



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. A-081-2022**

**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 29 combined visitor and commercial parking spaces. The applicant is seeking relief from Section 5.2 b) of the Zoning By-law which would require a minimum of 1 commercial parking space per 40m<sup>2</sup> of leasable area (i.e. 15 commercial parking spaces).**

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).

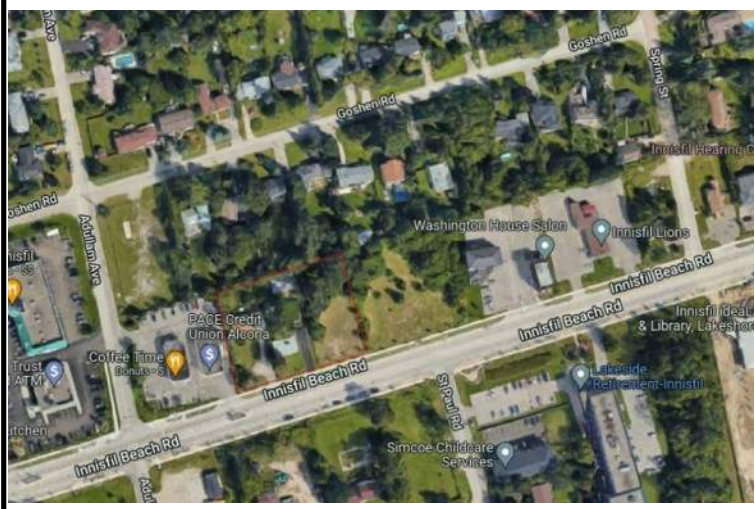
Dated: **January 23, 2024**

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.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

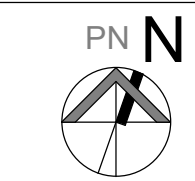
CONSULTANTS



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**

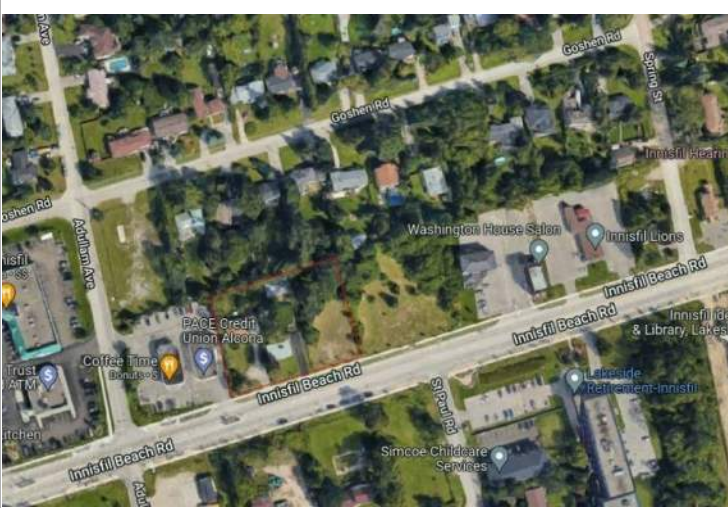
LOCATION  
 INNISFIL

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
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**

**QBS ARCHITECTS INC.**

ONTARIO ASSOCIATION OF ARCHITECTS  
 SABA AL MATHNO LICENCE 8663

TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

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

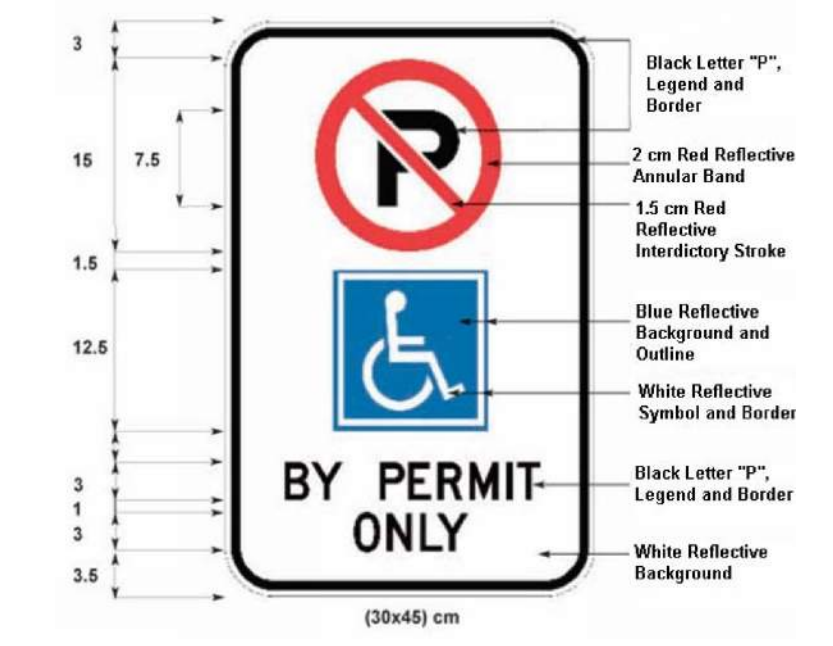
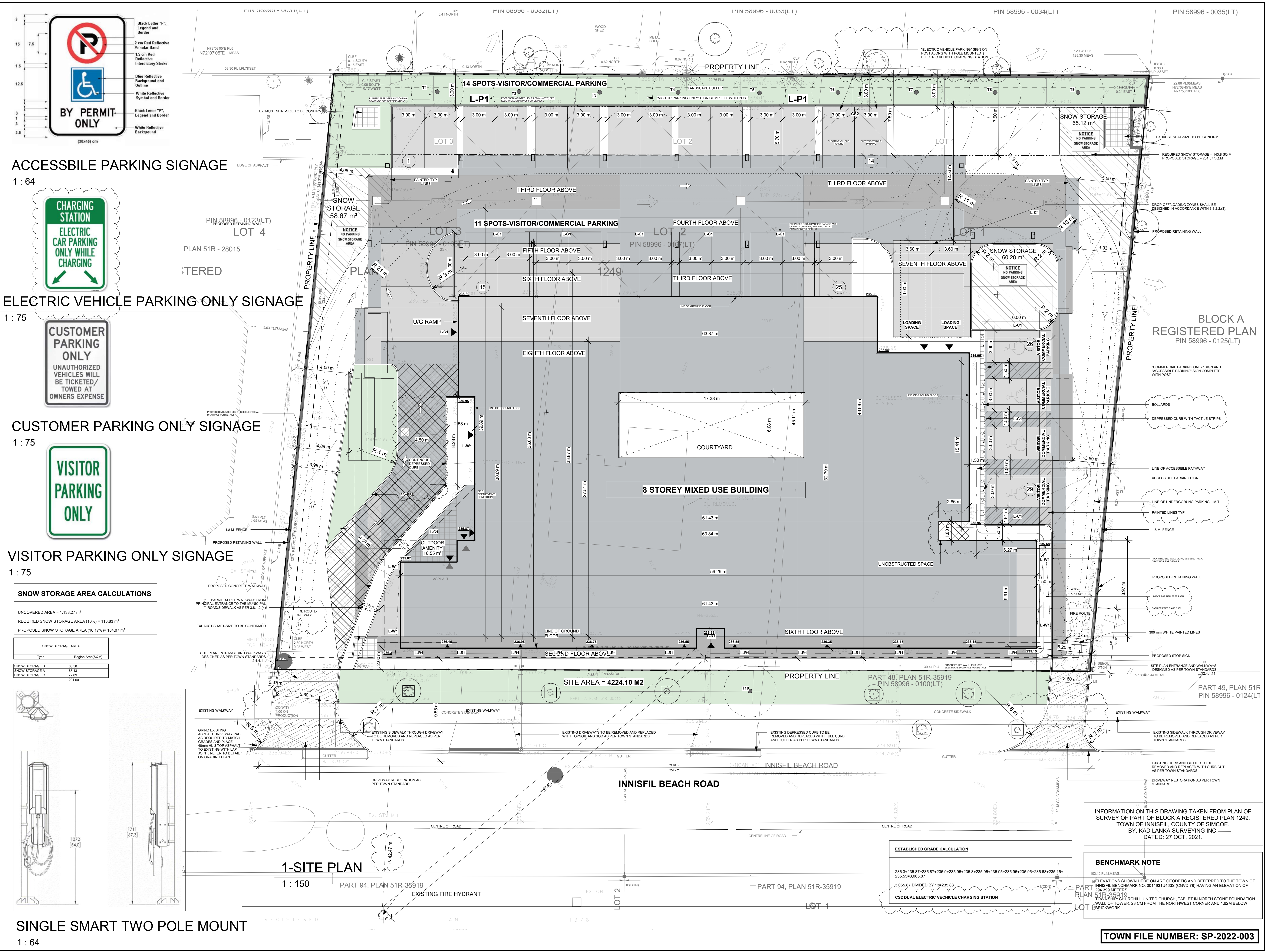
<b>DRAWN</b>	DS	<b>CHECKED</b>	SA
<b>SCALE @</b>	ARCH D	<b>DATE</b>	2021-11-26



**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

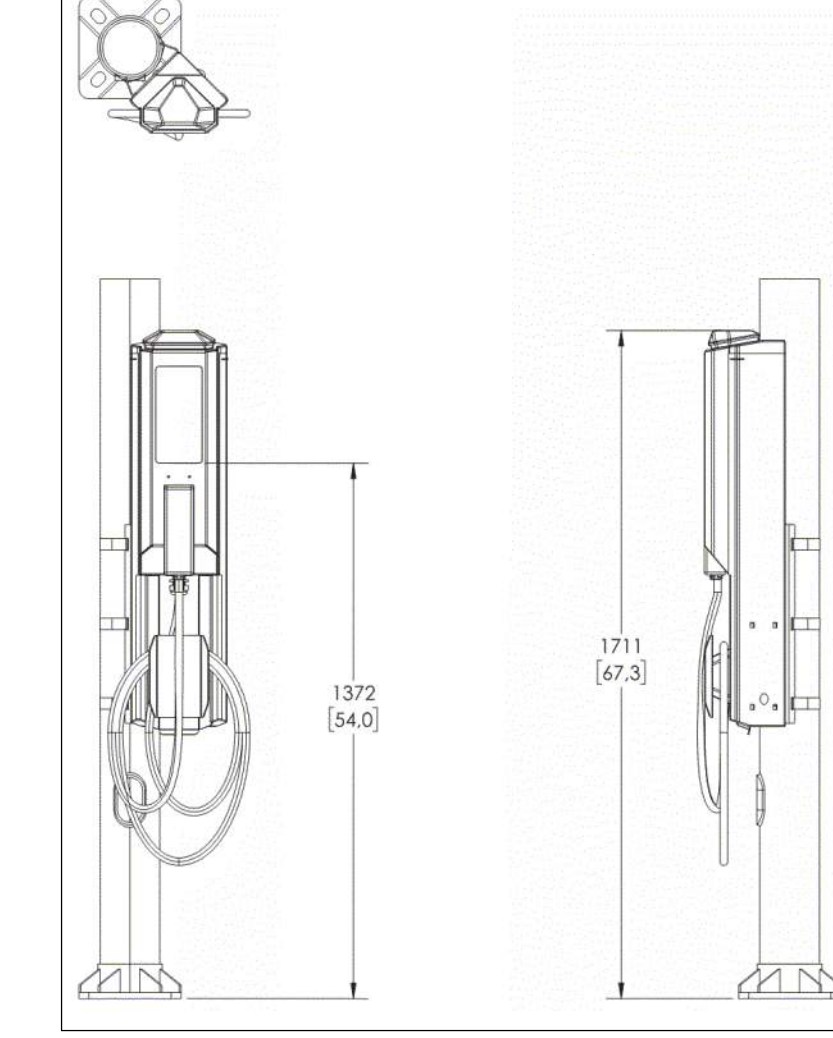


**VISITOR PARKING ONLY SIGNAGE**  
 1: 75

**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

**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, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 25 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW CURBWORK.

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



**ZONING SUMMARY**

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

**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	29 SHARED VISITOR/COMMERCIAL	NO	161 RESIDENTIAL UNITS-VISITOR PARKING SPACES REQUIRED 14 SPACES OF COMMERCIAL SPACE PROPOSED 14 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	
TOTAL AMENITIES AREA	080-13	4 SQM/UNIT	COMPLIES	YES	
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	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	2763.69 m <sup>2</sup>	2967.83 SF	2763.69 m <sup>2</sup>	2967.83 SF	2763.69 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	1757.36 SF	1627.83 m <sup>2</sup>	1757.36 SF	1627.83 m <sup>2</sup>	1757.36 SF	1627.83 m <sup>2</sup>	1757.36 SF
8TH FLOOR	1681.40 SF	1552.11 m <sup>2</sup>	1681.40 SF	1552.11 m <sup>2</sup>	1681.40 SF	1552.11 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>	52.42 m <sup>2</sup>
GROUND FLOOR	STAIR	13.52 m <sup>2</sup>	12.52 m <sup>2</sup>
GROUND FLOOR	STORAGE	6.56 m <sup>2</sup>	6.06 m <sup>2</sup>
GROUND FLOOR	ELEV.	18.85 m <sup>2</sup>	17.35 m <sup>2</sup>
GROUND FLOOR	HAAP	112.39 m <sup>2</sup>	103.89 m <sup>2</sup>
GROUND FLOOR	STAIR	13.49 m <sup>2</sup>	12.49 m <sup>2</sup>
GROUND FLOOR	ELEV.	13.53 m <sup>2</sup>	12.53 m <sup>2</sup>
GROUND FLOOR	INDOOR AMENITY	76.80 m <sup>2</sup>	70.80 m <sup>2</sup>
GROUND FLOOR	WC	13.58 m <sup>2</sup>	12.58 m <sup>2</sup>
GROUND FLOOR	INDOOR AMENITY	46.79 m <sup>2</sup>	43.29 m <sup>2</sup>
GROUND FLOOR	COMMERCIAL	1521.69 m <sup>2</sup>	1401.69 m <sup>2</sup>
GROUND FLOOR	MOVING AREA	39.21 m <sup>2</sup>	36.21 m <sup>2</sup>
GROUND FLOOR	GARAGE R.	73.52 m <sup>2</sup>	68.02 m <sup>2</sup>
GROUND FLOOR	INDOOR AMENITY	199.18 m <sup>2</sup>	183.68 m <sup>2</sup>
GROUND FLOOR	OFFICE	12.36 m <sup>2</sup>	11.36 m <sup>2</sup>
GROUND FLOOR	HALLWAY	166.02 m <sup>2</sup>	153.52 m <sup>2</sup>
GROUND FLOOR	STAIR	13.55 m <sup>2</sup>	12.55 m <sup>2</sup>
GROUND FLOOR	MEK ROOM	4.48 m <sup>2</sup>	4.13 m <sup>2</sup>
Grand total: 18		1379.03 m <sup>2</sup>	1279.03 m <sup>2</sup>

