



# ISSUED FOR OPA & ZBA

## COLLINGWOOD BLOCK 6

Collingwood, Ontario

### PROJECT DIRECTORY

OWNER	FRAM + Slokker 141 Lakeshore Road East Mississauga, Ontario L5G 1E8 Tel: 416.747.9661
ARCHITECT	GIANNONE PETRICONE ASSOCIATES 462 Wellington Street West Toronto, Ontario M5V 1E3 Tel: 416.591.7788
LANDSCAPE ARCHITECT	BAKER TURNER INC. 2010 Winston Park Drive, Suite 234 Oakville, Ontario L6H 5R7 Tel: 289.291.7620
TRAFFIC CONSULTANT	CROZIER -
PLANNER	MHBC -
CIVIL ENGINEER	CROZIER -

### DRAWING LIST

ZBA-A0.00 ZBA-A1.01 ZBA-A1.02 ZBA-A2.10 ZBA-A2.50 ZBA-A2.60 ZBA-A2.70 ZBA-A2.P1 ZBA-A3.00 ZBA-A3.01 ZBA-A4.00 ZBA-A5.00 ZBA-A5.01 ZBA-A5.02	COVER PAGE SURVEY SITE PLAN GROUND LEVEL PLAN 2ND TO 5TH LEVEL PLAN 6TH LEVEL PLAN MECH PH LEVEL P1 LEVEL PLAN ELEVATIONS - EAST/WEST ELEVATIONS - NORTH/SOUTH SECTION SHADOW STUDY - DECEMBER SHADOW STUDY - MARCH/SEPTEMBER SHADOW STUDY - JUNE
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SITE INFORMATION		
Site Address		Block 6, Side Launch Way Collingwood, ON
		Mixed-Use (Commercial/Residential)
Building Type		
Land Area		7312.0 sqm
PROPOSAL SUMMARY		
Gross Floor Area		10957.5
Max. Height (Excl. Mech PH)		28.0m
ZONING SUMMARY [BY-LAW No. 2018-016]		
Zone: C1 (currently DC)		
	Required	Proposed
Dwelling Units	- (a)	101
Lot Frontage	-	62.9m
Max. Lot Coverage	-	25%
Min. Landscaped Area	-	34%
Min. Height	6.0m	9.2m
Max. Height (Excl. Mech PH)	12.0 m	28.0 m
Max. Front Setback	3.0 m	30.1 m
Min. Interior Side Setback	-	3.0 m
Max. Interior Side Setback	- (b)	50.7 m
Min. Rear Setback	7.5 m	16.1m
Min. Building Depth	15.0 m	21.5m
Total Amenity Space Provided		1470.0 sqm
Indoor Amenity Provided		290.0 sqm
Outdoor Amenity Provided		1180.0 sqm
Total Car Parking	139 Spots	167 Spots
	101 (Long Term) + 26 (Visitor)Spots	144 Spots
Car Parking - Residential (P1)		
Car Parking - Commercial (Surface Level)	10 Spots	23 Spots
Total Bicycle Parking	24 Spots	74 Spots
Bicycle Parking - Residential	20 Spots	56 Spots
Bicycle Parking - Commercial/Visitor	4 Spots	22 Spots

(a) Per Section 7.2.1.8 of bylaw no. 2018-016, the residential density limits as set out in the Town's Official Plan are currently undefined for this site.  
(b) Per Section 7.4.1.10 of bylaw no. 2018-016, the 0.3m limit for maximum interior side yard of a main building needs apply only for a lot with lot frontage onto Hurontario Street.

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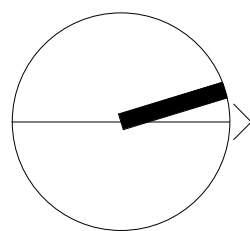
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giannone  
petricone  
associates

Giannone Petricone Associates Inc. Architects  
462 Wellington Street West, Toronto, Canada M5V 1E3,  
T 416.591.7788 F 416.591.1293 E mail@gpaa.com

COLLINGWOOD BLOCK 6 -  
PRELIMINARY DESIGN &  
STATISTICS

Side Launch Way, Collingwood, ON

SHEET TITLE

COVER PAGE

DRAWN BY: Author  
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PROJECT START DATE: 08/09/21  
PROJECT NO.: 0001  
SHEET NUMBER

