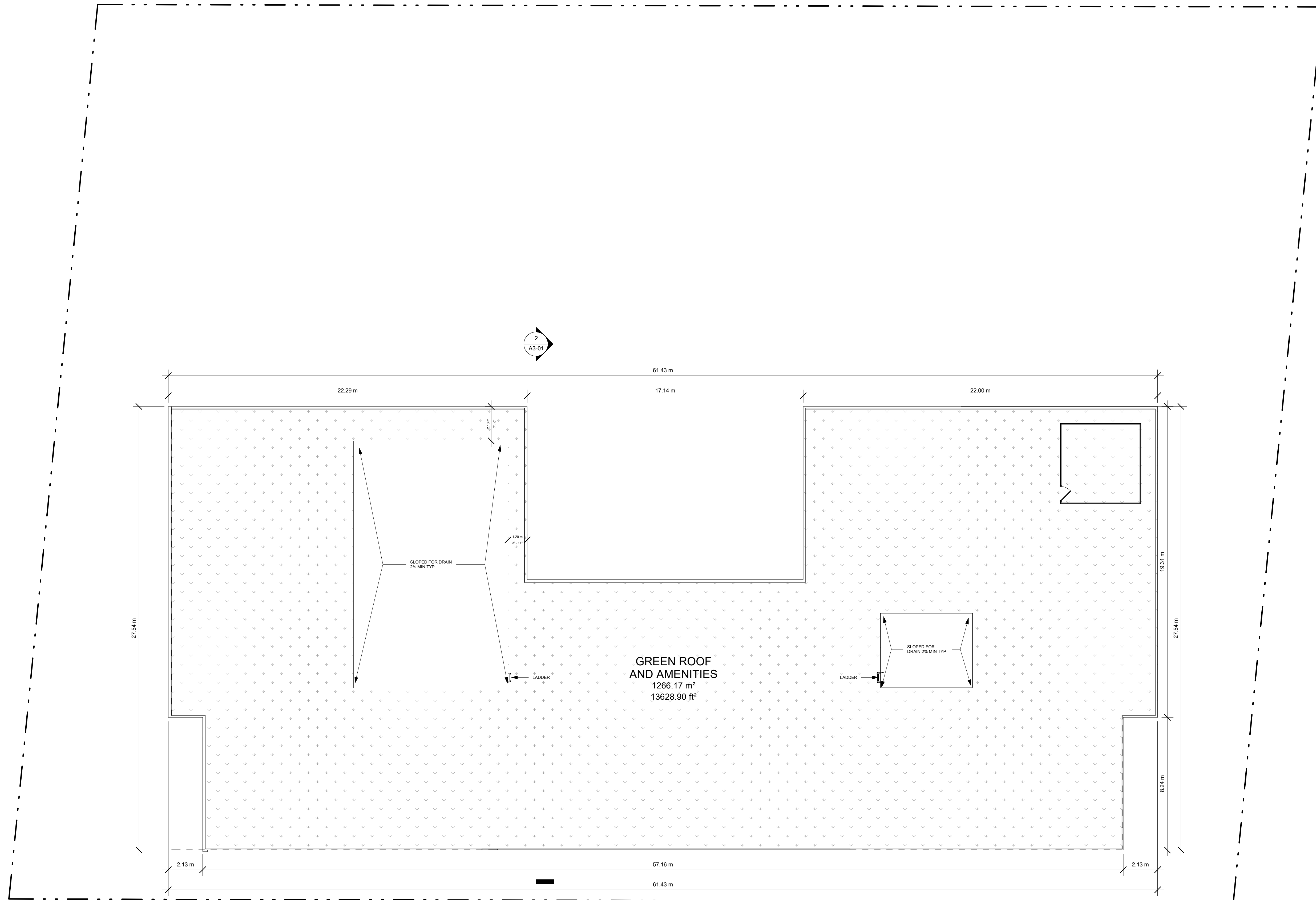
DRAWN Author	CHECKED Checker
SCALE @ ARCH D As indicated	DATE 06/27/23



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A1-12**

LOCATION INNISFIL REVISION **17**



**BENCHMARK NOTE**

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4658 (COVID-78) HAVING AN ELEVATION OF 294.399 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**





REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

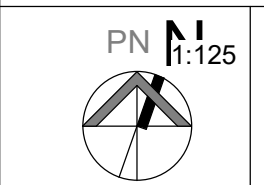
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DRAWING TITLE  
**PROP. FRONT ELEVATION**

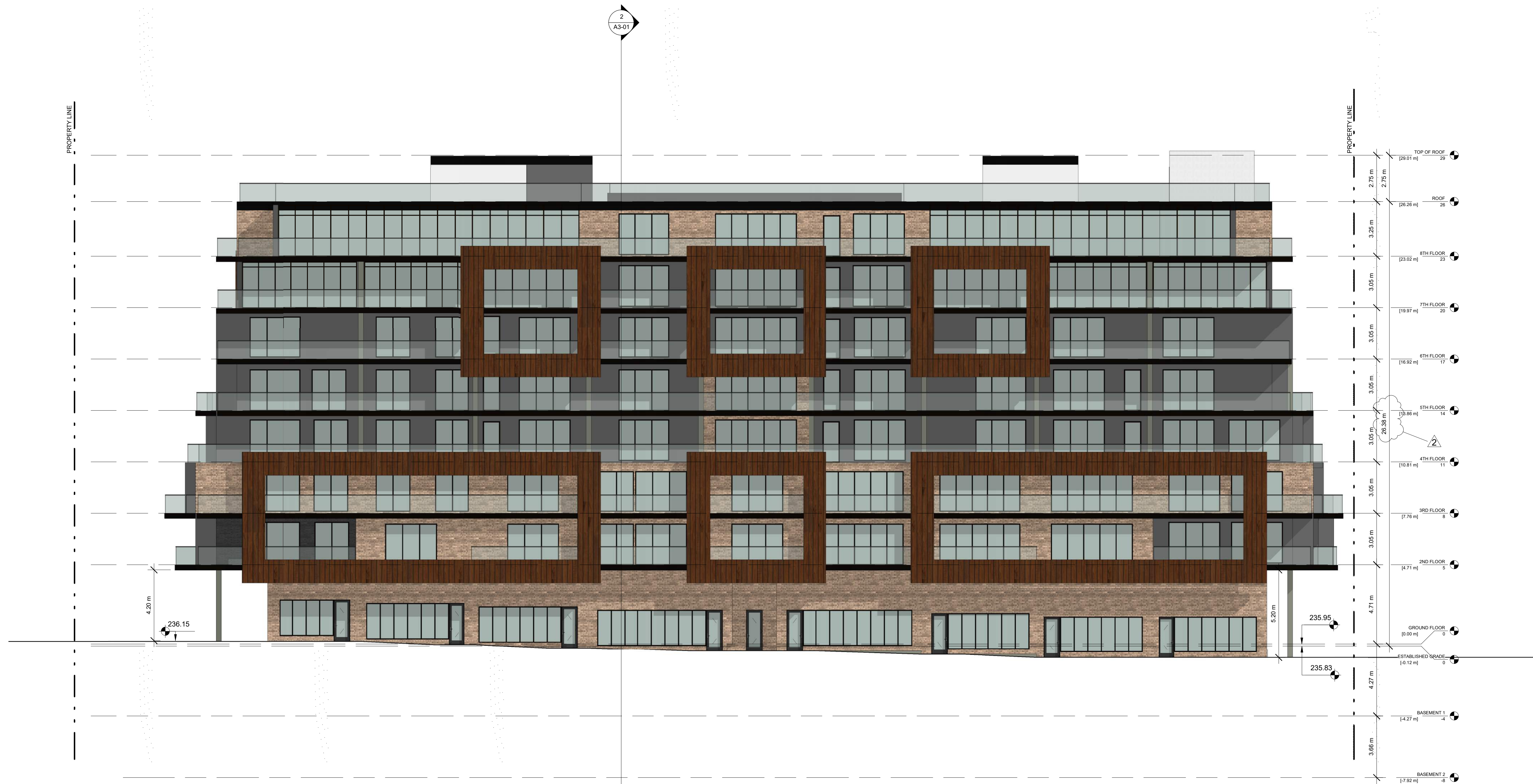
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 02/26/21