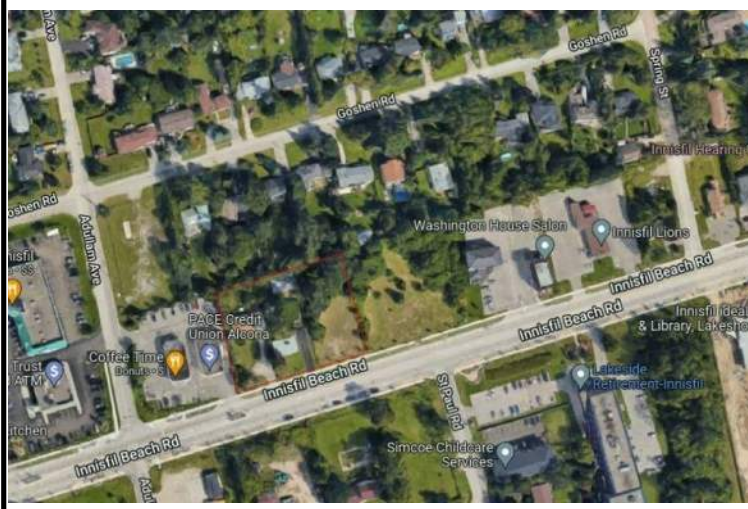
INDOOR AND OUTDOOR AMENITIES			
Level	Name	Area	Area m2
GROUND FLOOR	INDOOR AMENITY	50.60 m <sup>2</sup>	46.60 m <sup>2</sup>
GROUND FLOOR	INDOOR AMENITY	298.81 m <sup>2</sup>	276.81 m <sup>2</sup>
GROUND FLOOR	INDOOR AMENITY	199.18 m <sup>2</sup>	183.68 m <sup>2</sup>
3RD FLOOR	INDOOR AMENITY	54.74 m <sup>2</sup>	50.74 m <sup>2</sup>
3RD FLOOR	OUTDOOR AMENITY	199.77 m <sup>2</sup>	183.27 m <sup>2</sup>
5TH FLOOR	OUTDOOR AMENITY	286.23 m <sup>2</sup>	265.23 m <sup>2</sup>
5TH FLOOR	OUTDOOR AMENITY	128.63 m <sup>2</sup>	119.63 m <sup>2</sup>
Grand total: 7		2093.46 m <sup>2</sup>	1933.46 m <sup>2</sup>

FIRM NAME: QBS ARCHITECTS INC. 1870 BAYVIEW AVENUE, SUITE 401 TORONTO, ON M4G 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 BC20N.	
ONTARIO ASSOCIATION OF ARCHITECTS REG. ARCHT. 2018-01-15 REG. NO. 1018-1028	
ONTARIO'S BUILDING CODE DATA MATRIX PART 3 RESIDENTIAL CBC REFERENCE: References are to Division B unless noted (A) to Division A or (C) to Division C.	
1 PROJECT DESCRIPTION:	<input checked="" type="checkbox"/> NEW ADDITION <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> ALTERATION PART 11 11.1 TO 11.4 <input checked="" type="checkbox"/> PART 3 <input type="checkbox"/> 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:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> 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 NEW: 3,086.74 1.4.1.2(A) 1.4.1.2(A)
6 GROSS AREA (m <sup>2</sup> ):	EXISTING: 0 NEW: 1487.16 TOTAL: 1487.16 GROUND FLOOR: 0.00 SECOND FLOOR: 0.00 THIRD FLOOR: 0.00 FOURTH FLOOR: 0.00 FIFTH FLOOR: 0.00 SIXTH FLOOR: 0.00 SEVENTH FLOOR: 0.00 EIGHTH FLOOR: 0.00 ROOF TOP AMENITY: 0.00 TOTAL AREA: 17737.41
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 STREET/FIRE 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:	<input checked="" type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING 3.2.2.15 3.2.2.17 INDEX
11 STANDPIPE REQUIRED:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 3.2.9 N/A
12 FIRE ALARM REQUIRED:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 3.2.4 9.10.18
13 WATER SERVICE SUPPLY IS ADEQUATE:	<input checked="" type="checkbox"/> YES (MUNICIPAL) <input type="checkbox"/> NO 3.2.5.7 N/A
14 HIGH BUILDING:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 3.2.6 N/A
15 CONSTRUCTION RESTRICTIONS:	<input checked="" type="checkbox"/> NON-COMBUSTIBLE PERMITTED <input type="checkbox"/> COMBUSTIBLE REQUIRED <input type="checkbox"/> BOTH 3.2.2.20-83 9.10.6
16 ACTUAL CONSTRUCTION:	<input checked="" type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> BOTH
17 MEZZANINE(S) AREA (m <sup>2</sup> ):	N/A 3.2.1.1 (3)-(8) 9.10.4.1
18 OCCUPANT LOAD BASES ON:	<input checked="" type="checkbox"/> m <sup>2</sup> /PERSON <input checked="" type="checkbox"/> 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 EID LOAD_125_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_36_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	
19 BARRIER-FREE DESIGN:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 3.8 9.5.2
20 HAZARDOUS SUBSTANCES:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 3.3.1.2 & 3.3.1.19 9.10.1.3(4)
21 REQUIRED FIRE RESISTANCE RATING (FRR):	ASSEMBLY: 2H FLOORS OVER BASEMENT: 2H ROOF: N/A MEZZANINE: 1H RATING: 2H SUPPORTING ASSEMBLY: 2H NON-COMBUSTIBLE IN LIEU OF RATING: 2H 3.2.2.20-83 3.2.1.4 3.2.2.13
22 SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS:	WALL AREA OF E.F. (sq.ft): 17,675.42 L.D. (sq.m): 1642.10 I.D. (m): 52.1 U.F. (m): 15.9 PERMITTED OR MAX % OF HL OPENINGS: 100% PROPOSED % OF OPENINGS: 50.65% (831.73%) FRR (INCHES): 17.675.42 FRR (MM): 449.12 LISTED DESIGN OR DESCRIPTION: 45 min NON-COMB. CONST.: <input checked="" type="checkbox"/> COMB. CONST. MONOC. CLADDING: <input type="checkbox"/> NON-COMB. CONSTR.: <input type="checkbox"/> FRONT (60/70): 17,675.42 SIDE (60/70): 17,675.42 SIDE (LEFT/RIGHT): 10,022.49 MEZZANINE: 931.12 15.5 4.1 30% 29.58%(275.46) 45 min 11% 3.2.2.13
23 ENERGY EFFICIENCY:	COMPLIANCE PATH: SB-15 ENERGY MODELLING CLIMATE ZONE: 8

**UNITS AREA SCHEDULE**

Name	Area	Comments
2 UNIT 1	150.75 m <sup>2</sup>	3 BR
2 UNIT 2	70.05 m <sup>2</sup>	1BR-DEN
2 UNIT 3	82.79 m <sup>2</sup>	1 BR
2 UNIT 4	89.89 m <sup>2</sup>	1BR-DEN
2 UNIT 5	110.04 m <sup>2</sup>	3 BR
2 UNIT 6	89.23 m <sup>2</sup>	2 BR-DEN
2 UNIT 7	76.91 m <sup>2</sup>	2BR
2 UNIT 8	79.83 m <sup>2</sup>	2BR
2 UNIT 9	79.29 m <sup>2</sup>	2BR
2 UNIT 10	89.61 m <sup>2</sup>	1BR-DEN
2 UNIT 11	75.15 m <sup>2</sup>	1BR-DEN
2 UNIT 12	81.91 m <sup>2</sup>	2BR
2 UNIT 13	76.89 m <sup>2</sup>	2BR
2 UNIT 14	81.84 m <sup>2</sup>	2BR
2 UNIT 15	83.16 m <sup>2</sup>	1 BR
2 UNIT 16	104.18 m <sup>2</sup>	3 BR
2 UNIT 17	105.26 m <sup>2</sup>	3 BR
2 UNIT 18	101.30 m <sup>2</sup>	3 BR
2 UNIT 19	99.53 m <sup>2</sup>	1 BR
2 UNIT 20	81.02 m <sup>2</sup>	1 BR
2 UNIT 21	89.47 m <sup>2</sup>	1 BR
2 UNIT 22	54.01 m <sup>2</sup>	1 BR
2 UNIT 23	84.86 m <sup>2</sup>	2 BR-DEN
2 UNIT 24	109.25 m <sup>2</sup>	3 BR
2 UNIT 25	85.05 m <sup>2</sup>	1BR-DEN
2 UNIT 26	59.46 m <sup>2</sup>	1 BR
2 UNIT 27	53.61 m <sup>2</sup>	1 BR
2 UNIT 28	84.30 m <sup>2</sup>	1 BR
2 UNIT 29	85.63 m <sup>2</sup>	1 BR
2 UNIT 30	53.84 m <sup>2</sup>	1 BR
2 UNIT 31	47.85 m <sup>2</sup>	1 BR
2 UNIT 32	57.77 m <sup>2</sup>	1 BR
2ND FLOOR 32	2384.14 m <sup>2</sup>	
3 UNIT 1	161.76 m <sup>2</sup>	3 BR
3 UNIT 2	81.37 m <sup>2</sup>	1 BR
3 UNIT 3	72.03 m <sup>2</sup>	1BR-DEN
3 UNIT 4	83.03 m <sup>2</sup>	1 BR
3 UNIT 5	133.65 m <sup>2</sup>	3 BR
3 UNIT 6	89.23 m <sup>2</sup>	2 BR-DEN
3 UNIT 7	79.91 m <sup>2</sup>	2BR
3 UNIT 8	78.83 m <sup>2</sup>	2BR
3 UNIT 9	89.29 m <sup>2</sup>	2BR
3 UNIT 10	69.61 m <sup>2</sup>	1BR-DEN
3 UNIT 11	86.32 m <sup>2</sup>	2 BR-DEN
3 UNIT 12	110.45 m <sup>2</sup>	3 BR
3 UNIT 13	87.11 m <sup>2</sup>	1BR-DEN
3 UNIT 14	93.27 m <sup>2</sup>	2 BR-DEN
3 UNIT 15	57.84 m <sup>2</sup>	1 BR
3 UNIT 16	113.59 m <sup>2</sup>	3 BR
3 UNIT 17	89.32 m <sup>2</sup>	2 BR-DEN
3 UNIT 18	66.70 m <sup>2</sup>	1 BR
3 UNIT 19	57.77 m <sup>2</sup>	1 BR
3 UNIT 20	89.61 m <sup>2</sup>	2 BR-DEN
3 UNIT 21	94.95 m <sup>2</sup>	3 BR
3 UNIT 22	69.05 m <sup>2</sup>	1 BR
3 UNIT 23	59.49 m <sup>2</sup>	1 BR
3 UNIT 24	53.61 m <sup>2</sup>	1 BR
3 UNIT 25	64.30 m <sup>2</sup>	1 BR
3 UNIT 26	82.63 m <sup>2</sup>	1 BR
3 UNIT 27	53.84 m <sup>2</sup>	1 BR
3 UNIT 28	47.85 m <sup>2</sup>	1 BR
3 UNIT 29	47.85 m <sup>2</sup>	1 BR
3RD FLOOR 28	2137.04 m <sup>2</sup>	
4 UNIT 1	51.46 m <sup>2</sup>	1 BR
4 UNIT 2	68.14 m <sup>2</sup>	1BR-DEN
4 UNIT 3		





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.

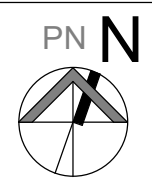
CONSULTANTS



TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE  
**LOT AREA**

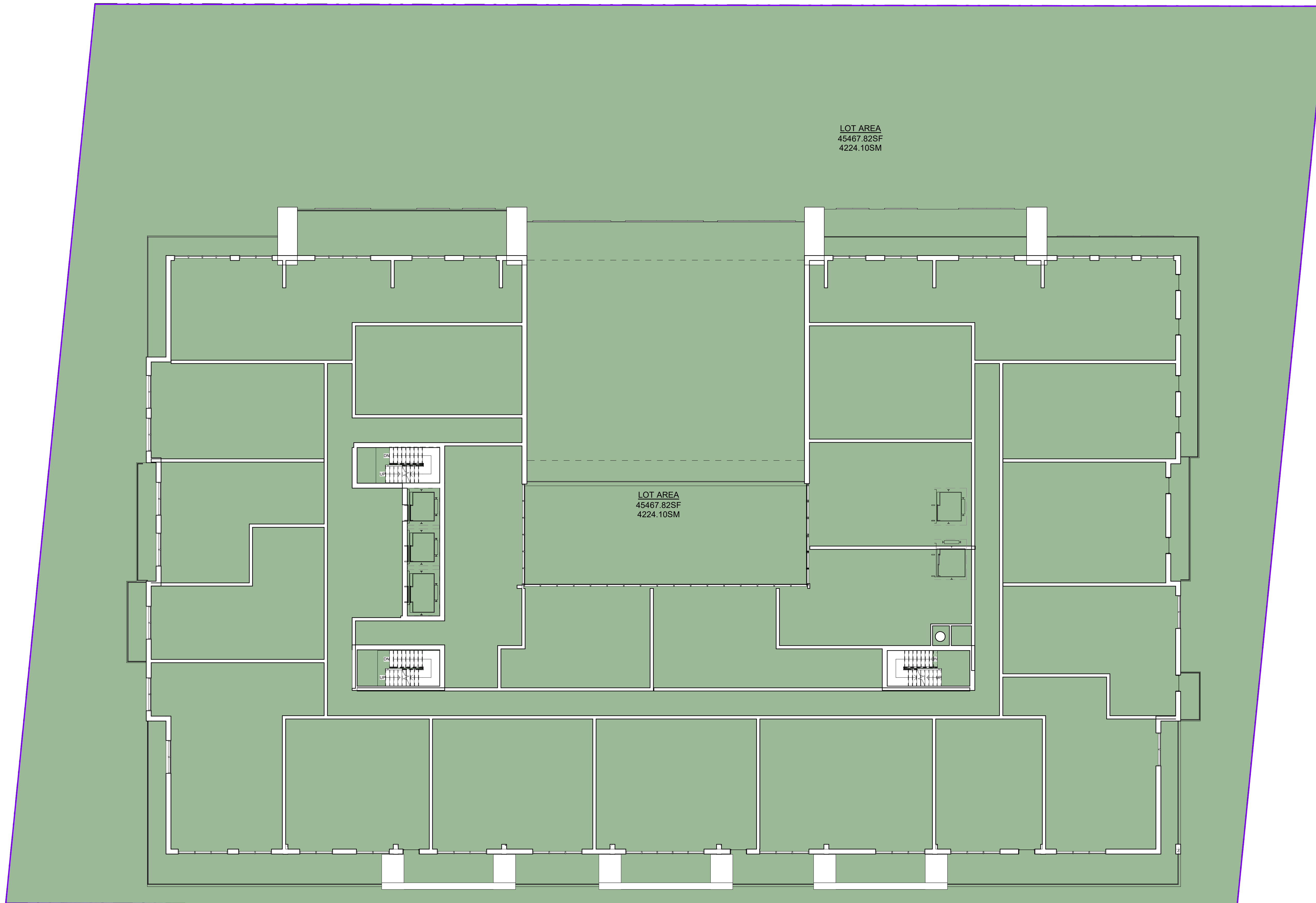
DRAWN JB	CHECKED SA
SCALE @ ARCH D 1 : 120	DATE 02/26/21