ZBA-A0.00



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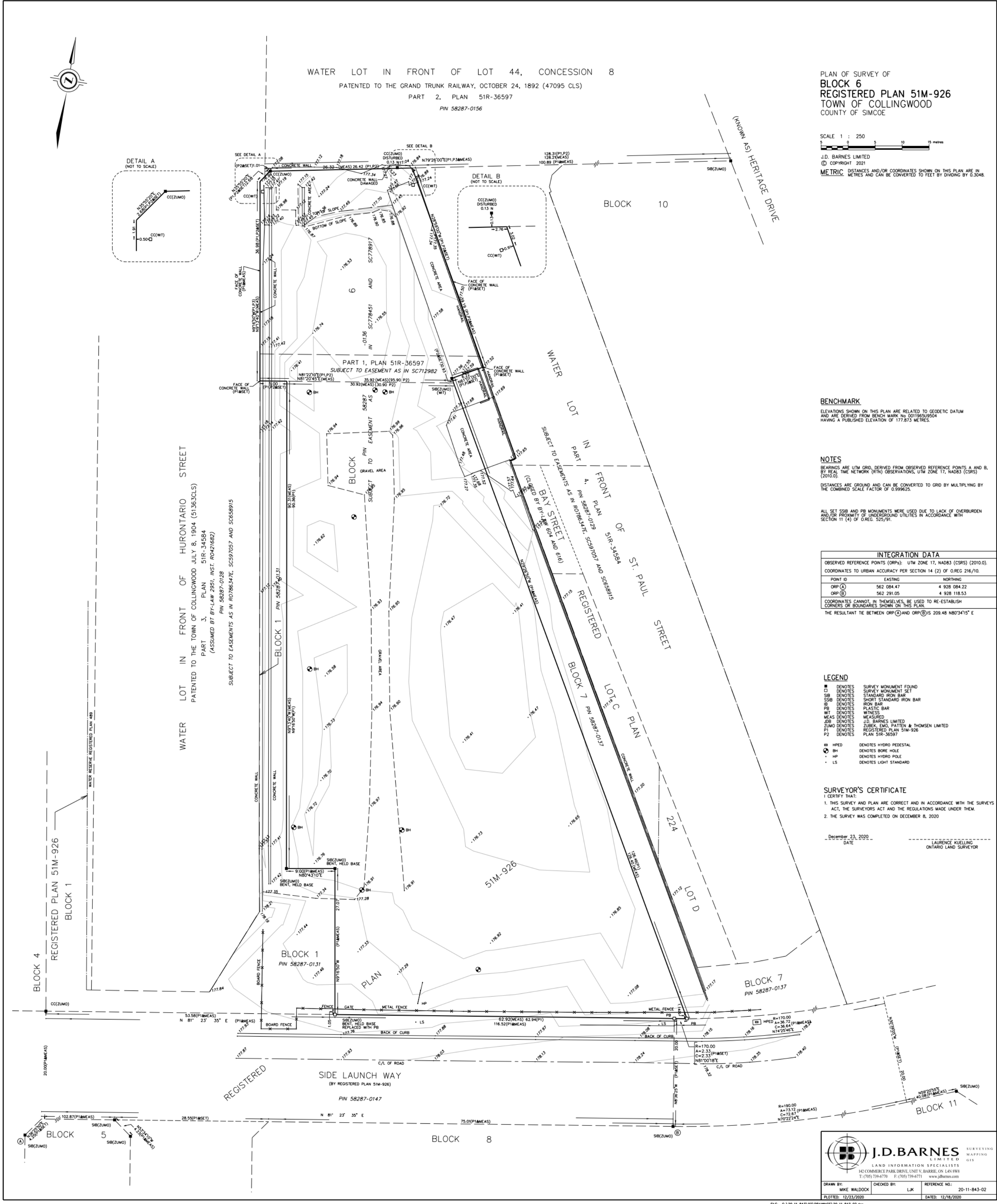
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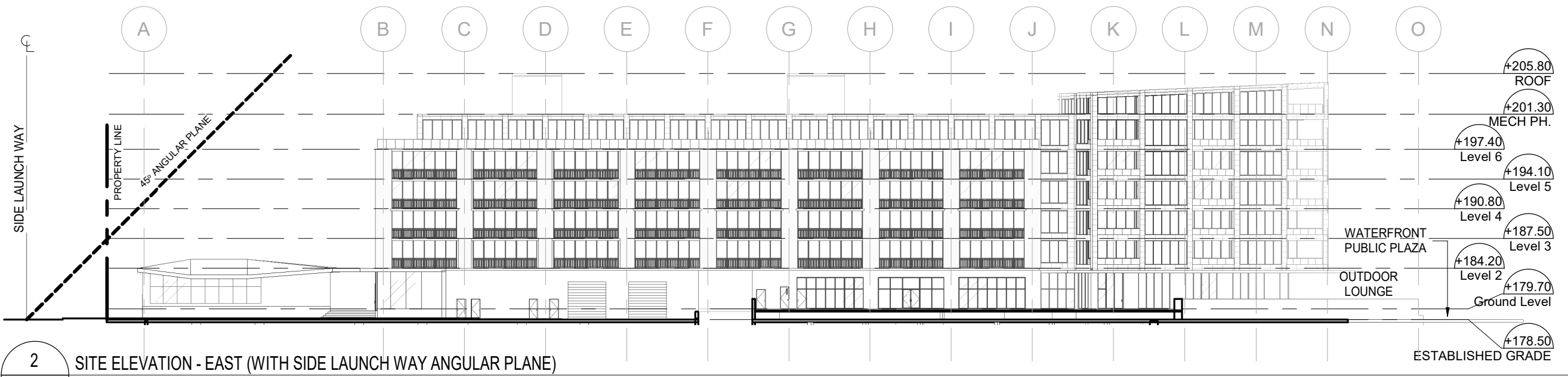


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PROJECT START DATE:	07/08/21
PROJECT NO.:	0001
SHEET NUMBER	

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Collingwood Block 6 Preliminary Statistics

SITE AREA: 7,312 M2

2022-06-20

LEVELS	GCA		GFA *		RETAIL		UNIT TYPE/ UNIT COUNT																						
	M²	FT²	M²	FT²	M²	FT²	STUDIO	M²	FT²	%	1B	M²	FT²	%	1B+D	M²	FT²	%	2B	M²	FT²	%	2B+D	M²	FT²	%	TOTAL UNIT	M²	FT²
LEVEL 1	2,055	22,120	1,675	18,030	330	3,552	-	-	-	-	1	70	753	13%	7	80	861	100%	0	0	0	0%	0	0	0	0%	8	79	848
LEVEL 2	1,933	20,807	1,893	20,376	-	-	-	-	-	-	5	62	663	25%	3	70	753	15%	0	95	1,023	45%	3	120	1,292	15%	20	87	933
LEVEL 3	1,921	20,677	1,881	20,247	-	-	-	-	-	-	5	62	663	25%	3	70	753	15%	0	95	1,023	45%	3	120	1,292	15%	20	87	933
LEVEL 4	1,921	20,677	1,881	20,247	-	-	-	-	-	-	5	62	663	25%	3	70	753	15%	0	95	1,023	45%	3	120	1,292	15%	20	87	933
LEVEL 5	1,921	20,677	1,881	20,247	-	-	-	-	-	-	5	62	663	25%	3	70	753	15%	0	95	1,023	45%	3	120	1,292	15%	20	87	933
LEVEL 6	1,645	17,707	1,605	17,276	-	-	-	-	-	-	0	0	0	0%	0	0	0	0%	0	98	1,055	31%	9	130	1,399	69%	13	120	1,293
MEZZANINE	462	4,973	142	1,523	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	11,858	127,638	10,958	117,945	330	3,552	-	-	-	-	21	62	667	21%	19	74	793	19%	40	95	1026	40%	21	124	1,338	21%	101	90	972
FSI:		1.62		1.50																									
P1	6,185	66,569	6,185	66,569	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Note:  
\* GFA  
Gross Floor Area refers to all the above grade area enclosed by building envelop excluding any loading area, mechanical/ electrical rooms required, vertical and horizontal means of egress and main shaft openings.