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A2-01**

LOCATION **INNISFIL** REVISION **17**

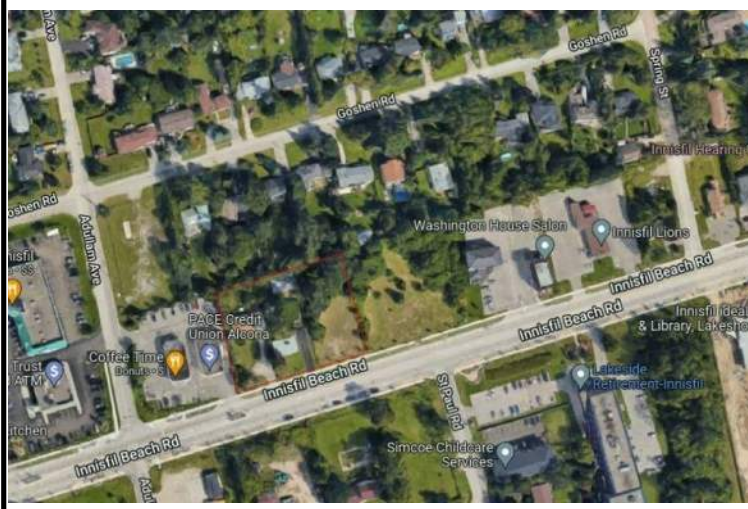


**BENCHMARK NOTE**  
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (COVID-78) HAVING AN ELEVATION OF 294.399 METERS.  
 TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**



PROJECT  
**1018-1028 INNISFIL BEACH  
 RD-INNISFIL, ON**



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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CONSULTANTS



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DRAWING TITLE  
**PROP. SIDE ELEVATION-(RIGHT)**

DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 02/26/21



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A2-02**

LOCATION INNISFIL REVISION **17**



**BENCHMARK NOTE**

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (CGVD78) HAVING AN ELEVATION OF 294.399 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH, TABLE IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**





REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

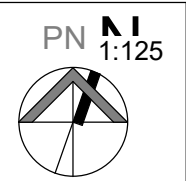
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DRAWING TITLE  
**PROP. REAR ELEVATION**

DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 03/22/22



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A2-03**

LOCATION INNISFIL REVISION **17**

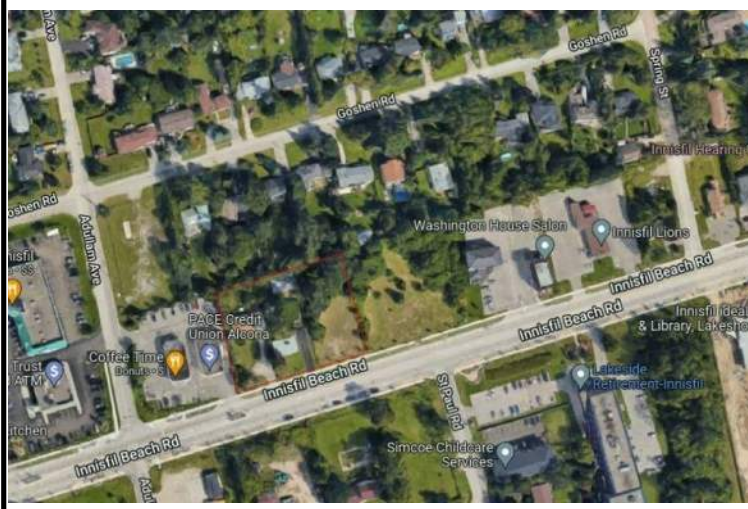


**BENCHMARK NOTE**  
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (COVID-78) HAVING AN ELEVATION OF 294.399 METERS.  
 TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**



PROJECT  
**1018-1028 INNISFIL BEACH  
 RD-INNISFIL, ON**



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

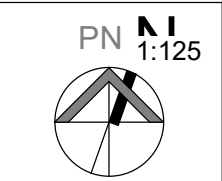
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DRAWING TITLE  
**PROP. SIDE ELEVATION-(LEFT)**

DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 03/22/22



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A2-04**

LOCATION **INNISFIL** REVISION **17**



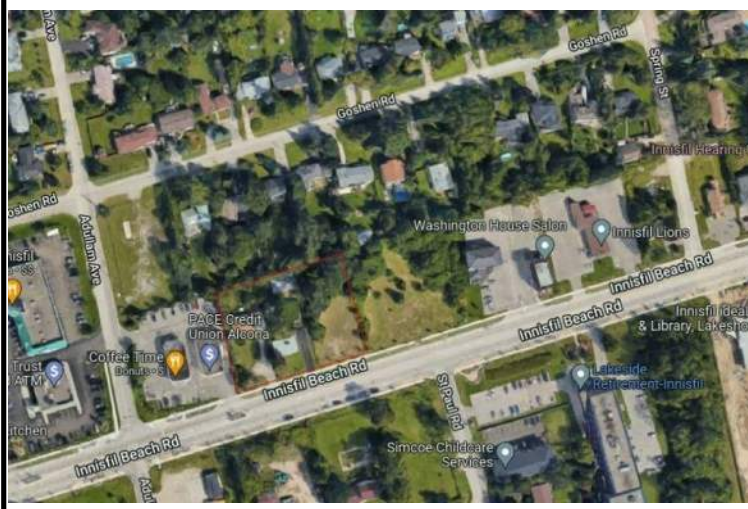
**BENCHMARK NOTE**  
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.  
 \*TOWNSHIP CHURCHILL UNITED CHURCH, TABLE IN NORTH STONE FOUNDATION WALL OF TOWER, 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**









REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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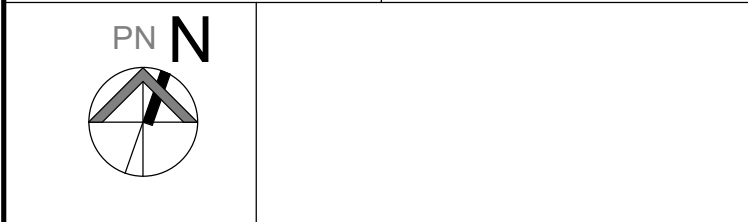
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DRAWING TITLE  
**SECTION 1**

DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26

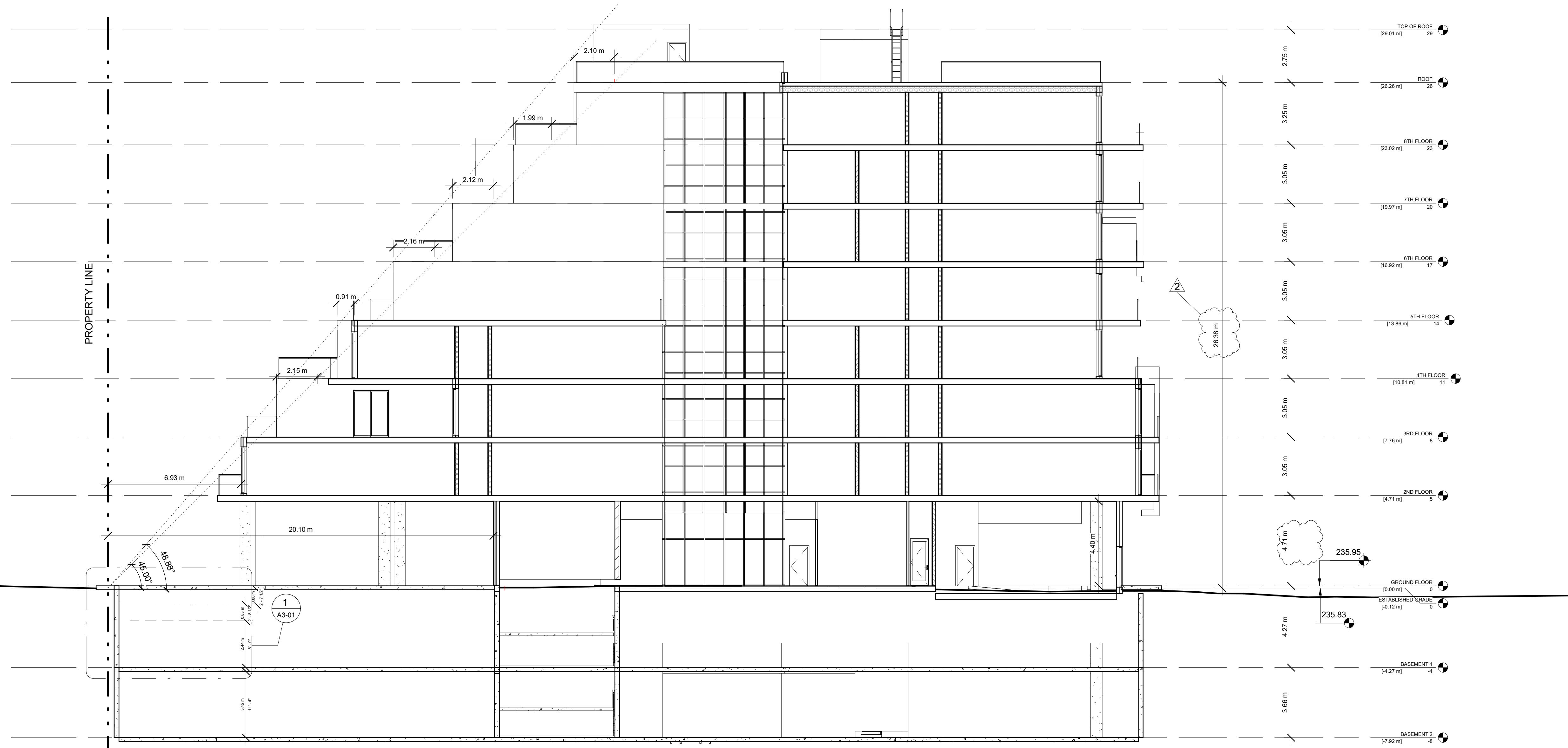