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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LOT AREA  
45467.82SF  
4224.10SM

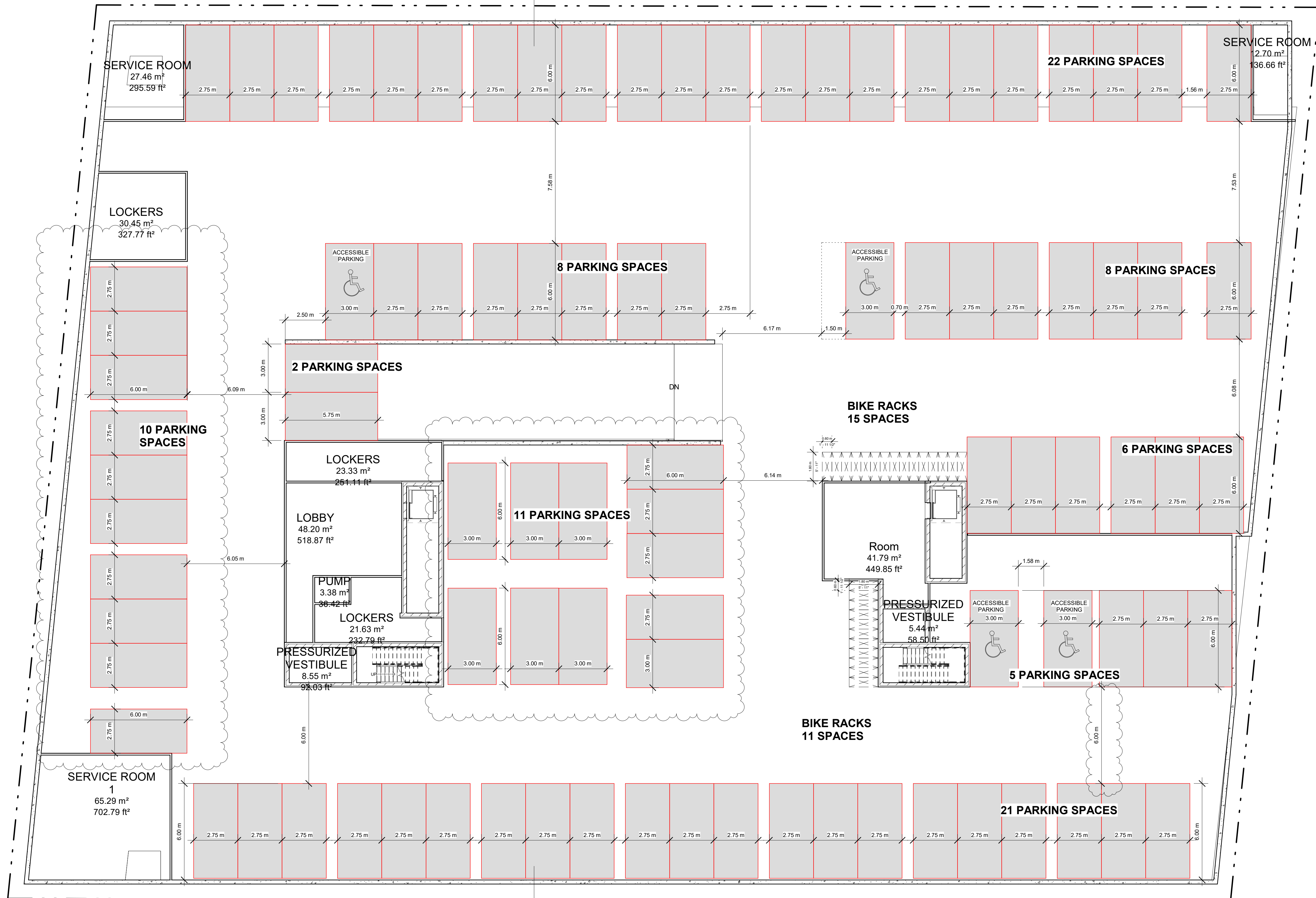
LOT AREA  
45467.82SF  
4224.10SM

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. 001193104633 (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**

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

TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

**DRAWING TITLE**  
 PROPOSED BASEMENT 2 PLAN

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

**PROJECT NO.** 210170

**STAGE** SPA

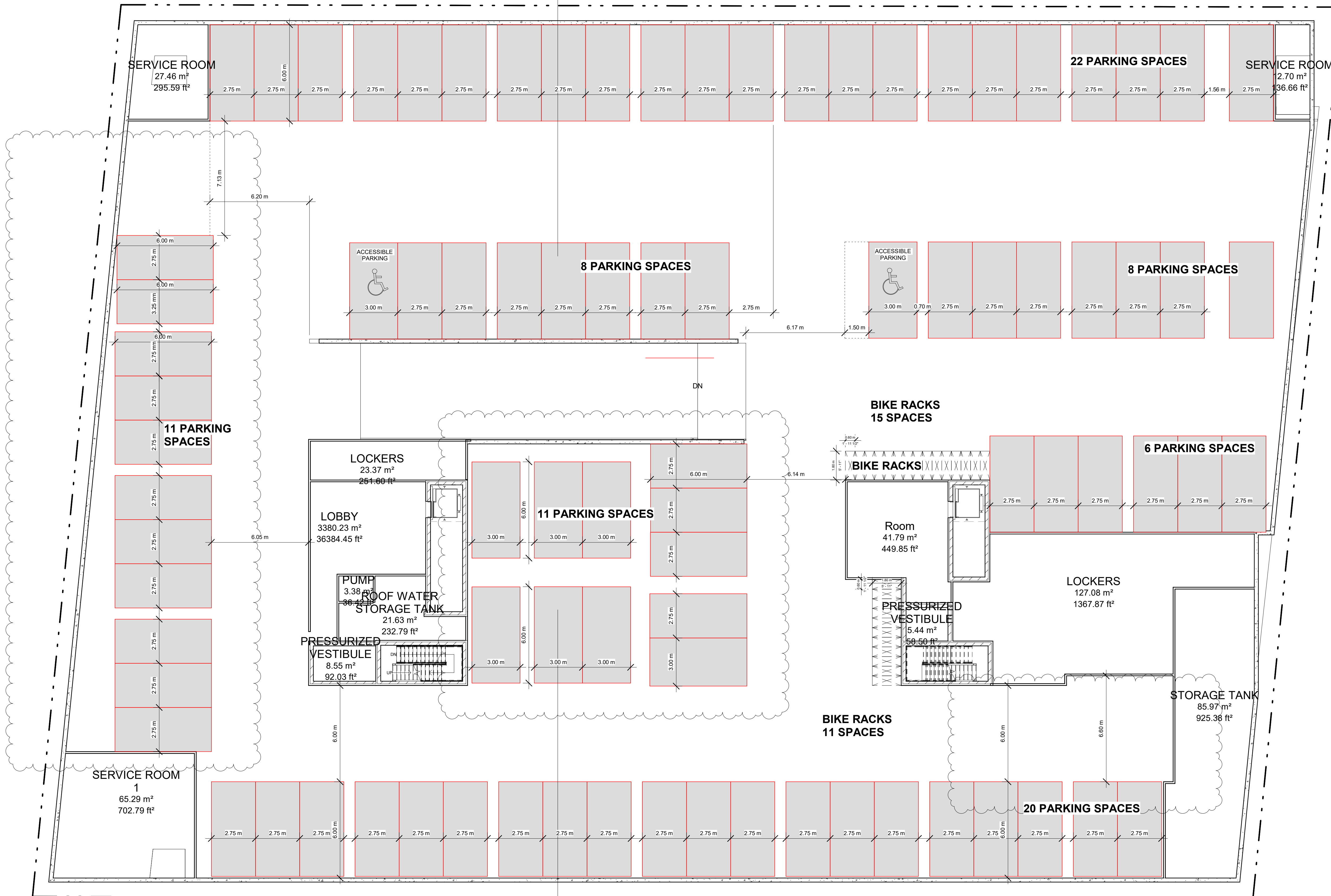
**DRAWING NO.** A1-01

**LOCATION** INNISFIL

**REVISION** 17



# 86 PARKING SPACES



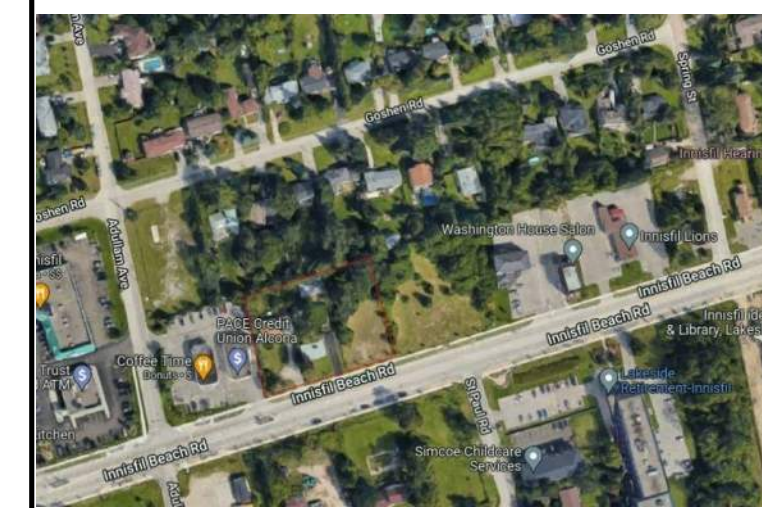
**BENCHMARK NOTE**

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**

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.

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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**





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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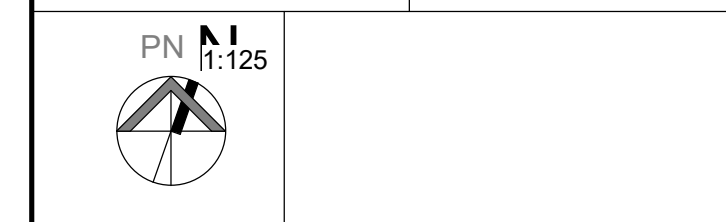
CONSULTANTS



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DRAWING TITLE  
**PROPOSED GROUND FLOOR  
 PLAN**

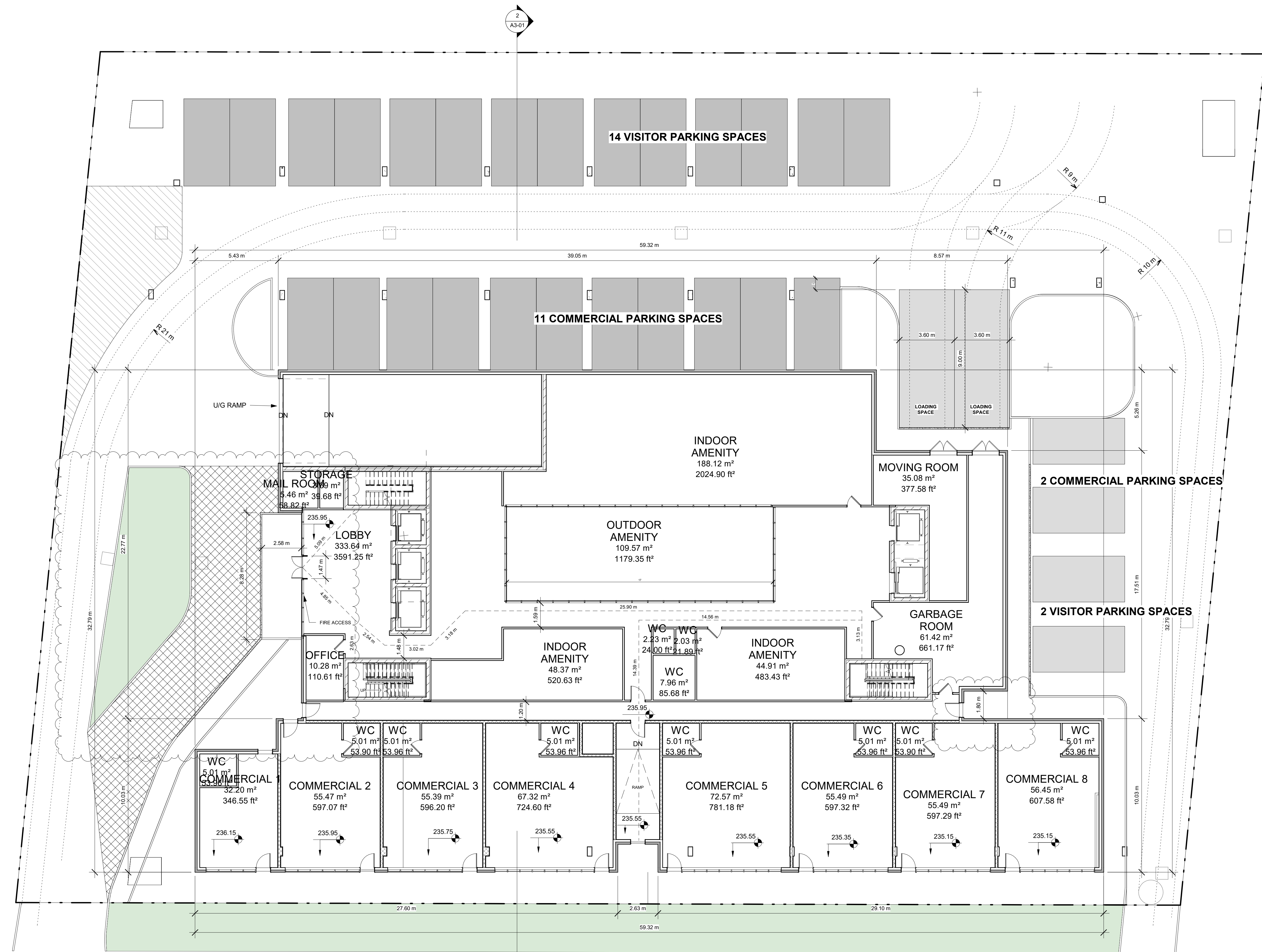
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



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 234.390 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.