DENSITY

TOTAL GFA	10,957.5 m²
LAND AREA	7,312.0 m²
FSI	1.5

BUILDING USE: DC (BY-LAW NO. 2018-016)

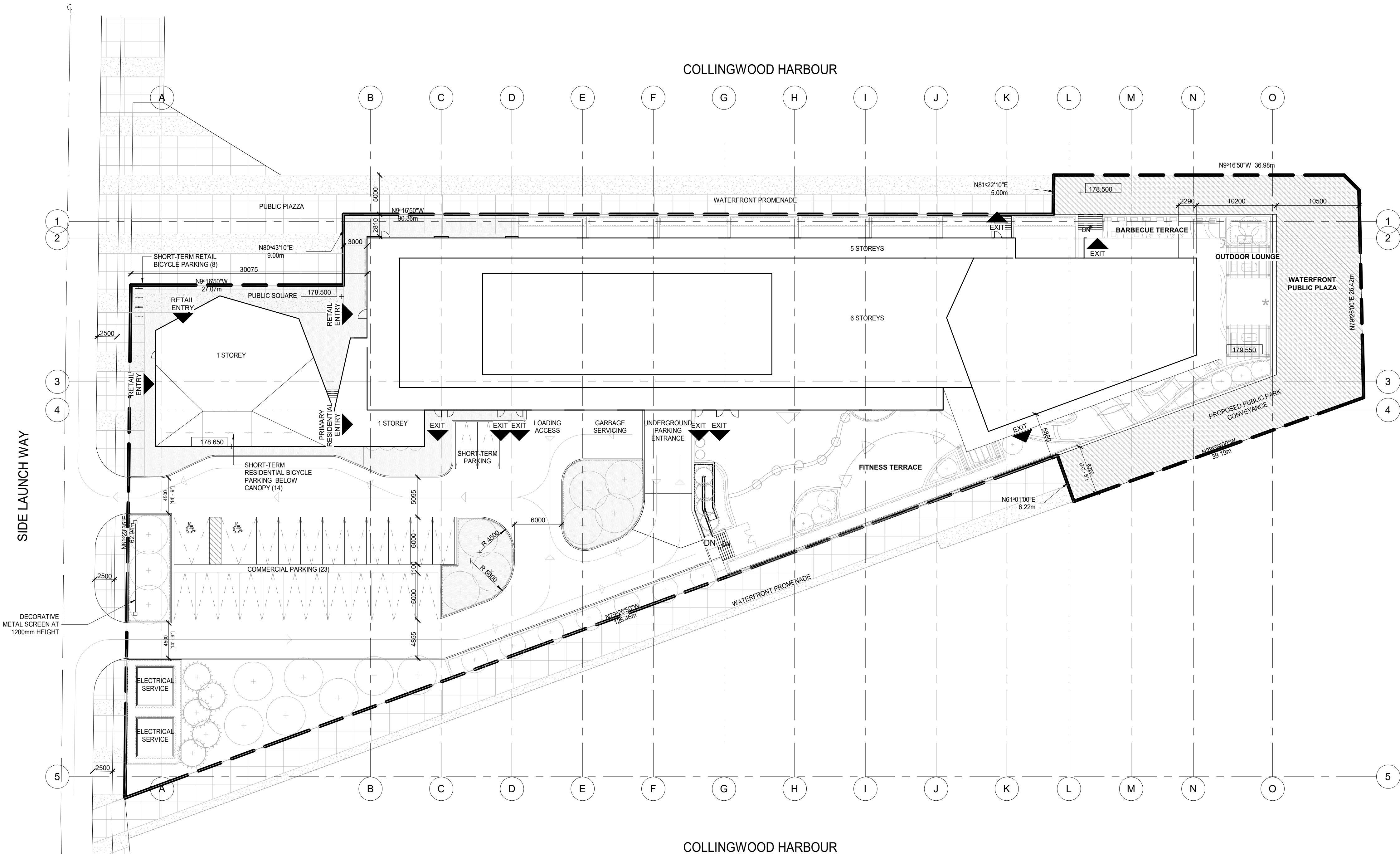
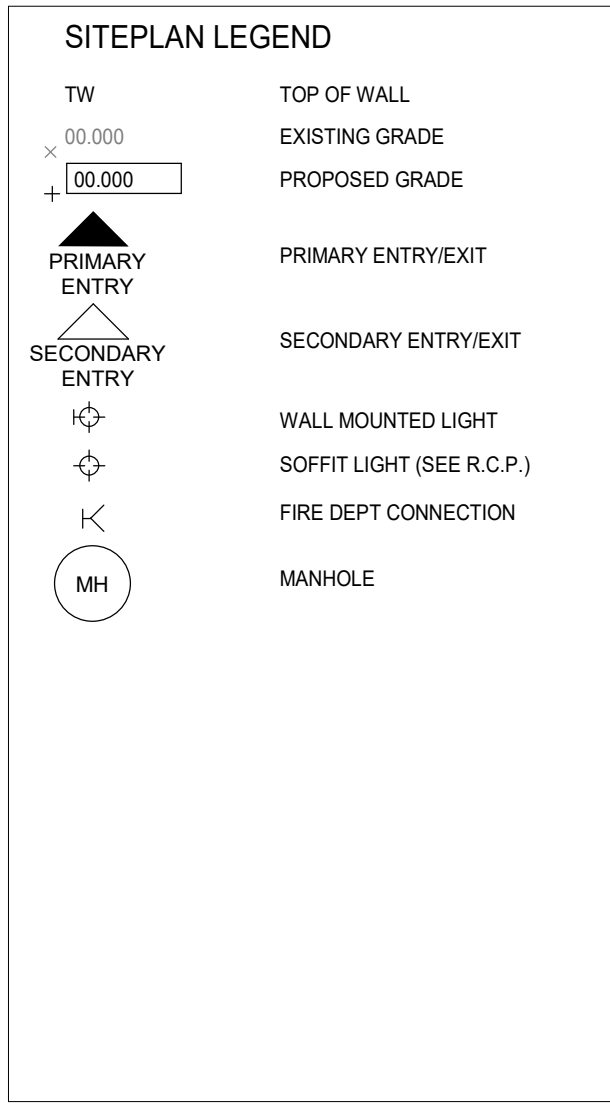
RESIDENTIAL GFA	10,627.5 m²
NON-RESIDENTIAL GFA	330.0 m²
TOTAL	10,957.5 m²

CAR PARKING

Resident Required	127
Commercial Required	10
TOTAL REQUIRED	137
Resident Provided (P1)	144
Commercial Surface Parking Provided	23
TOTAL PROVIDED	167
TOTAL L.E.V. PROVIDED	-
TOTAL L.V.S.E. PROVIDED	####

BICYCLE STORAGE

Res. Long Term Required	20
Res. Short Term Required	0
Non Res.	4
TOTAL REQUIRED	24
Residential Long Term Provided	56
Residential Short Term Provided	14
Non Res. Short Term Provided	8
TOTAL PROVIDED	78