PROJECT NO. 210170

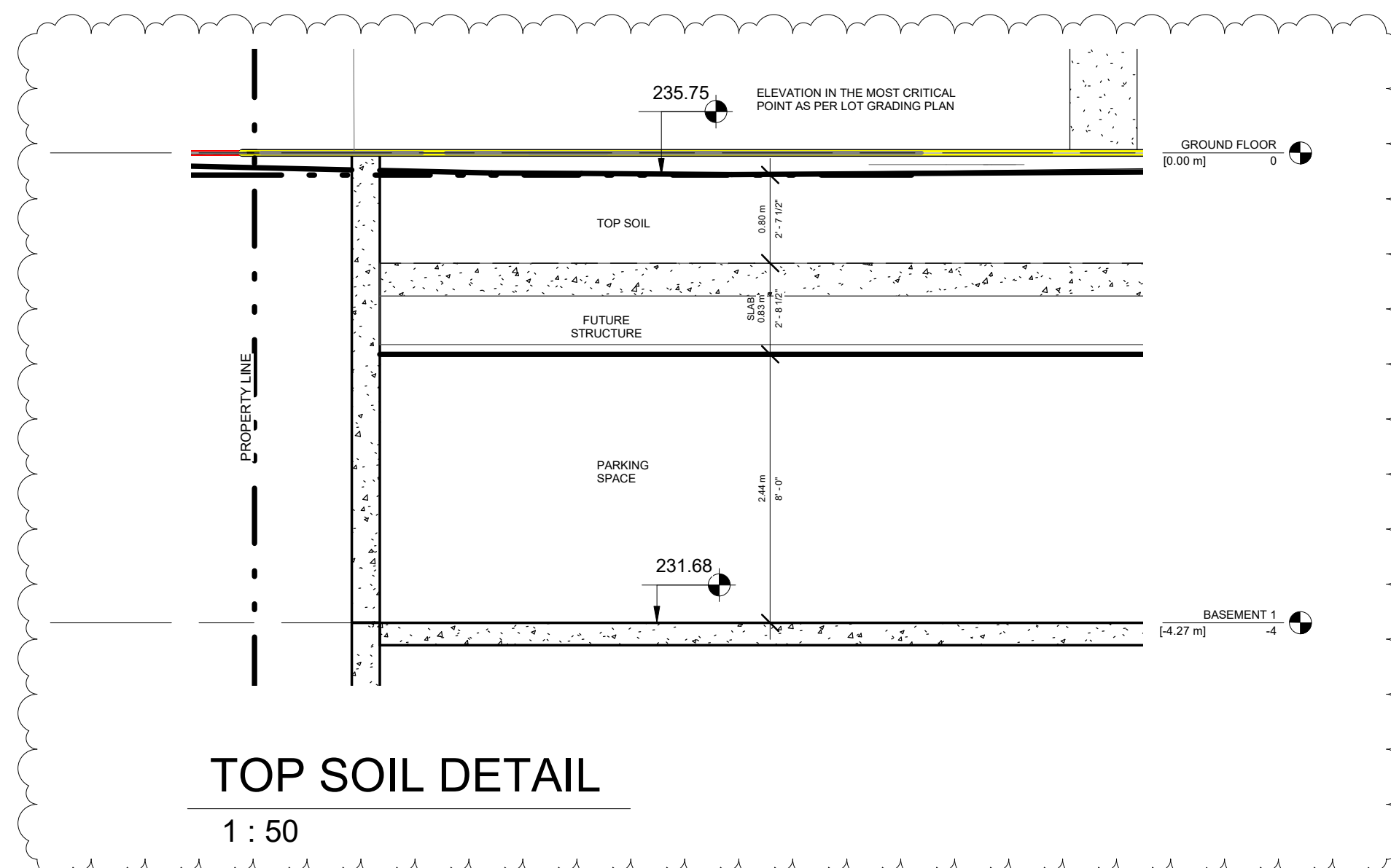
STAGE **SPA** DRAWING NO. **A3-01**

LOCATION **INNISFIL** REVISION **17**

**TOWN FILE NUMBER: SP-2022-003**



**Section 1.**  
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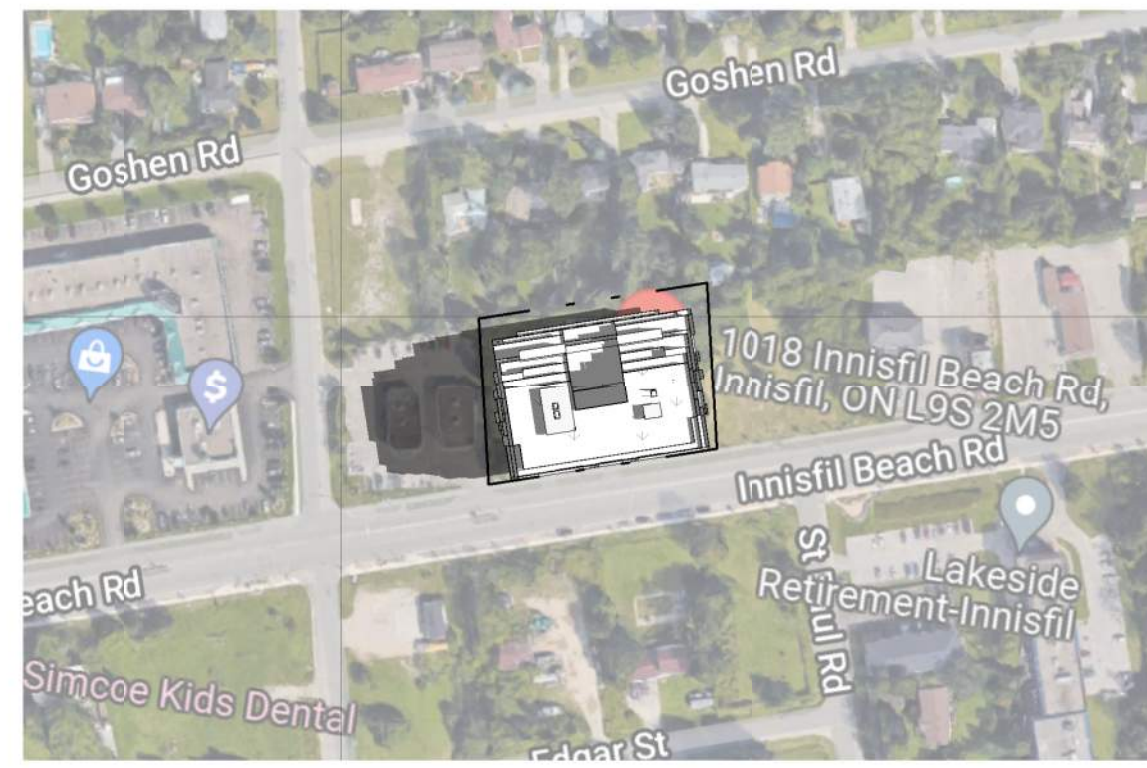


**TOP SOIL DETAIL**  
 1 : 50





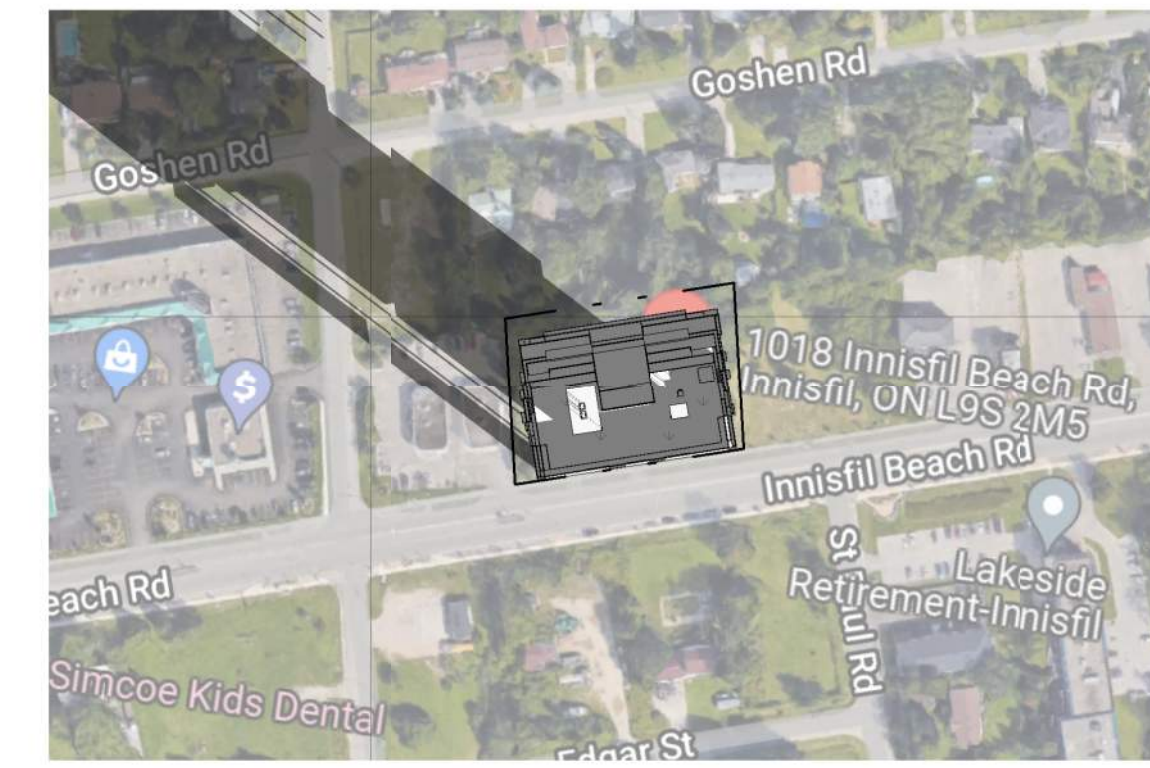