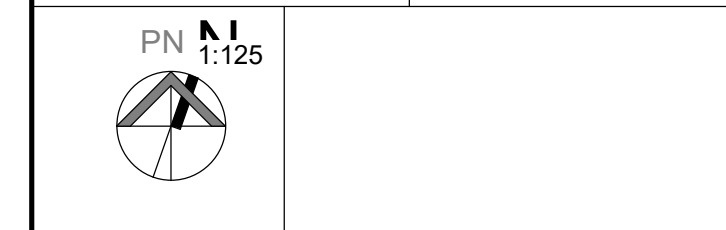
CONSULTANTS



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DRAWING TITLE  
**PROPOSED SECOND FLOOR  
 PLAN**

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

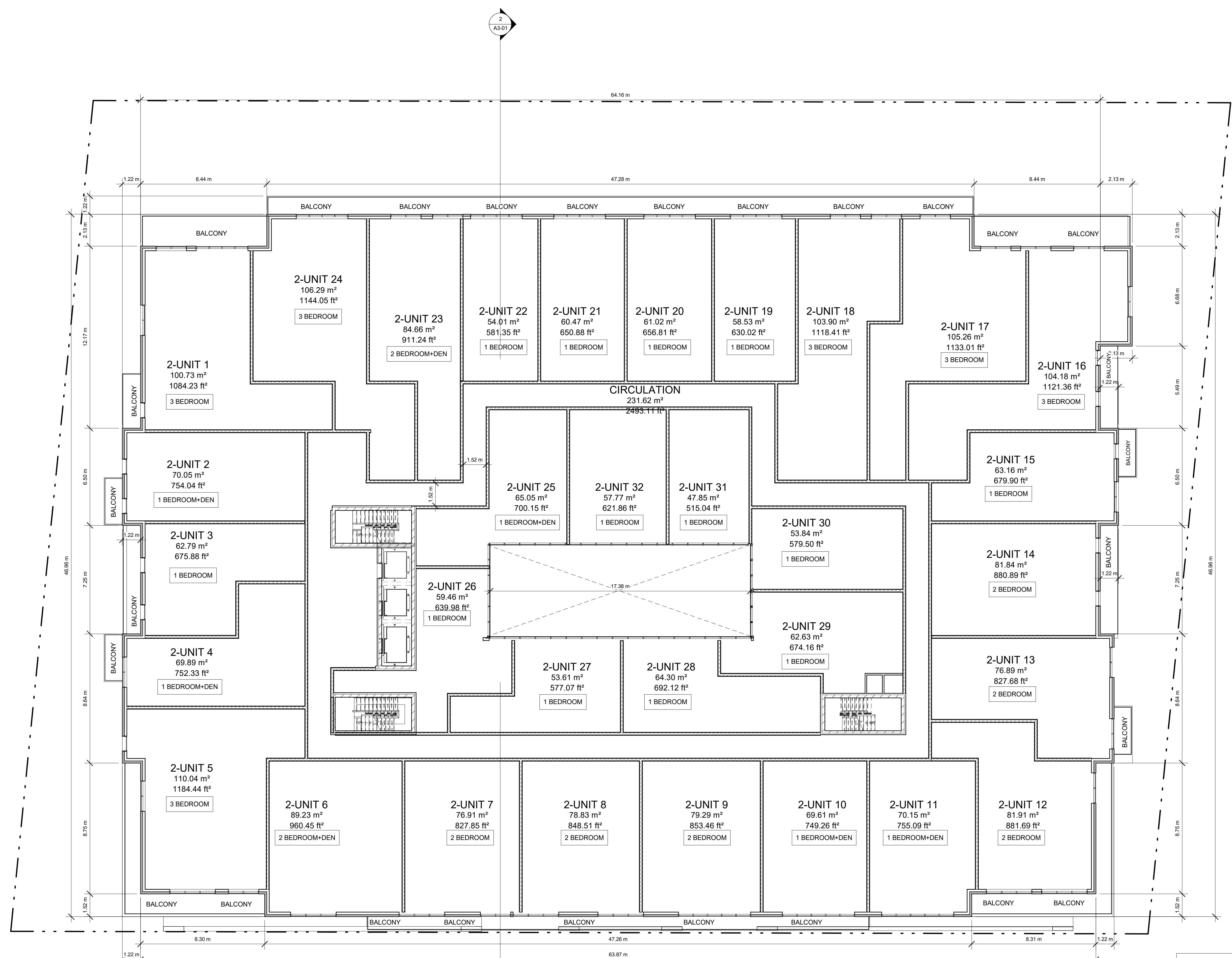


PROJECT NO. 210170

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

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.

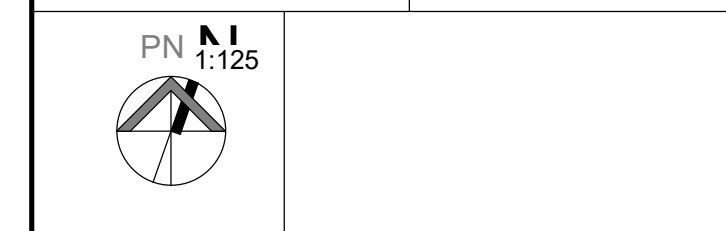
CONSULTANTS



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DRAWING TITLE  
**PROPOSED THIRD FLOOR PLAN**

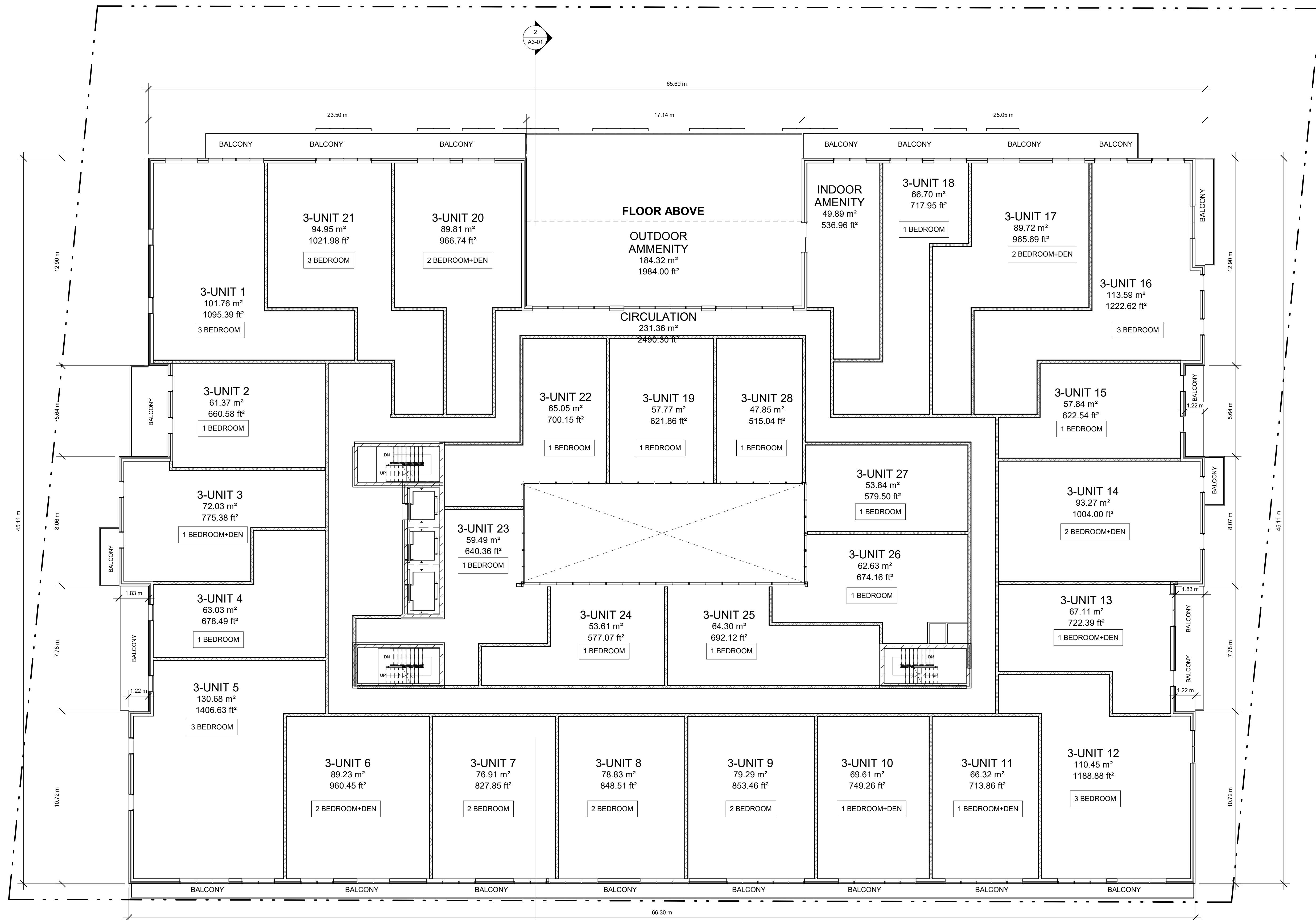
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



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.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

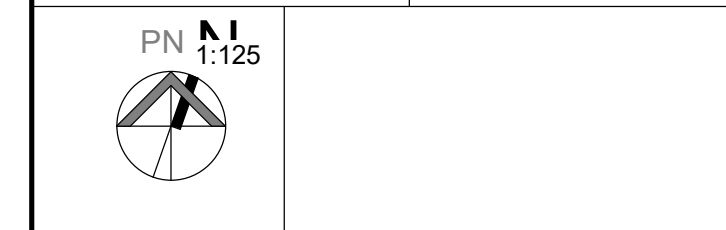
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DRAWING TITLE  
**PROPOSED FOURTH FLOOR PLAN**

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

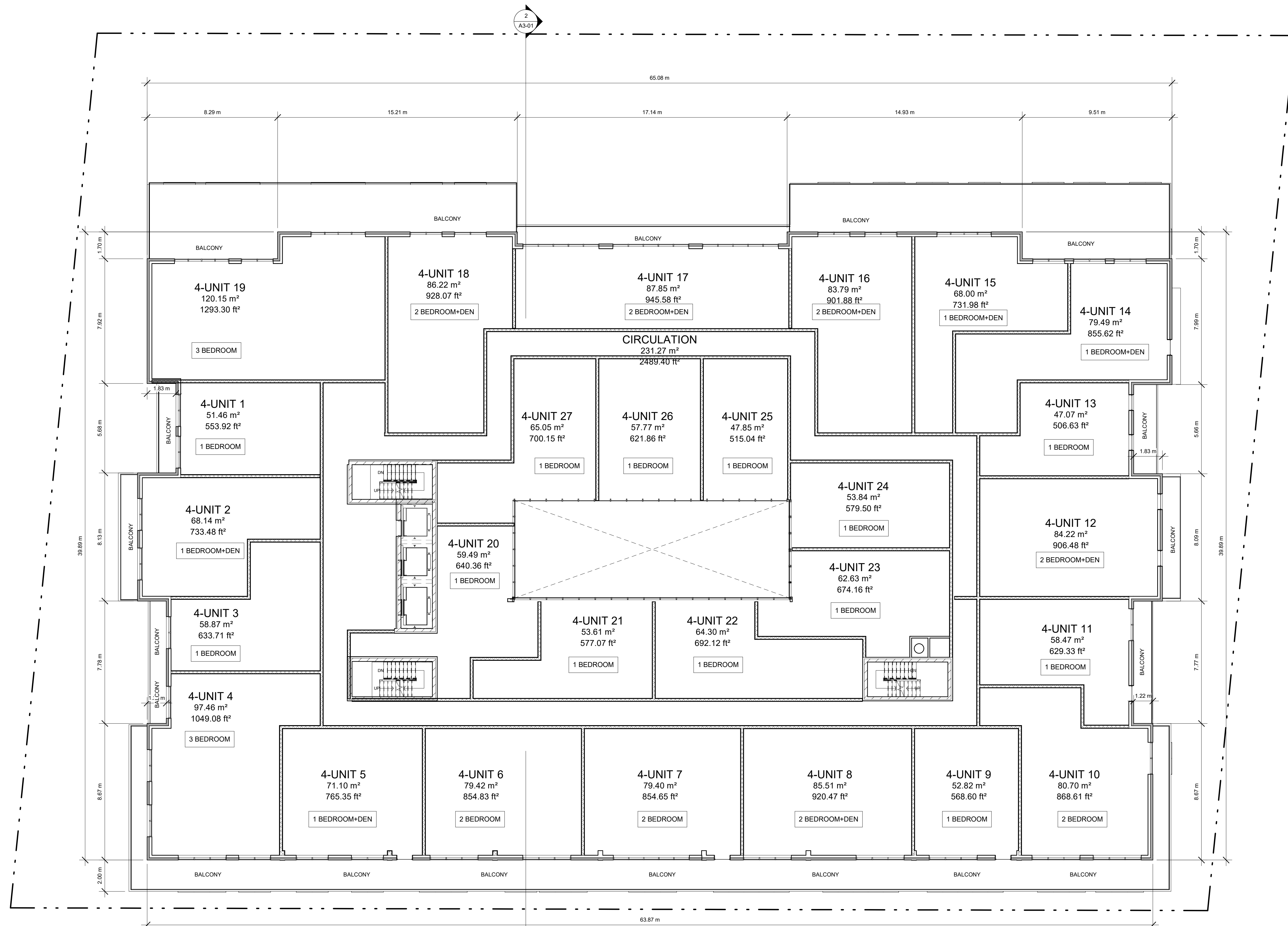


PROJECT NO. 210170

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

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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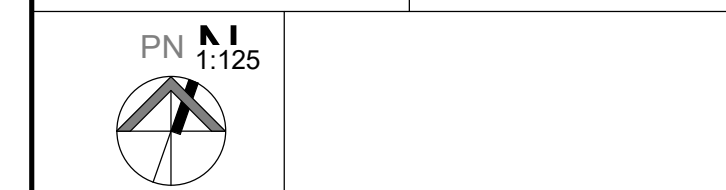
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DRAWING TITLE  
**PROPOSED FIFTH FLOOR PLAN**