1 SITE PLAN

ZBA-A1.02 1: 300

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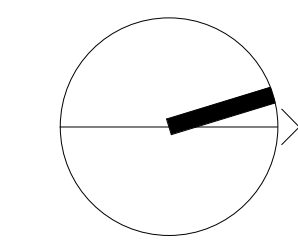
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giannone  
petricon  
associates

Giannone Petricon Associates Inc. Architects  
462 Wellington Street West, Toronto, Canada M5V 1E3,  
T 416.591.7788 F 416.591.1293 E mail@gpaa.com

COLLINGWOOD BLOCK 6 -  
PRELIMINARY DESIGN &  
STATISTICS

Side Launch Way, Collingwood, ON

SHEET TITLE

SITE PLAN

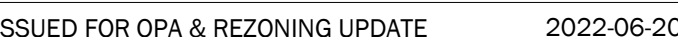
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ZBA-A1.02



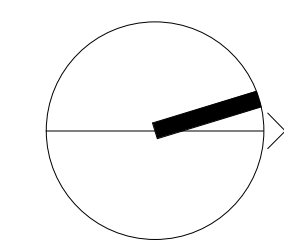
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Giannone Petricone Associates Inc. Architects  
462 Wellington Street West, Toronto, Canada M5V 1E3,  
T 416.591.7788 F 416.591.1293 E mail@goaia.com

## Side Launch Way, Collingwood, ON

Side Launch Way, Collingwood, ON

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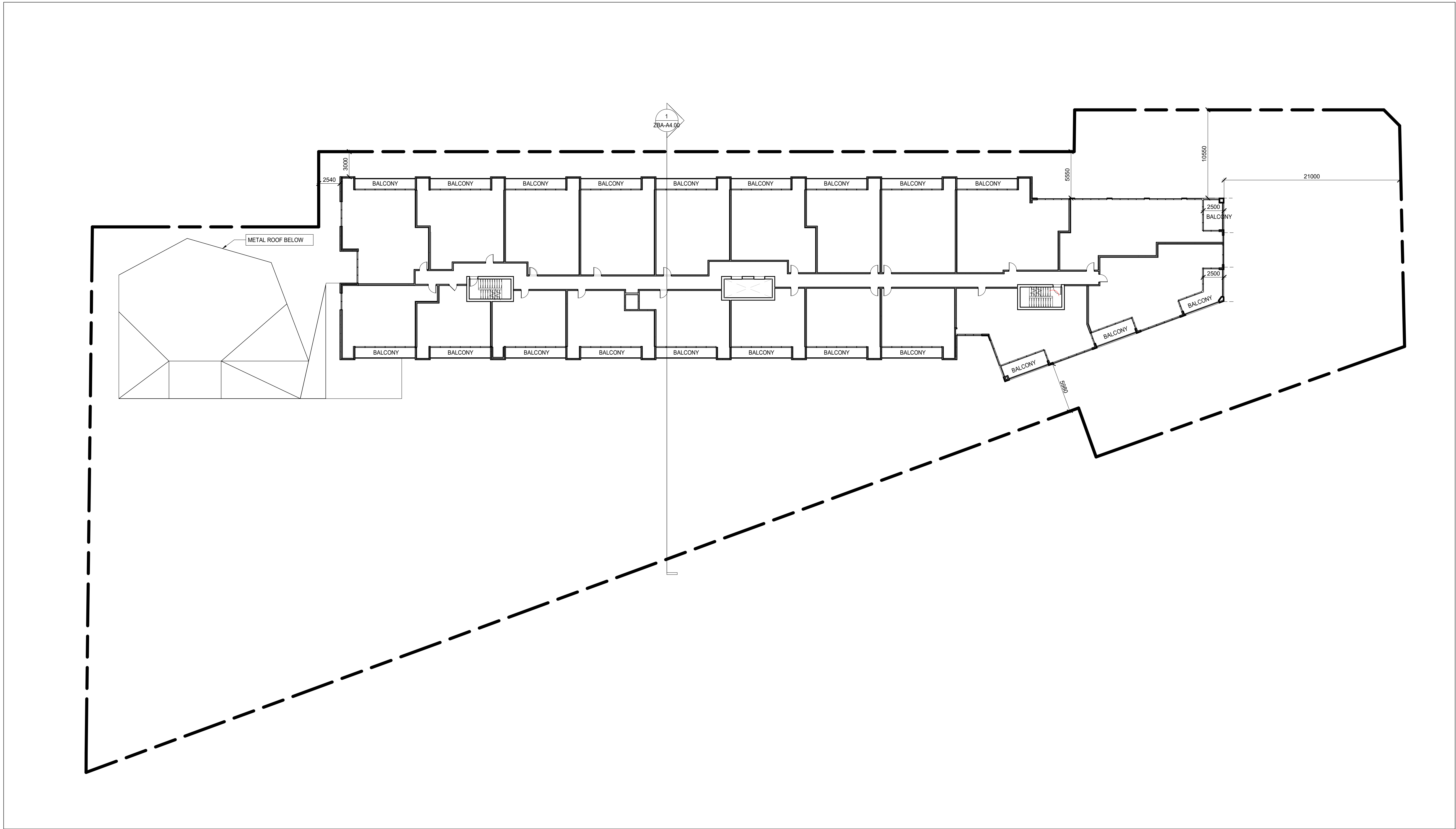
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1 LEVEL 2-5 (TYPICAL FLOOR)  
ZBA-A2.50 1 : 250

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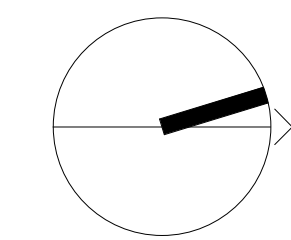
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giannone  
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Giannone Petricone Associates Inc. Architects  
462 Wellington Street West, Toronto, Canada M5V 1E3,  
T 416.591.7788 F 416.591.1293 E mail@gpaa.com

COLLINGWOOD BLOCK 6 -  
PRELIMINARY DESIGN &  
STATISTICS

Side Launch Way, Collingwood, ON

SHEET TITLE

2ND TO 5TH LEVEL PLAN

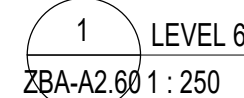
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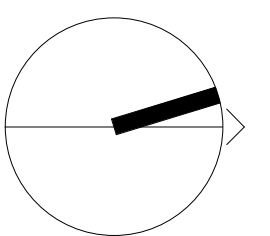