20/03/2022 SPRING 8-15 AM  
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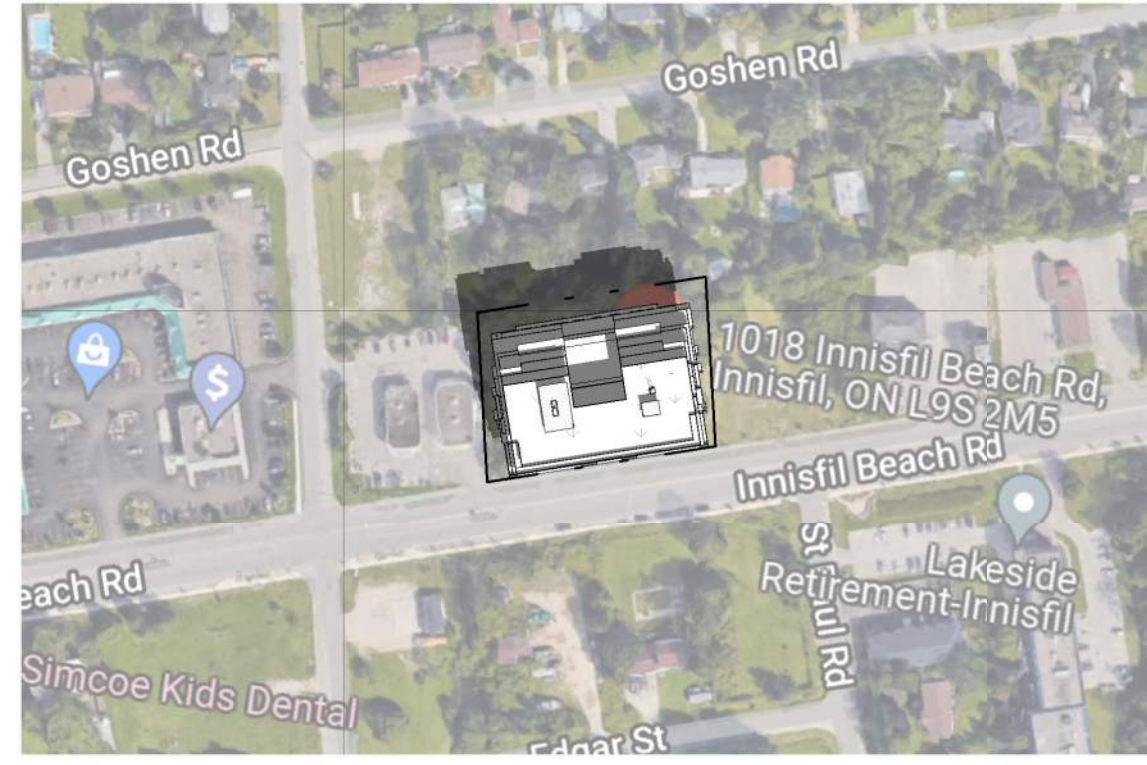
21/06/2022 SUMMER 8-15 AM  
1 : 2500



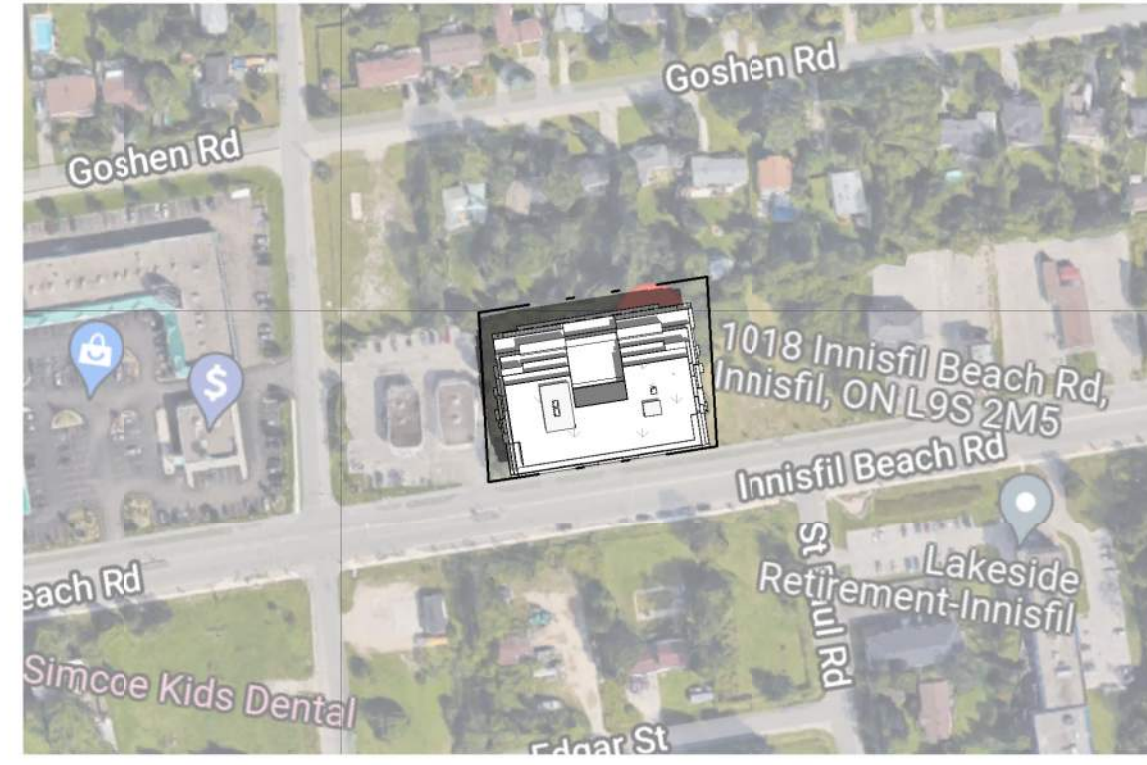
20/09/2022 FALL 8-15 AM  
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21/12/2022 WINTER 8-15 AM  
1 : 2500