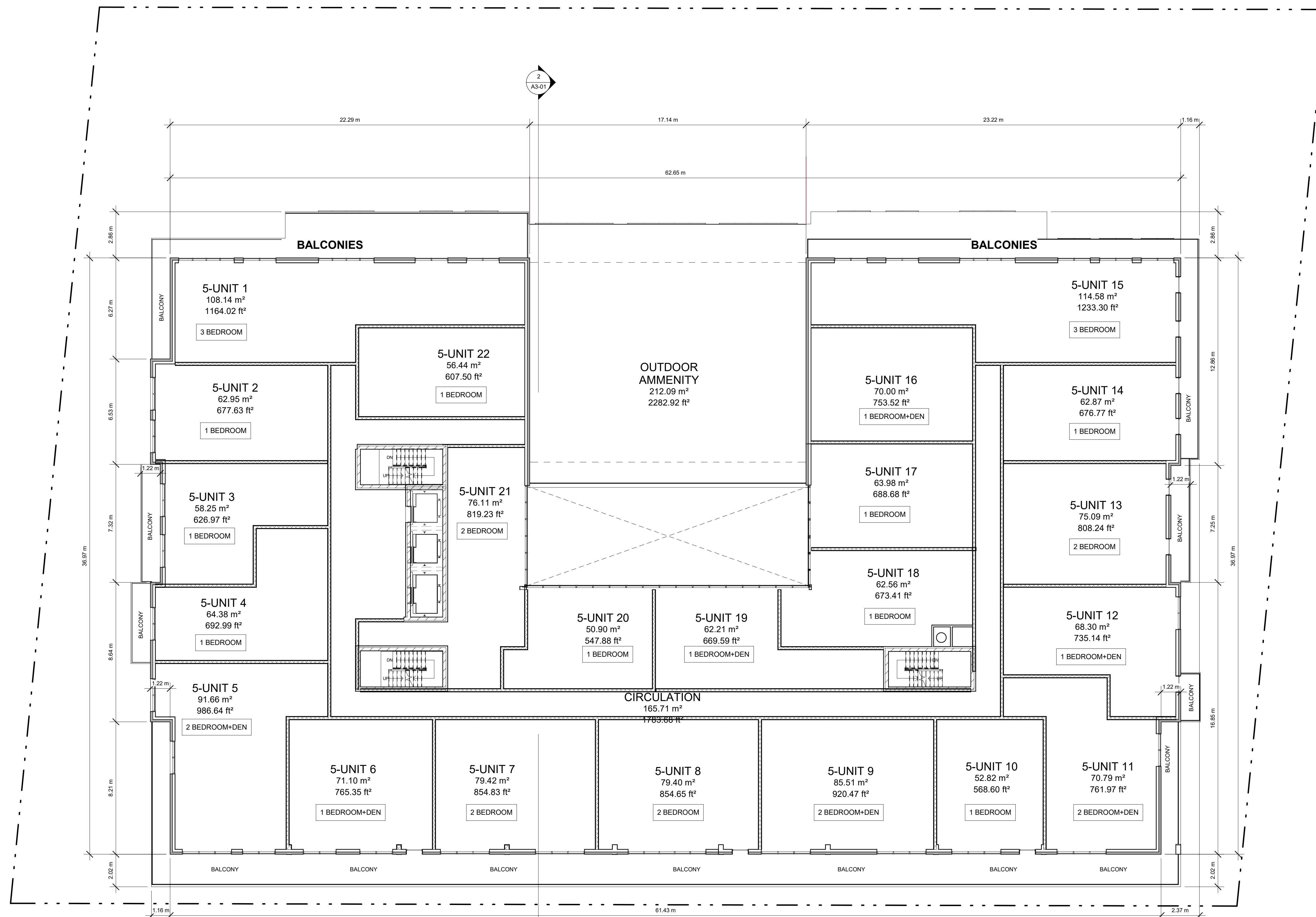
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



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

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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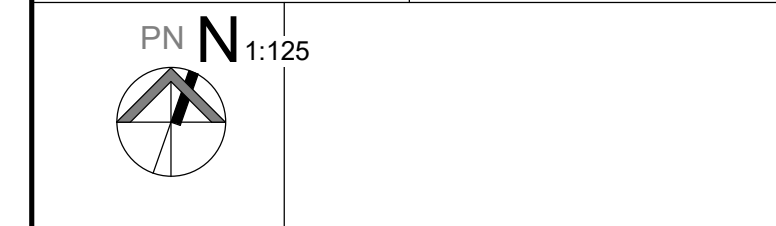
CONSULTANTS



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DRAWING TITLE  
**PROPOSED SIXTH FLOOR PLAN**

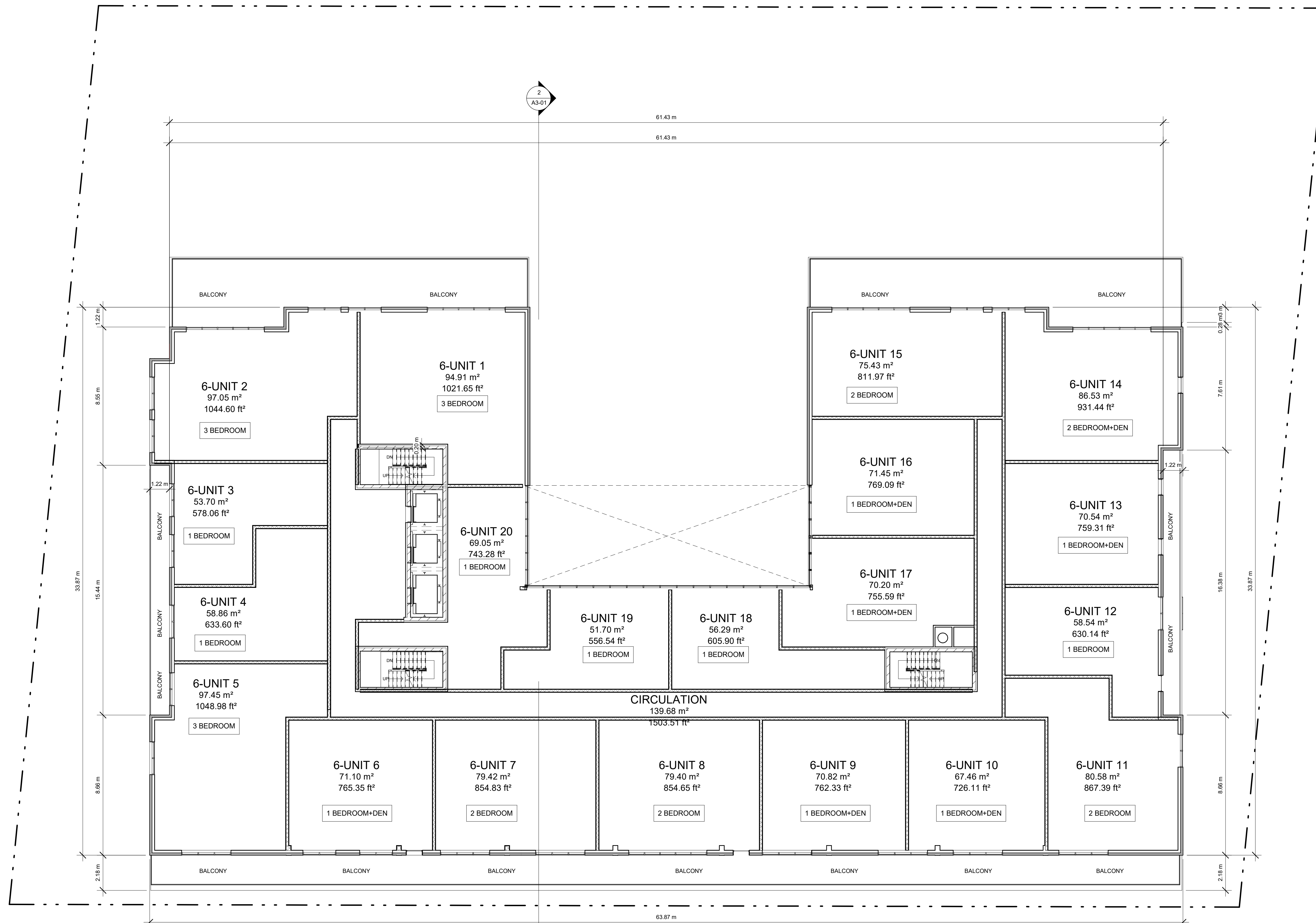
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



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.

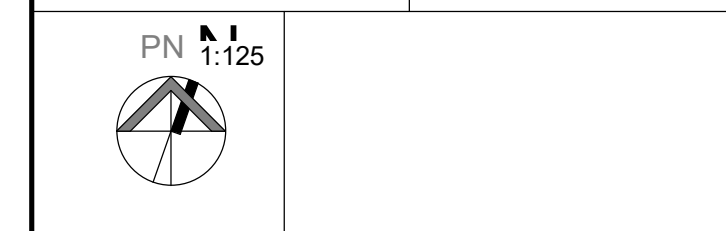
CONSULTANTS



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DRAWING TITLE  
**PROPOSED SEVENTH FLOOR  
PLAN**

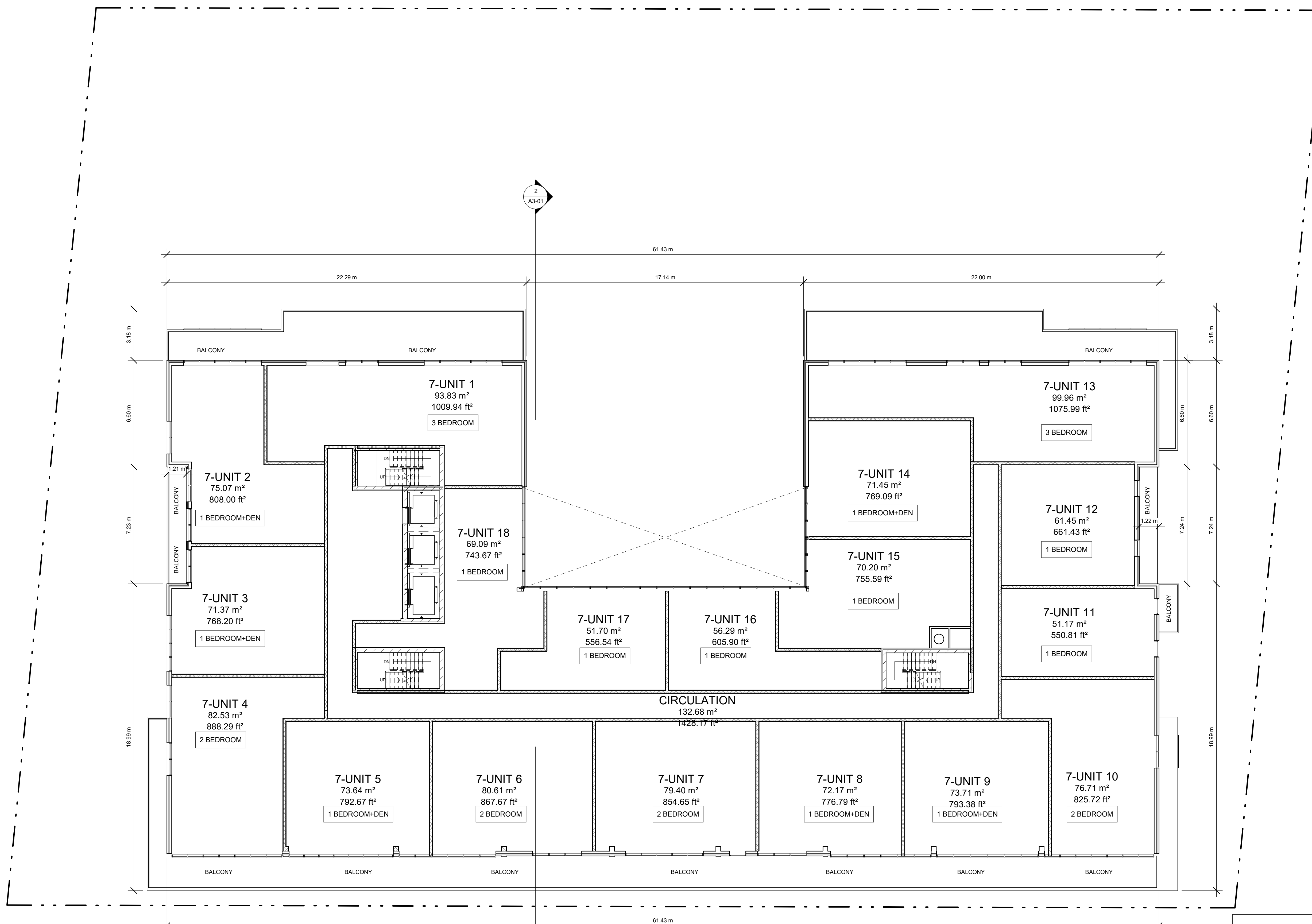
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

STAGE <b>SPA</b>	DRAWING NO. <b>A1-09</b>
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LOCATION INNISFIL	REVISION <b>17</b>
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**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.

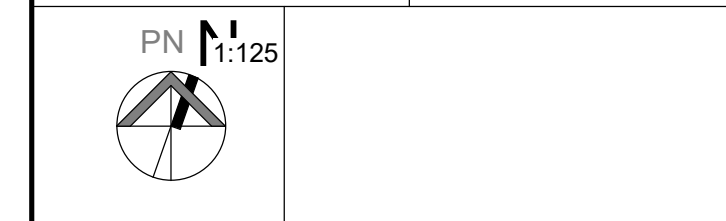
CONSULTANTS



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DRAWING TITLE  
**PROPOSED EIGHTH FLOOR  
 PLAN**