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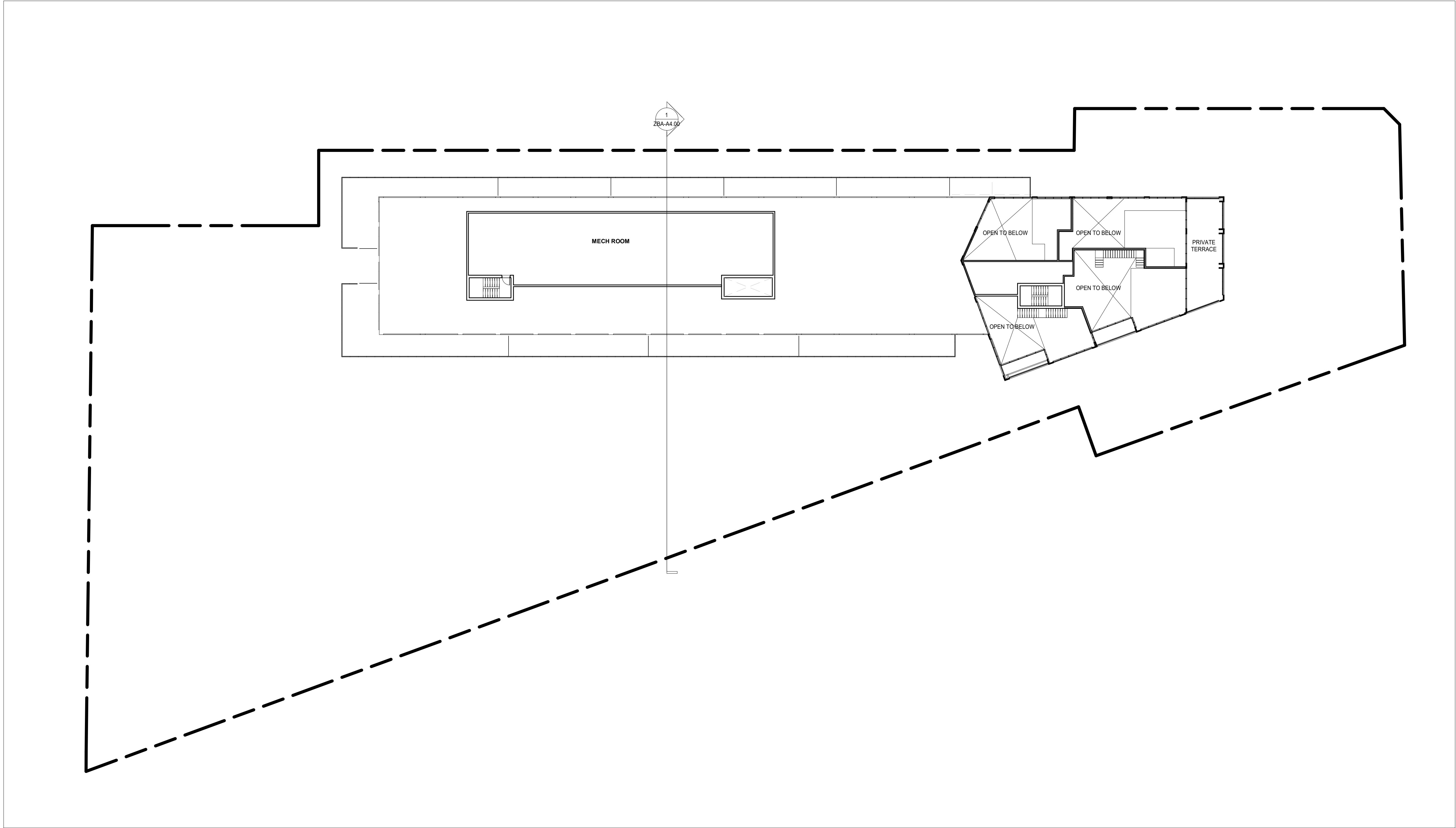


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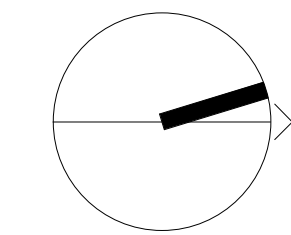
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COLLINGWOOD BLOCK 6 -  
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Side Launch Way, Collingwood, ON

SHEET TITLE

MECH PH LEVEL

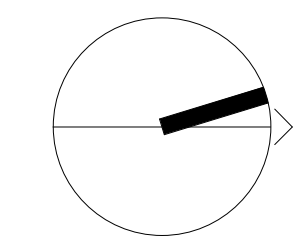
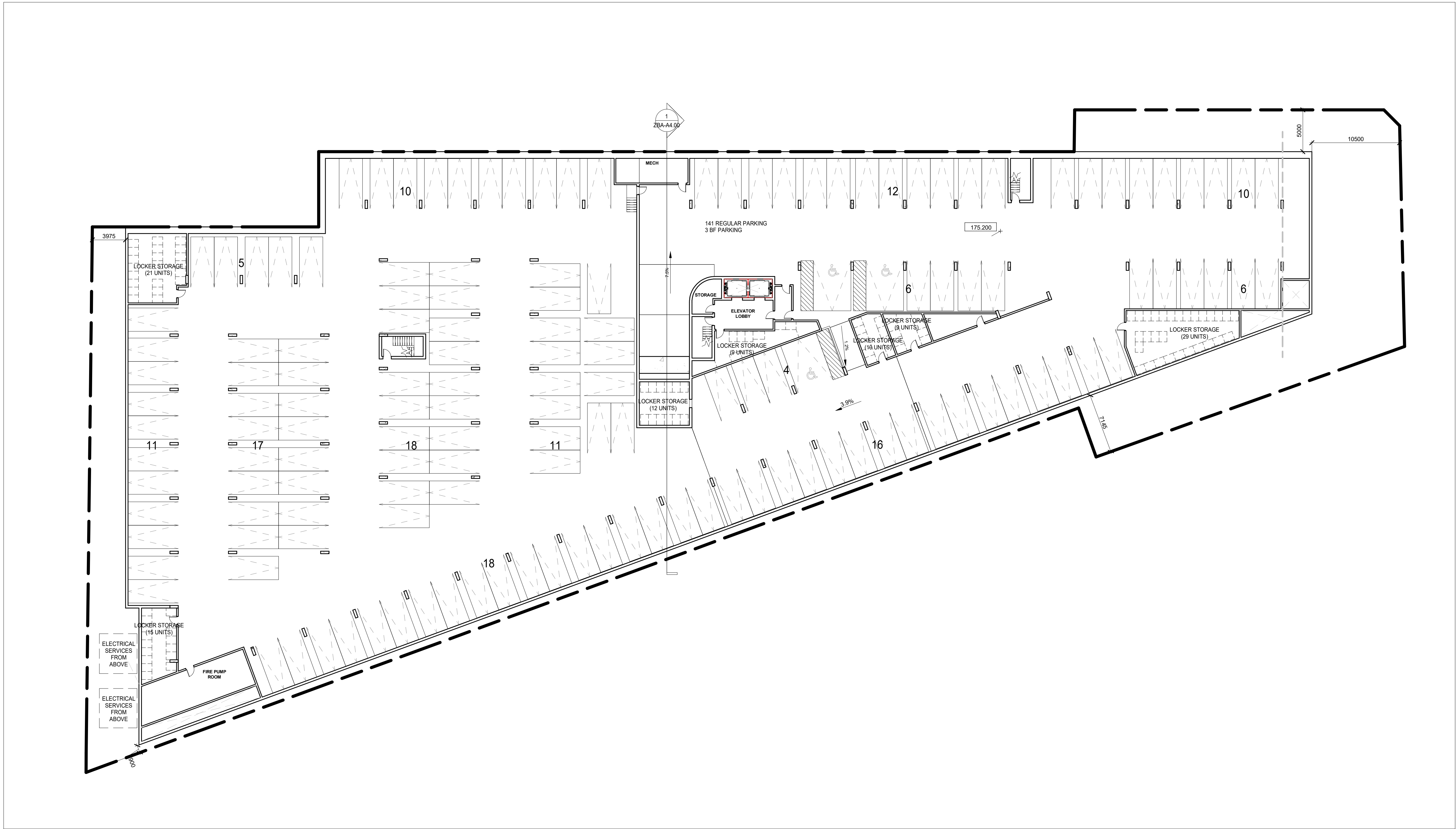
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ZBA-A2.70