20/03/2022 SPRING 11-15 AM  
1 : 2500



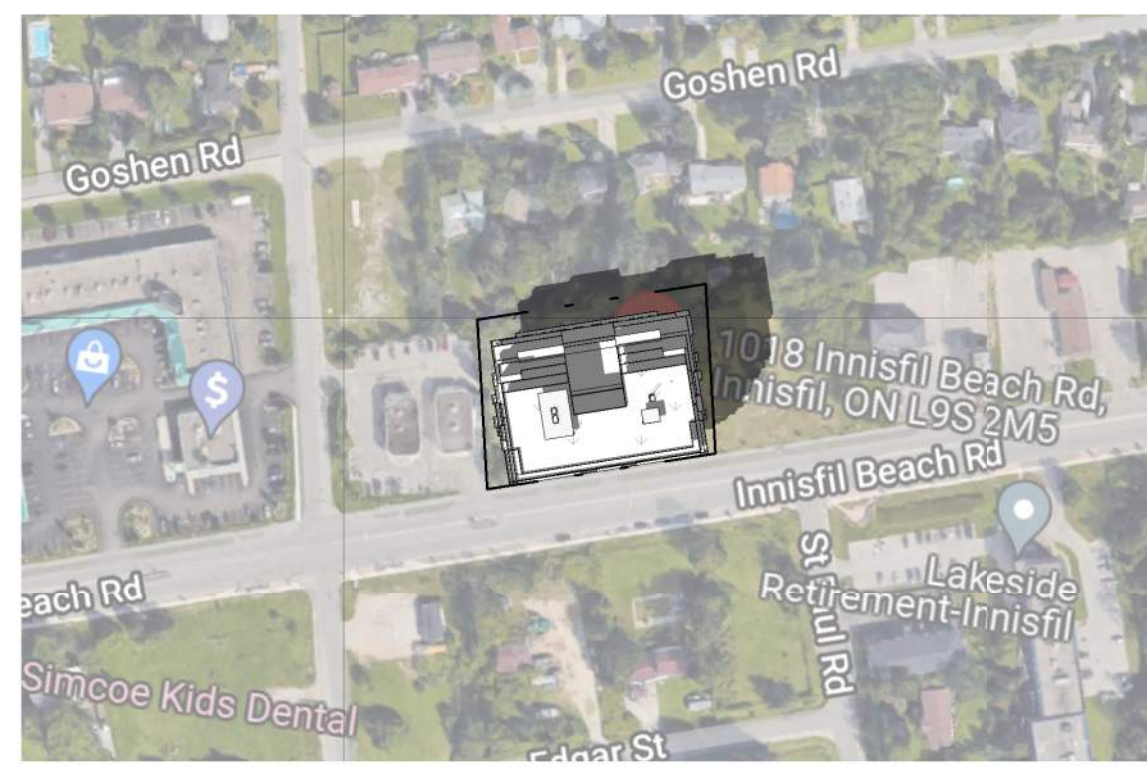
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20/09/2022 FALL 11-15 AM  
1 : 2500



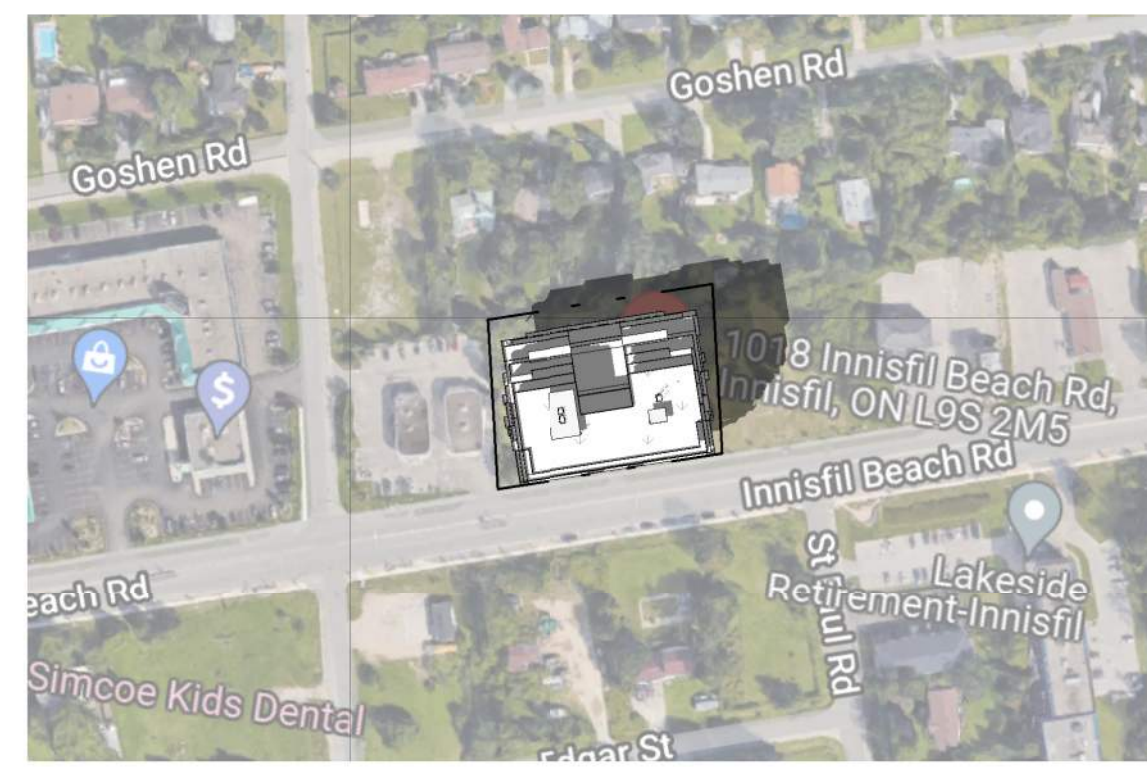
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1 : 2500