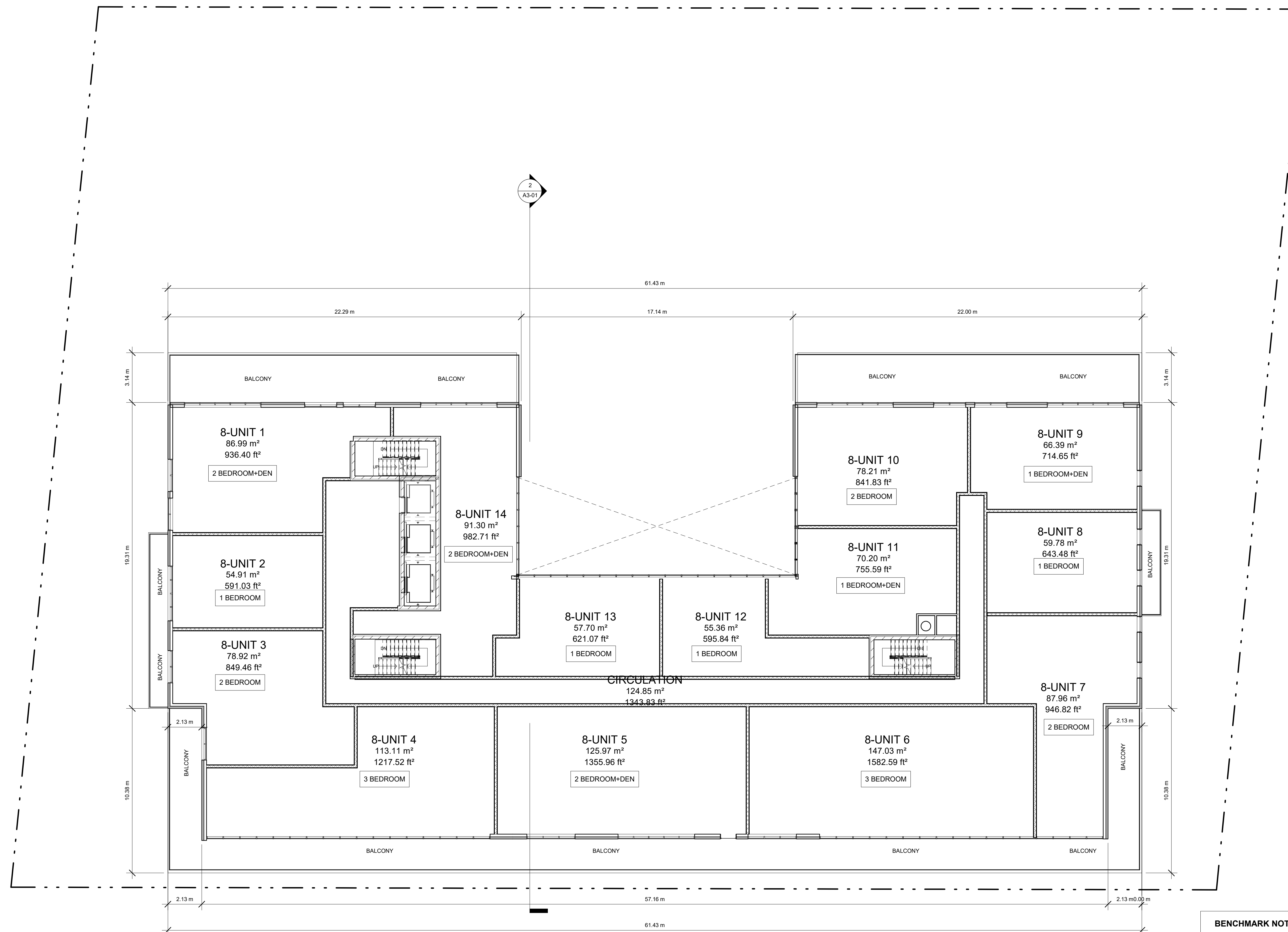
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

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

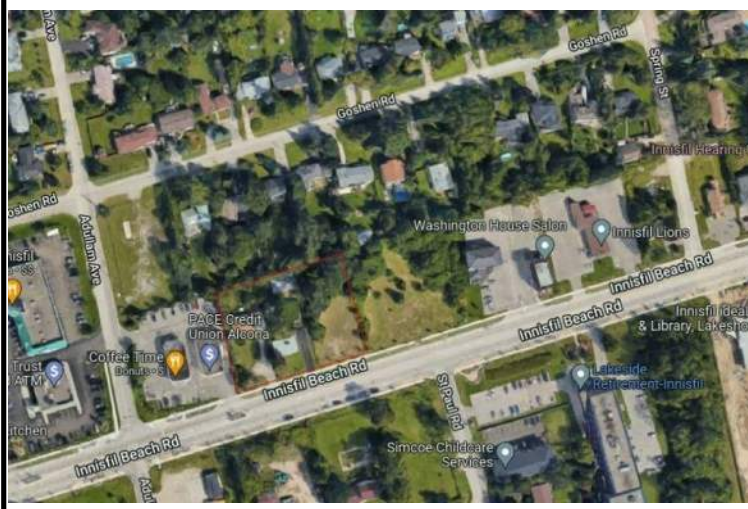
LOCATION INNISFIL REVISION **17**



**BENCHMARK NOTE**  
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF  
 INNISFIL BENCHMARK NO. 0011931U4633 (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

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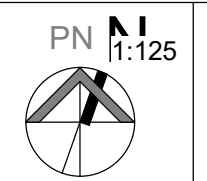
CONSULTANTS



TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE  
**PROPOSED ROOF PLAN  
ACCESS**

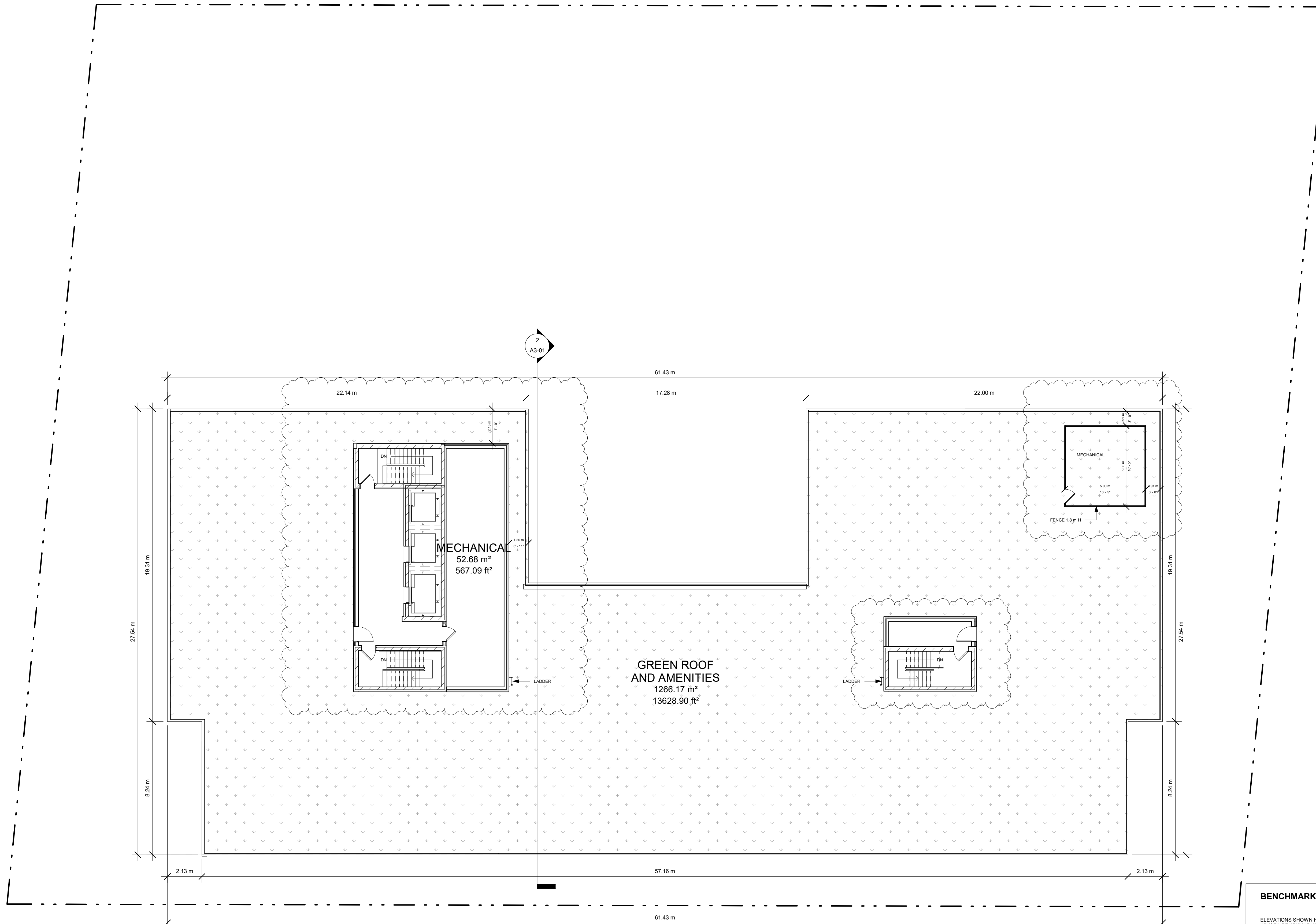
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

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

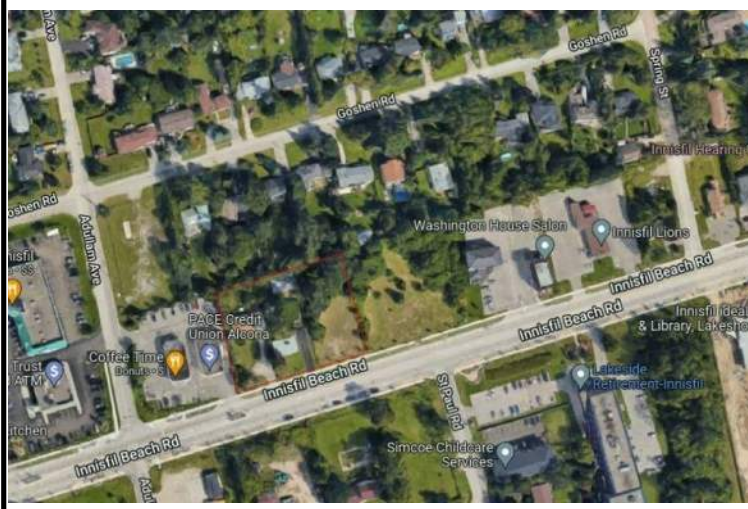
LOCATION INNISFIL REVISION **17**



**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. 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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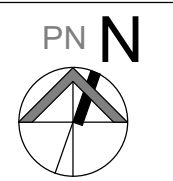
CONSULTANTS



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DRAWING TITLE  
**PROPOSED ROOF PLAN**

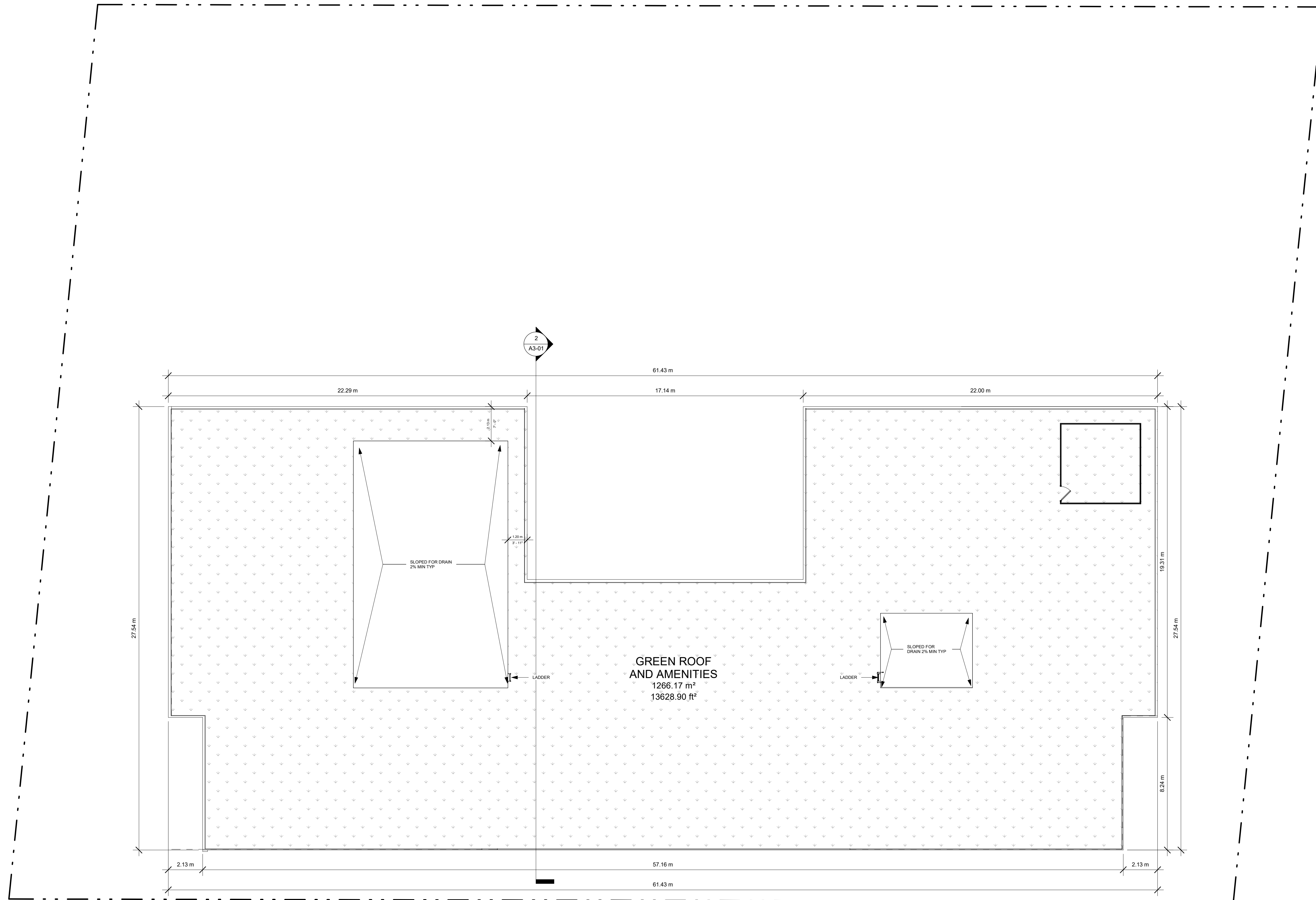
DRAWN Author	CHECKED Checker
SCALE @ ARCH D As indicated	DATE 06/27/23



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

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.

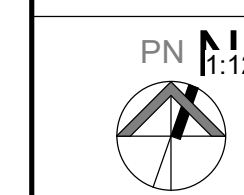
CONSULTANTS



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DRAWING TITLE  
**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**

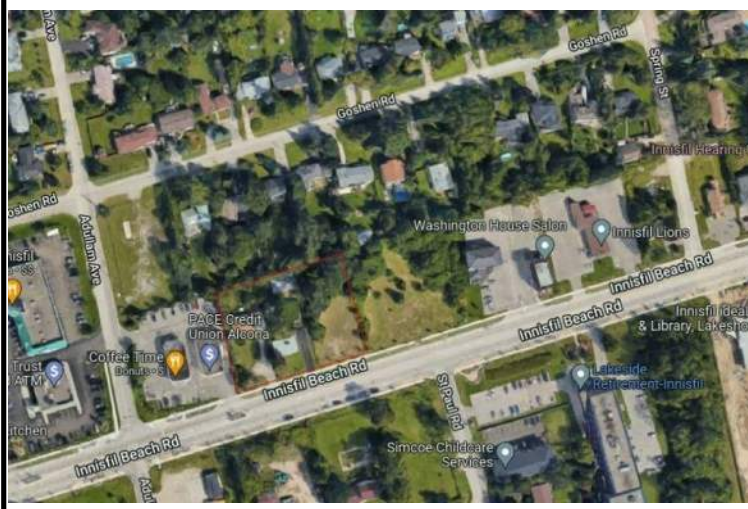
ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (COVID-78) HAVING AN ELEVATION OF 294.399 METERS.