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T 416.591.7788 F 416.591.1293 E mail@gpaa.com

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P1 LEVEL PLAN

ZBA-A2.P1



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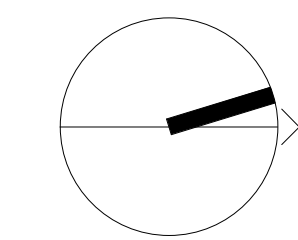
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462 Wellington Street West, Toronto, Canada M5V 1E3,  
T 416.591.7788 F 416.591.1293 E mail@gpaa.com

COLLINGWOOD BLOCK 6 -  
PRELIMINARY DESIGN &  
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Side Launch Way, Collingwood, ON

SHEET TITLE

ELEVATIONS - EAST/WEST

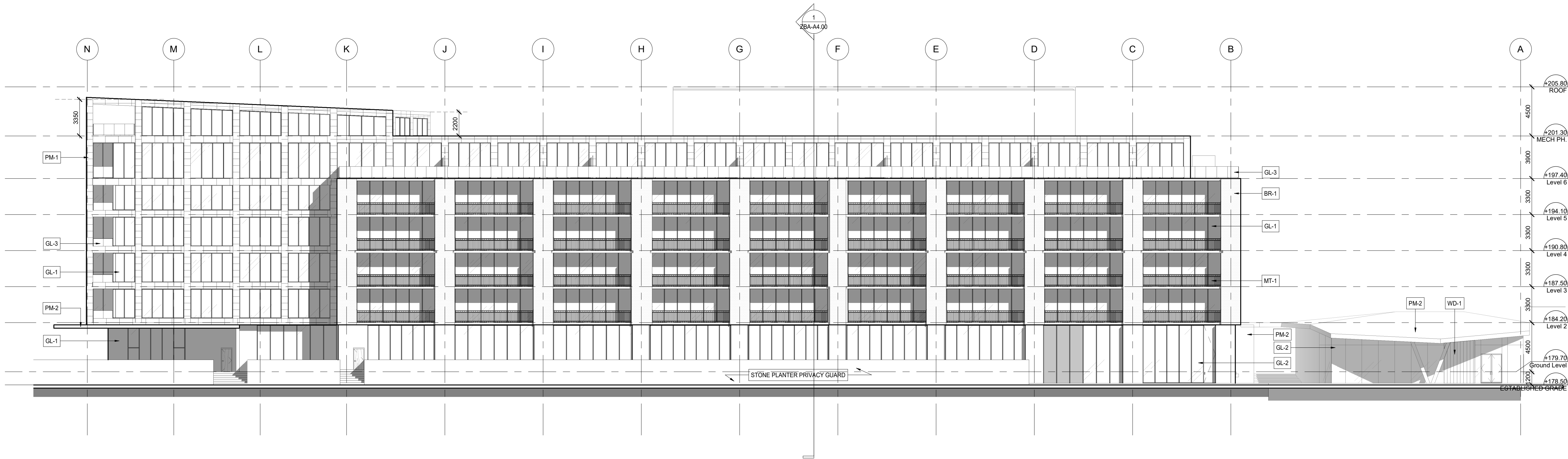
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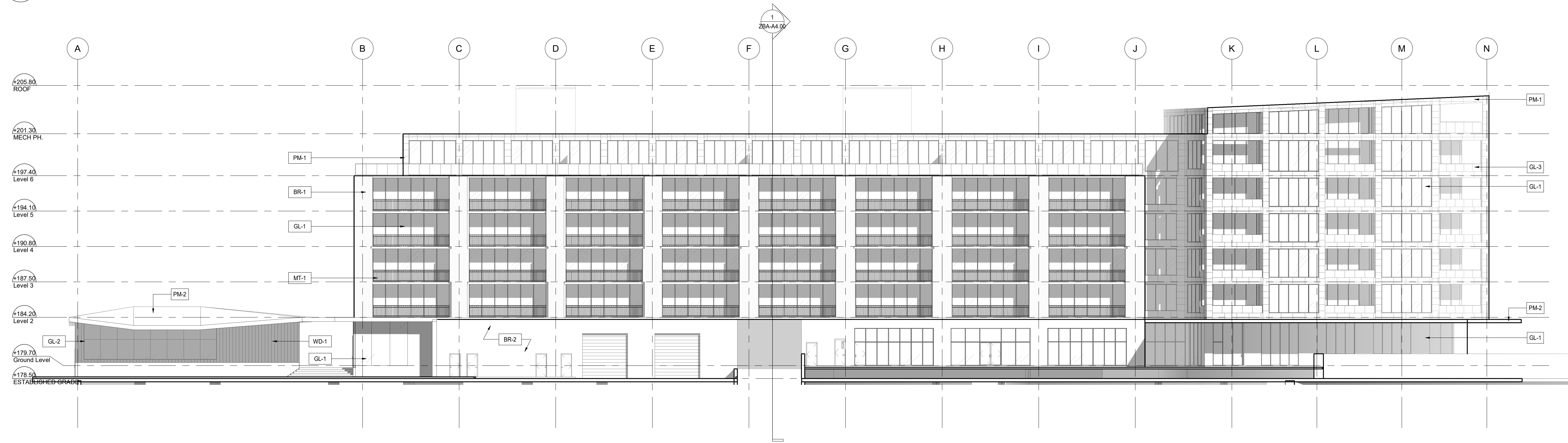
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EXTERIOR MATERIALS SCHEDULE