20/03/2022 SPRING 2-15 PM  
1 : 2500



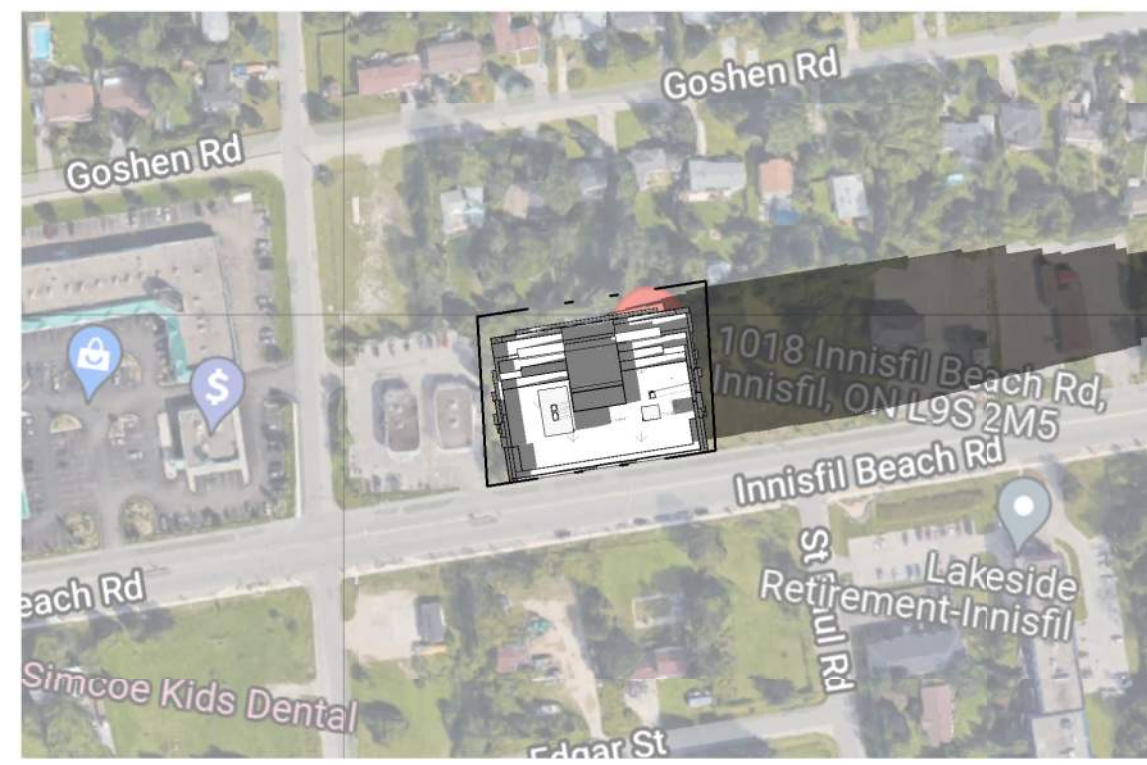
21/06/2022 SUMMER 2-15 PM  
1 : 2500



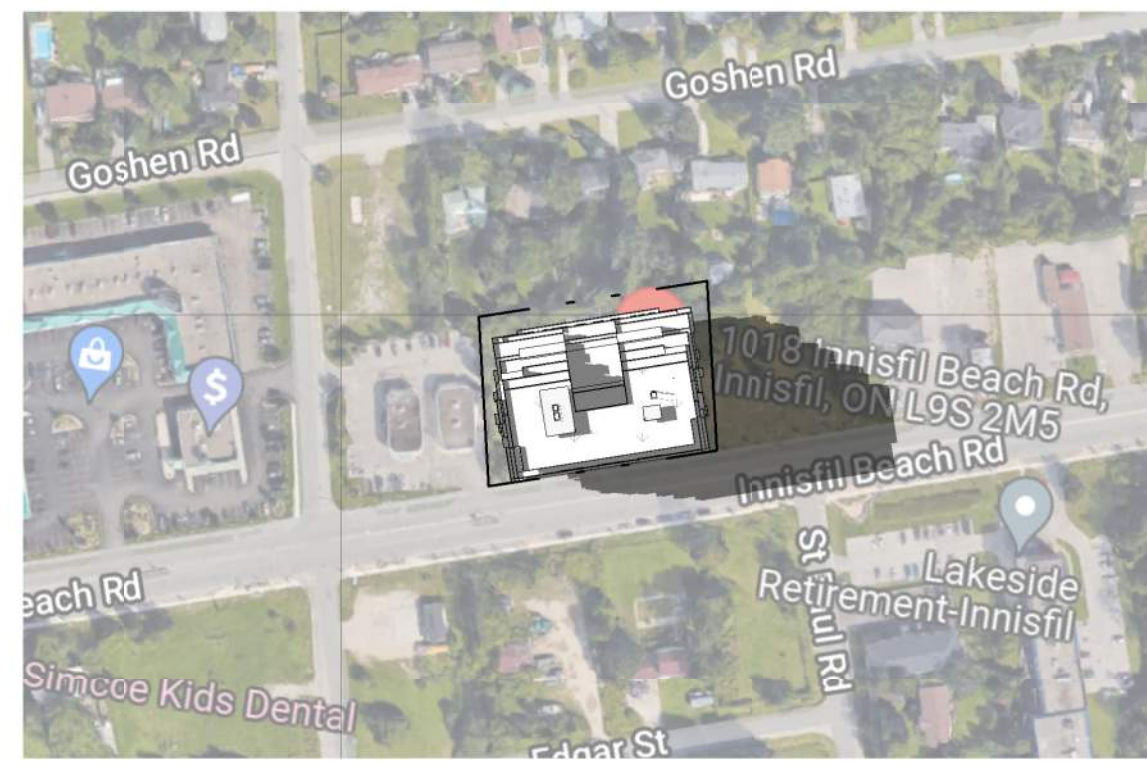
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1 : 2500



21/12/2022 WINTER 2-15 PM  
1 : 2500



20/03/2022 SPRING 5-15 PM  
1 : 2500



21/06/2022 SUMMER 5-15 PM  
1 : 2500



20/09/2022 FALL 5-15 PM  
1 : 2500

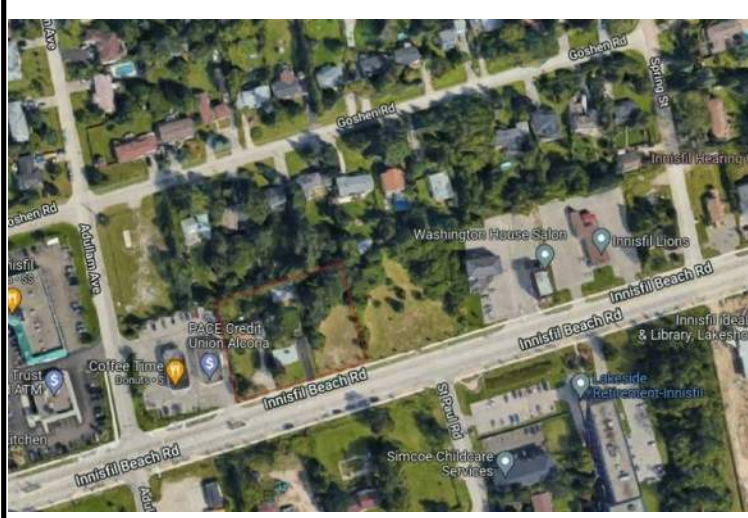


21/12/2022 WINTER 5-15 PM  
1 : 2500

**BENCHMARK NOTE**  
1 : 2500  
ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 00118314633 (COVD/75) HAVING AN ELEVATION OF 294.399 METERS.  
TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**