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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ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

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**

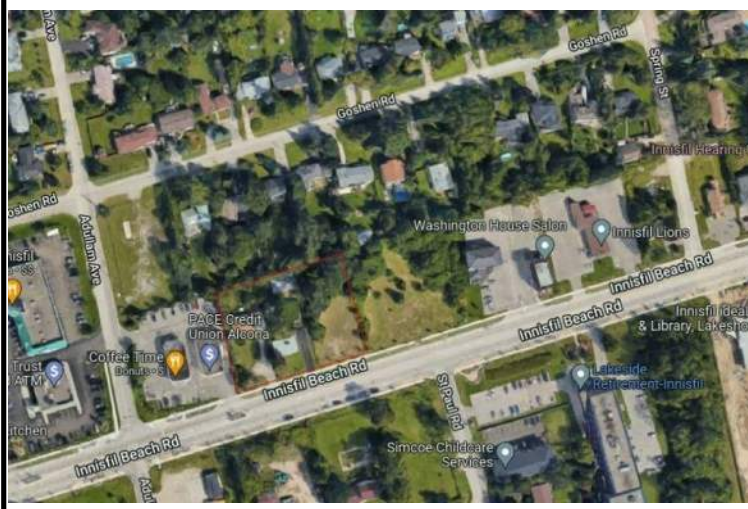
LOCATION INNISFIL REVISION **17**



**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.

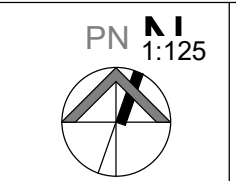
CONSULTANTS



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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**

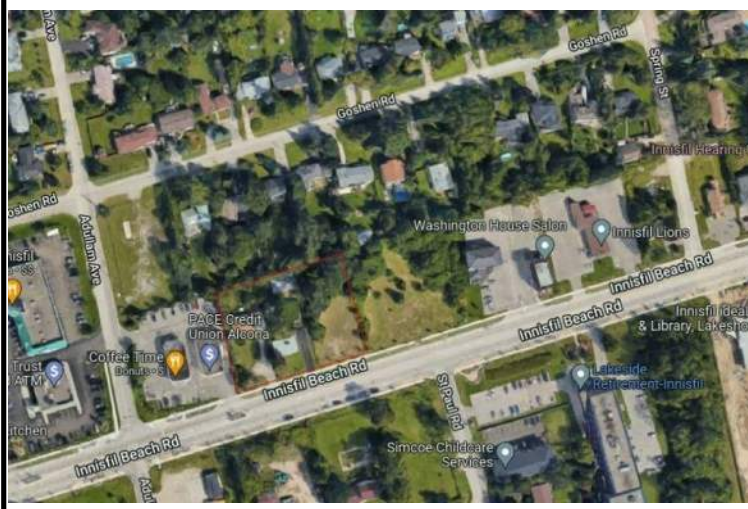


**BENCHMARK NOTE**  
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (COVID-78) HAVING AN ELEVATION OF 294.399 METERS.  
 TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M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

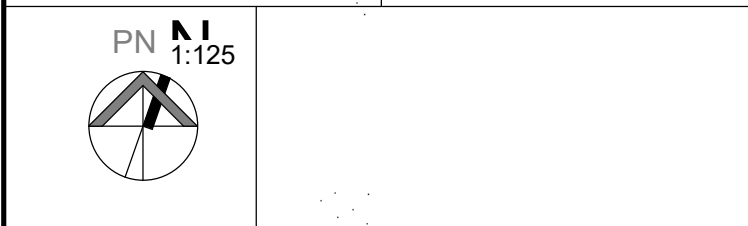
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DRAWING TITLE  
**PROP. SIDE ELEVATION-(LEFT)**

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**





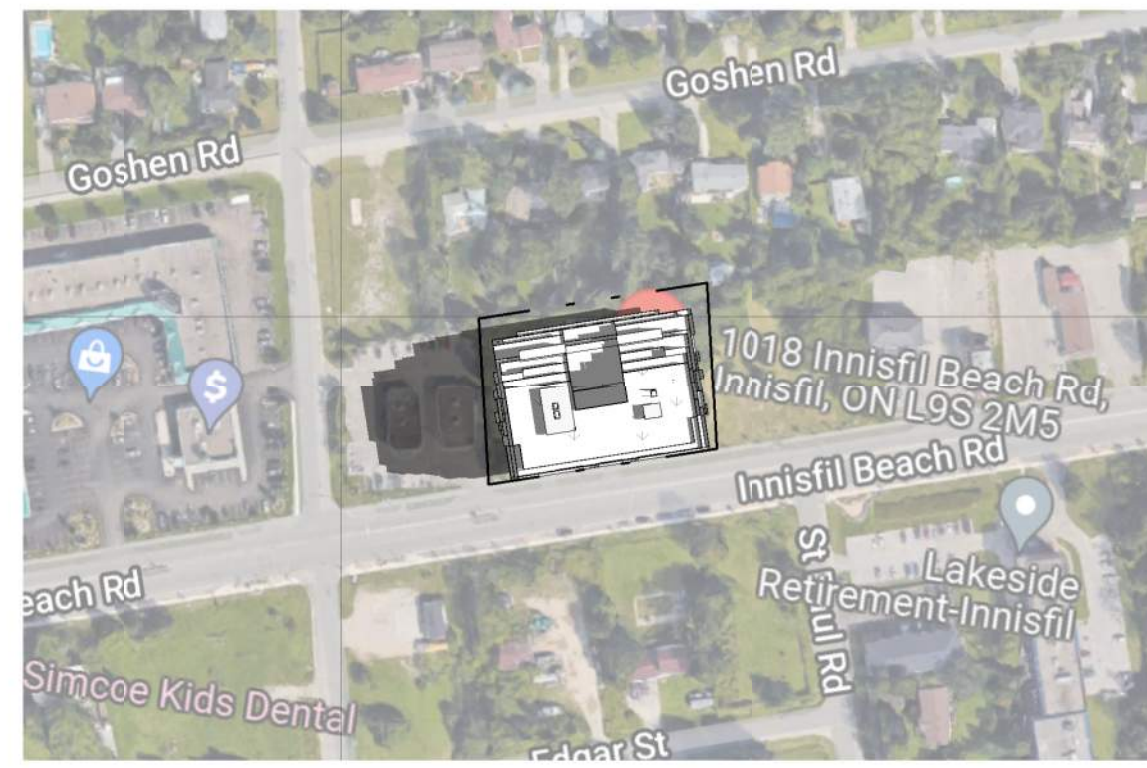








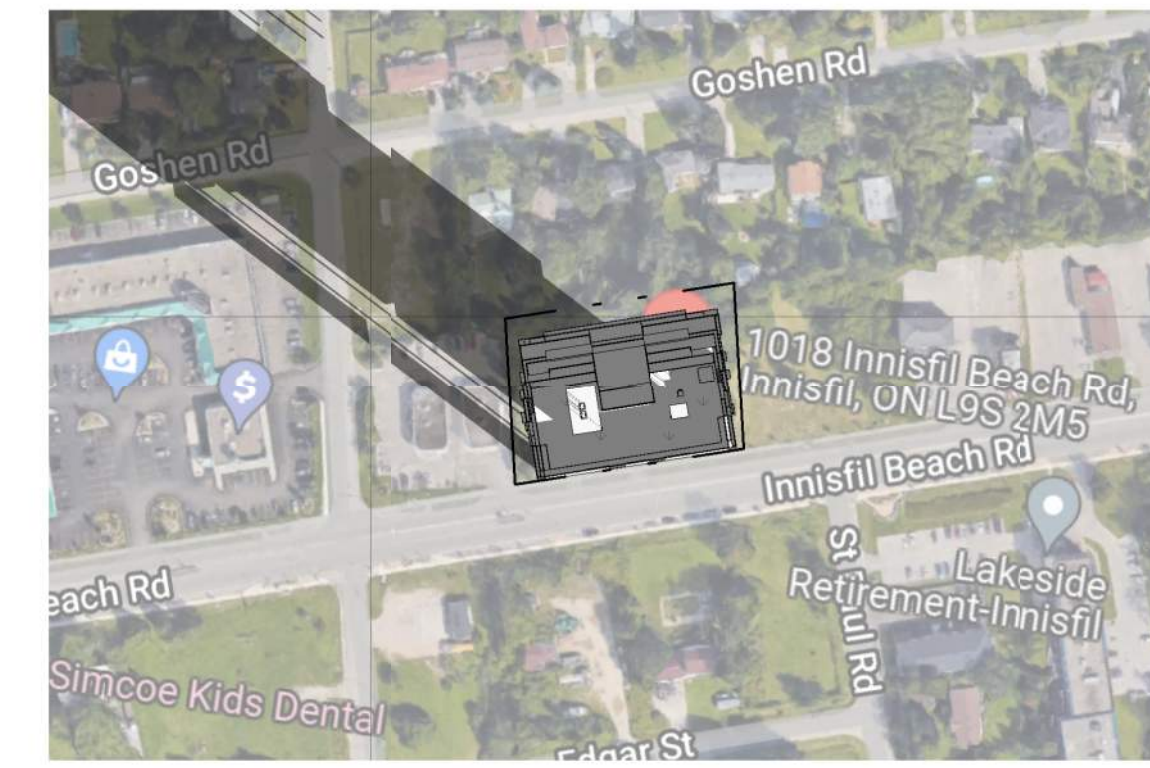
20/03/2022 SPRING 8-15 AM  
1 : 2500



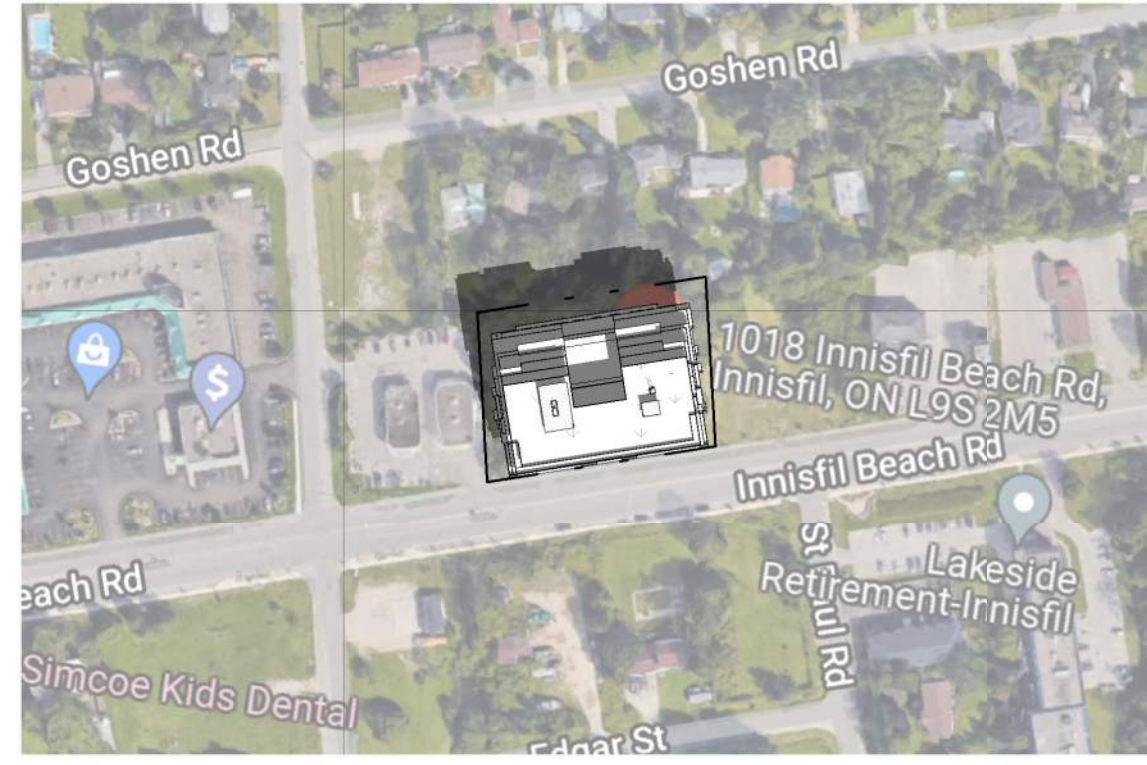
21/06/2022 SUMMER 8-15 AM  
1 : 2500



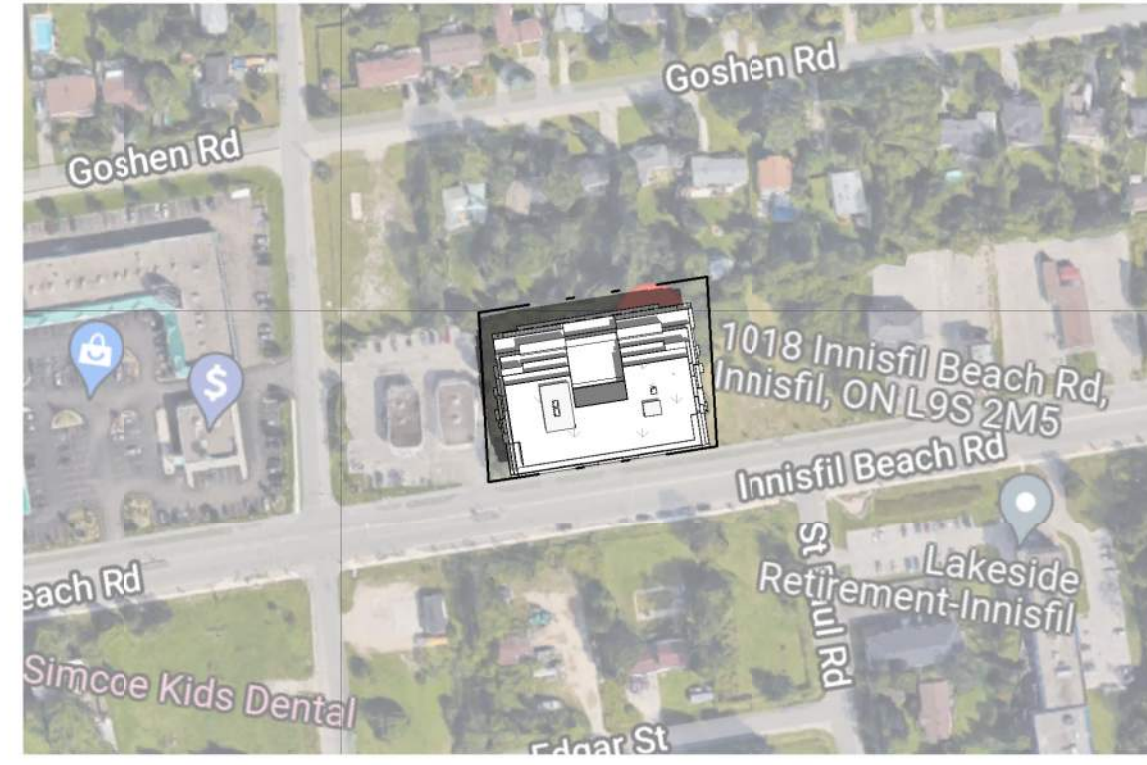
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1 : 2500