**PROJECT**  
**1018-1028 INNISFIL BEACH RD-INNISFIL, ON**



**REVISIONS**

No.	Description	Date
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13
9	ISSUED FOR CONSULTANTS	2023-03-27

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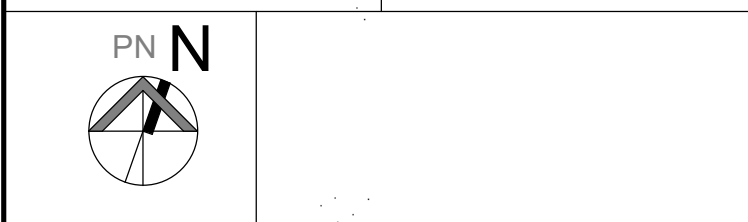
**CONSULTANTS**

QBS ARCHITECTS INC.  
ONTARIO ASSOCIATION OF ARCHITECTS  
SABA  
SABA AL MATHNO LICENCE 8663

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**DRAWING TITLE**  
**SUN SHADOW STUDY**

DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 07/28/22



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A5-01**

LOCATION **INNISFIL** REVISION **15**





REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05

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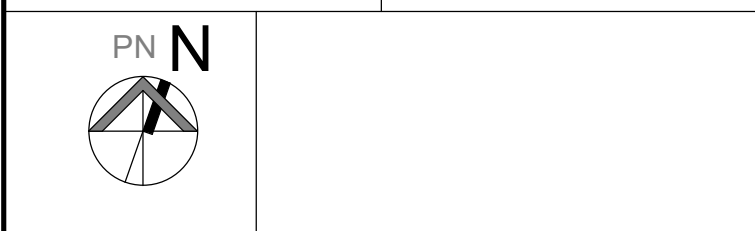
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DRAWING TITLE  
**COMMERCIAL & RESIDENTIAL  
STATISTICS (GROUND FLOOR)**

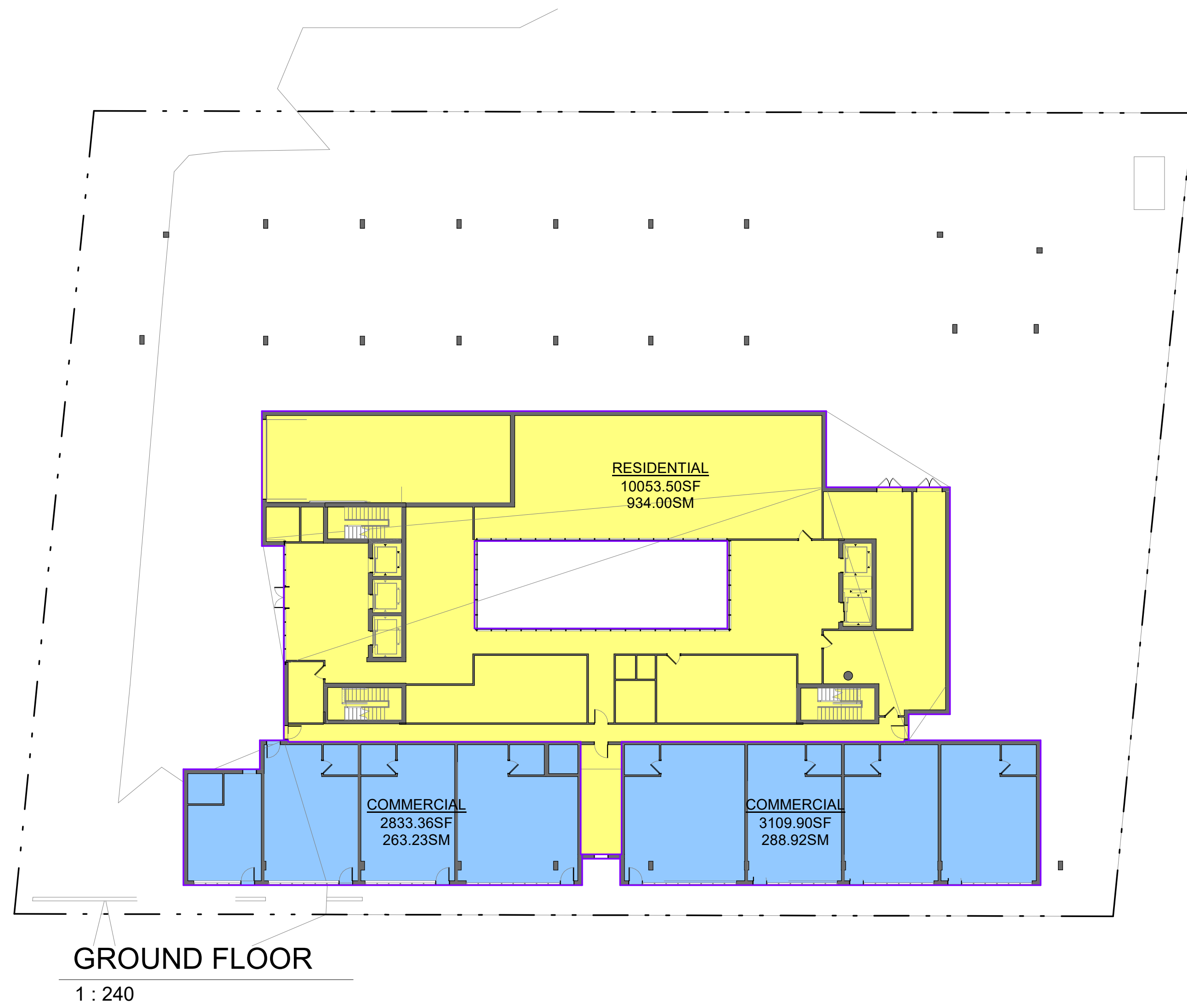
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 12/20/21



PROJECT NO. 210170

STAGE <b>SPA</b>	DRAWING NO. <b>A5-03</b>
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LOCATION INNISFIL	REVISION <b>17</b>
----------------------	-----------------------



Schema 1 Legend

- COMMERCIAL
- RESIDENTIAL

GROSS FLOOR AREAS (RESIDENTIAL STATS)

Level	Area	Area m2
GROUND FLOOR	15996.76 SF	1486.15 m <sup>2</sup>
2ND FLOOR	3126.89 SF	289.78 m <sup>2</sup>
3RD FLOOR	2899.18 SF	268.47 m <sup>2</sup>
4TH FLOOR	2957.83 SF	274.89 m <sup>2</sup>
5TH FLOOR	2120.07 SF	197.41 m <sup>2</sup>
6TH FLOOR	1845.99 SF	171.53 m <sup>2</sup>
7TH FLOOR	1752.80 SF	162.83 m <sup>2</sup>
8TH FLOOR	1981.40 SF	183.36 m <sup>2</sup>
TOP OF ROOF	1910.11 SF	176.93 m <sup>2</sup>
Grand total: 42	19022.14 SF	1757.25 m <sup>2</sup>