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



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



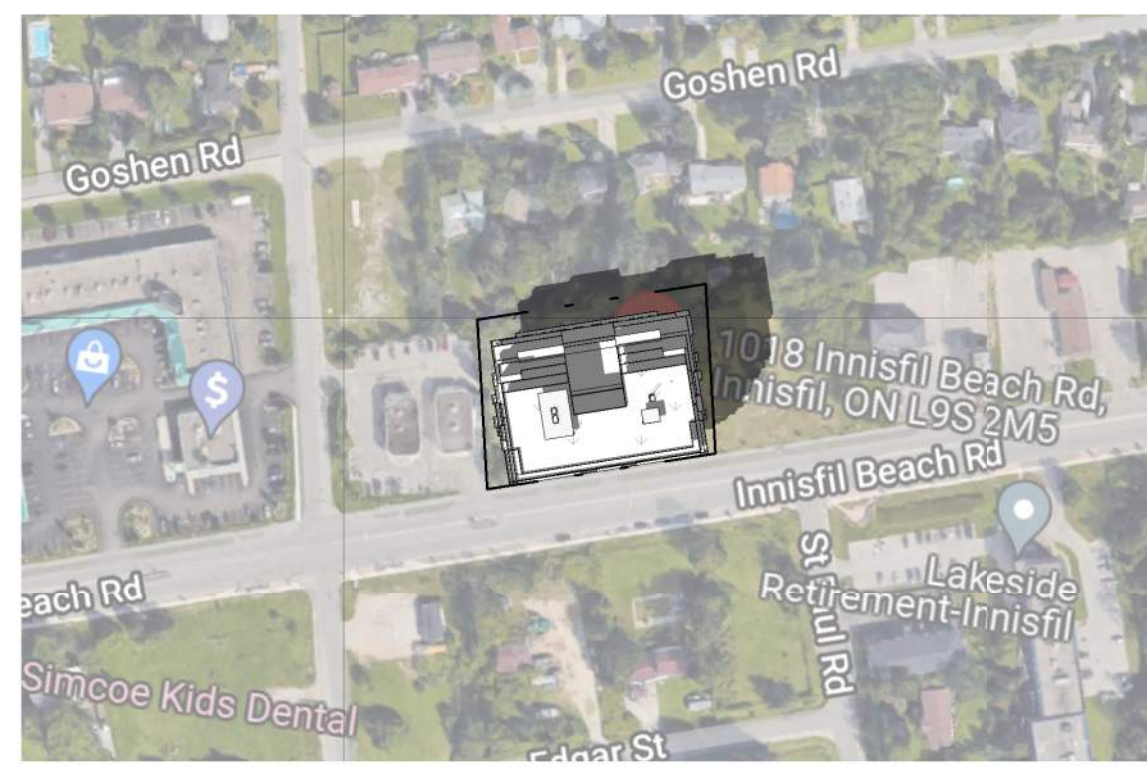
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20/09/2022 FALL 11-15 AM  
1 : 2500



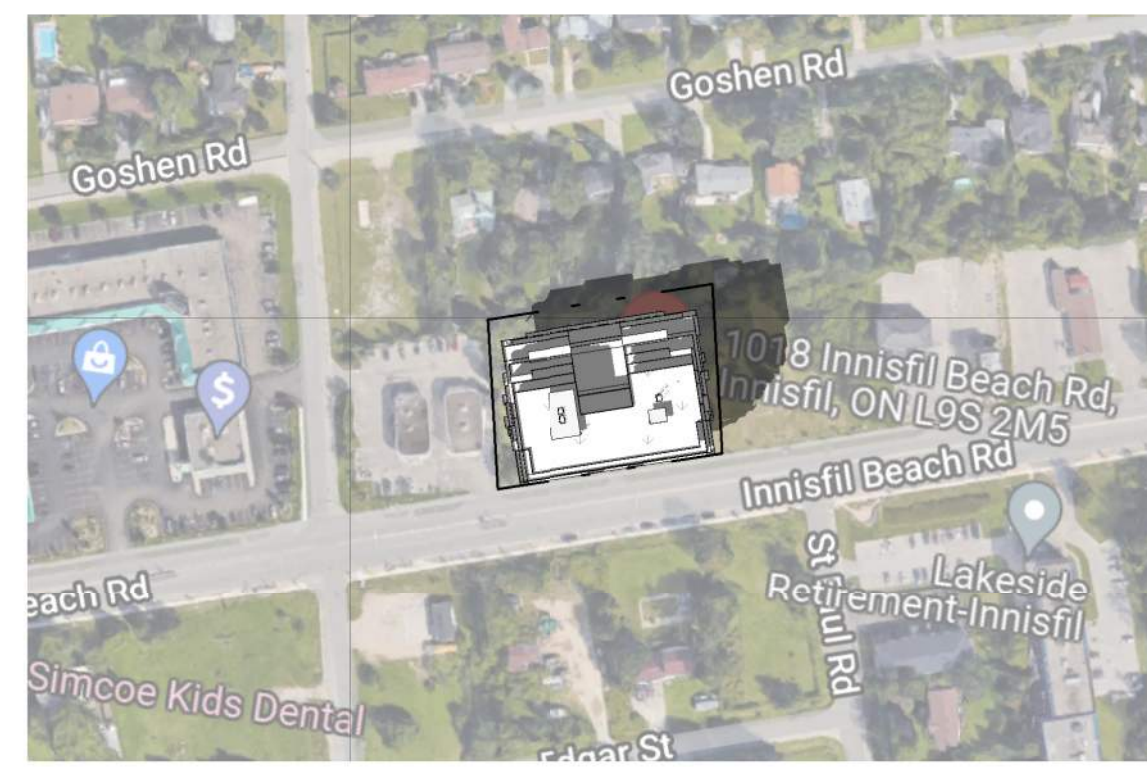
21/12/2022 WINTER 11-15 AM  
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20/03/2022 SPRING 2-15 PM  
1 : 2500



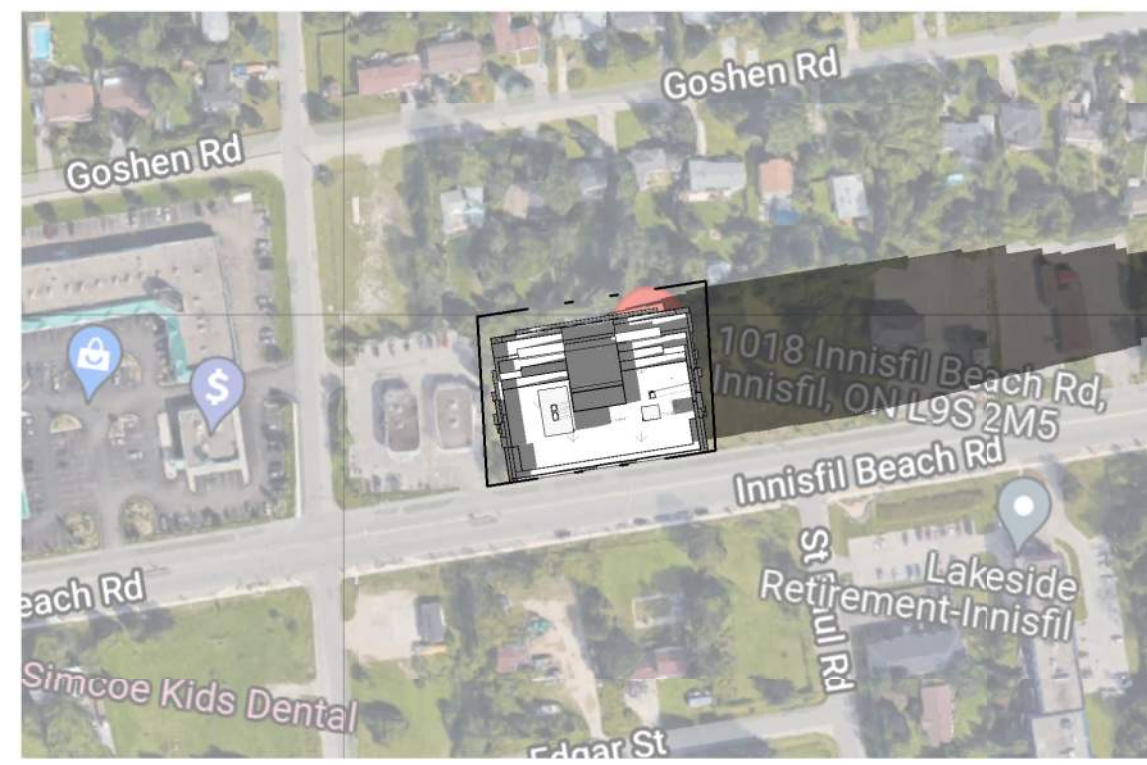
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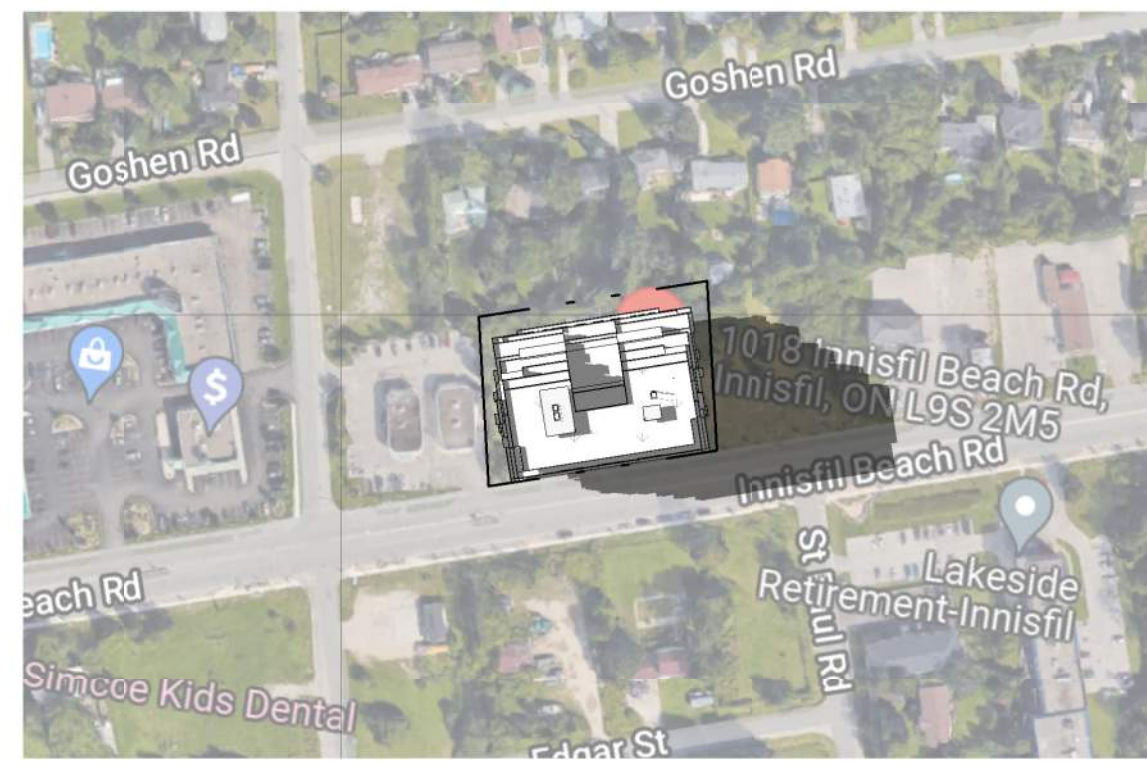
20/09/2022 FALL 2-15 PM  
1 : 2500



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

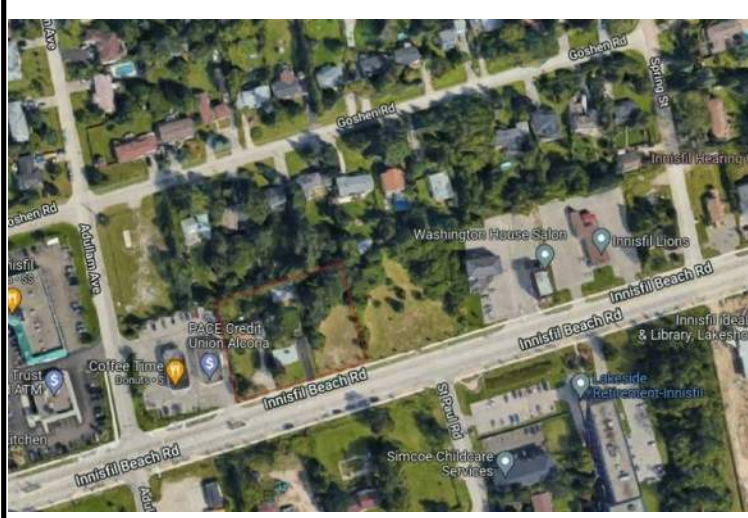


21/12/2022 WINTER 5-15 PM

**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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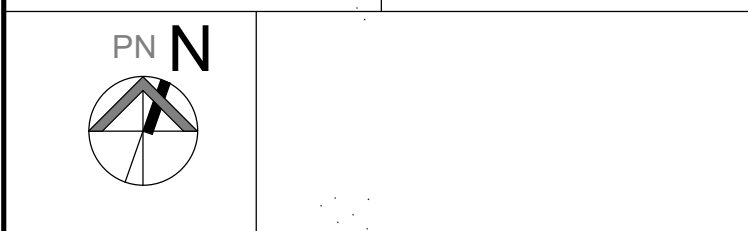
**CONSULTANTS**



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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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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>
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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	2891.78 m <sup>2</sup>
3RD FLOOR	2894.18 SF	2689.47 m <sup>2</sup>
4TH FLOOR	2957.83 SF	2743.89 m <sup>2</sup>
5TH FLOOR	2120.07 SF	1971.41 m <sup>2</sup>
6TH FLOOR	1845.99 SF	1707.53 m <sup>2</sup>
7TH FLOOR	1752.80 SF	1627.83 m <sup>2</sup>
8TH FLOOR	1981.40 SF	1836.36 m <sup>2</sup>
TOP OF ROOF	19103.11 SF	1760.93 m <sup>2</sup>
Grand total: 42	190922.14 SF	17737.25 m <sup>2</sup>