BR-1	BRICK MASONRY
BR-2	BRICK MASONRY
GL-1	CLEAR GLAZING
GL-2	CLEAR GLAZING (RETAIL)
GL-3	CLEAR GLASS GUARD
MT-1	METAL GUARD
PM-1	METAL WALL PANEL
PM-2	METAL ROOF PANEL
WD-1	COMPOSITE "WOOD" SIDING



2 WEST ELEVATION  
ZBA-A3.00 1:200



1 EAST ELEVATION  
ZBA-A3.00 1:200



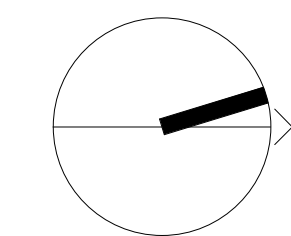
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petricone  
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Giannone Petricone Associates Inc. Architects  
462 Wellington Street West, Toronto, Canada M5V 1E3,  
T 416.591.7788 F 416.591.1293 E mail@gpaa.com

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Side Launch Way, Collingwood, ON

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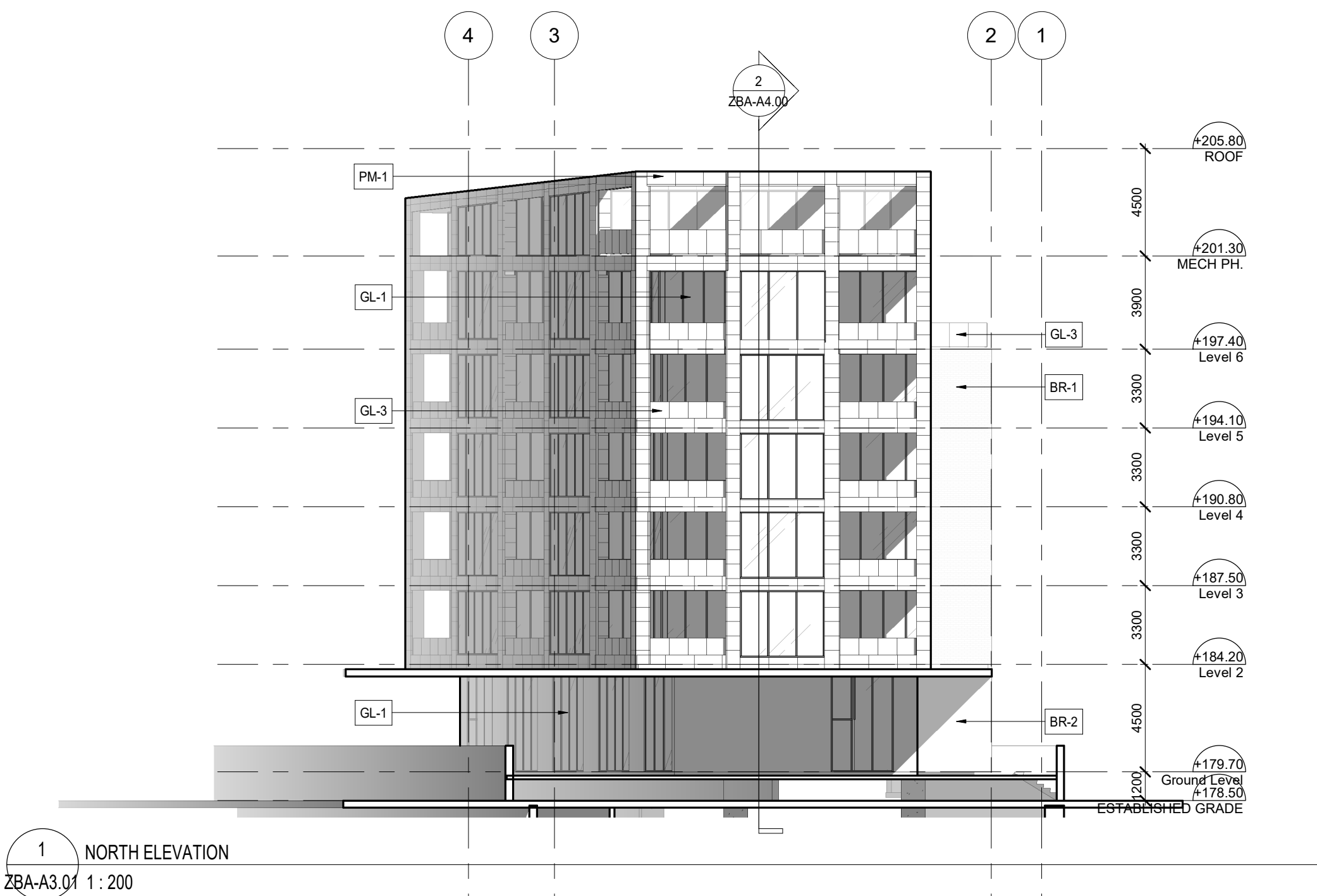
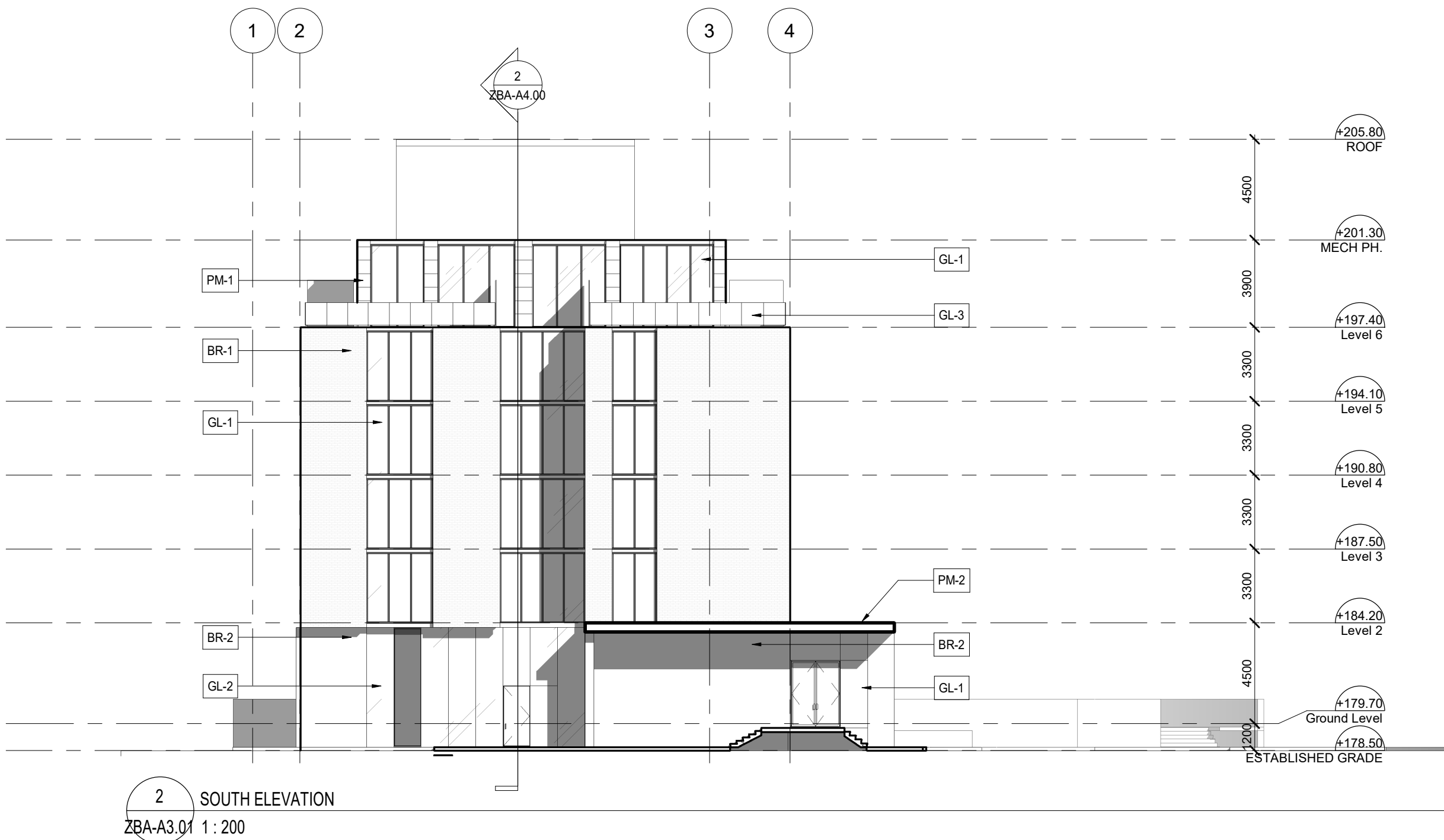
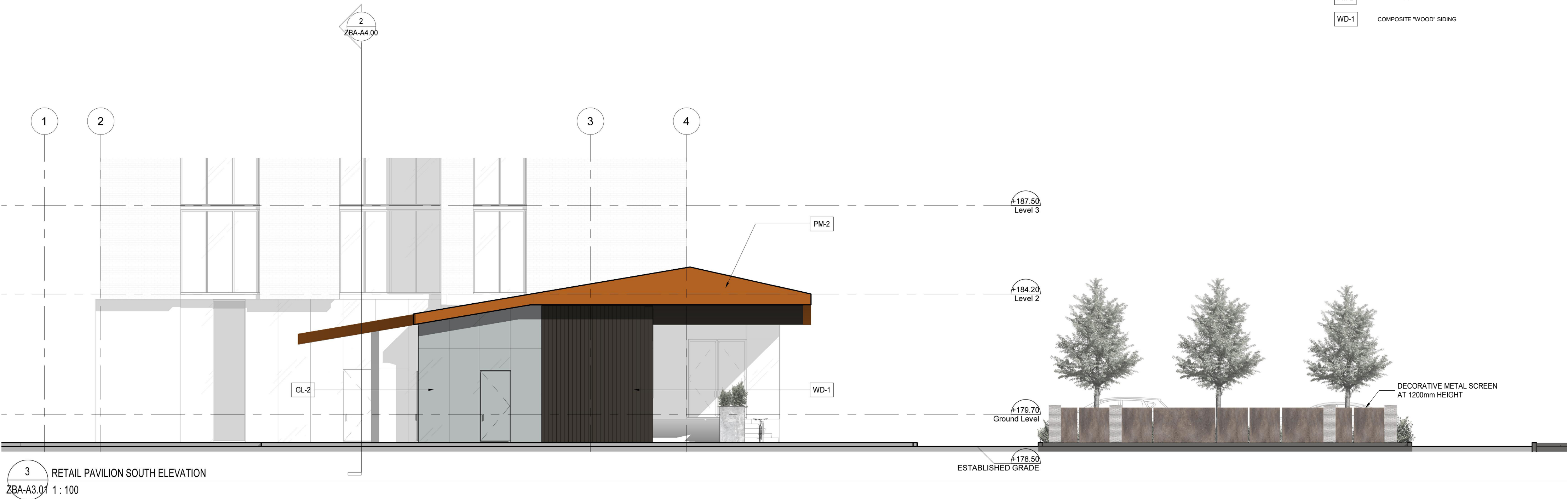
ELEVATIONS - NORTH/SOUTH

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PROJECT START DATE:	06/23/21
PROJECT NO.:	0001
SHEET NUMBER	

ZBA-A3.01

EXTERIOR MATERIALS SCHEDULE

BR-1	BRICK MASONRY
BR-2	BRICK MASONRY
GL-1	CLEAR GLAZING
GL-2	CLEAR GLAZING (RETAIL)
GL-3	CLEAR GLASS GUARD
MT-1	METAL GUARD
PM-1	METAL WALL PANEL
PM-2	METAL ROOF PANEL
WD-1	COMPOSITE "WOOD" SIDING



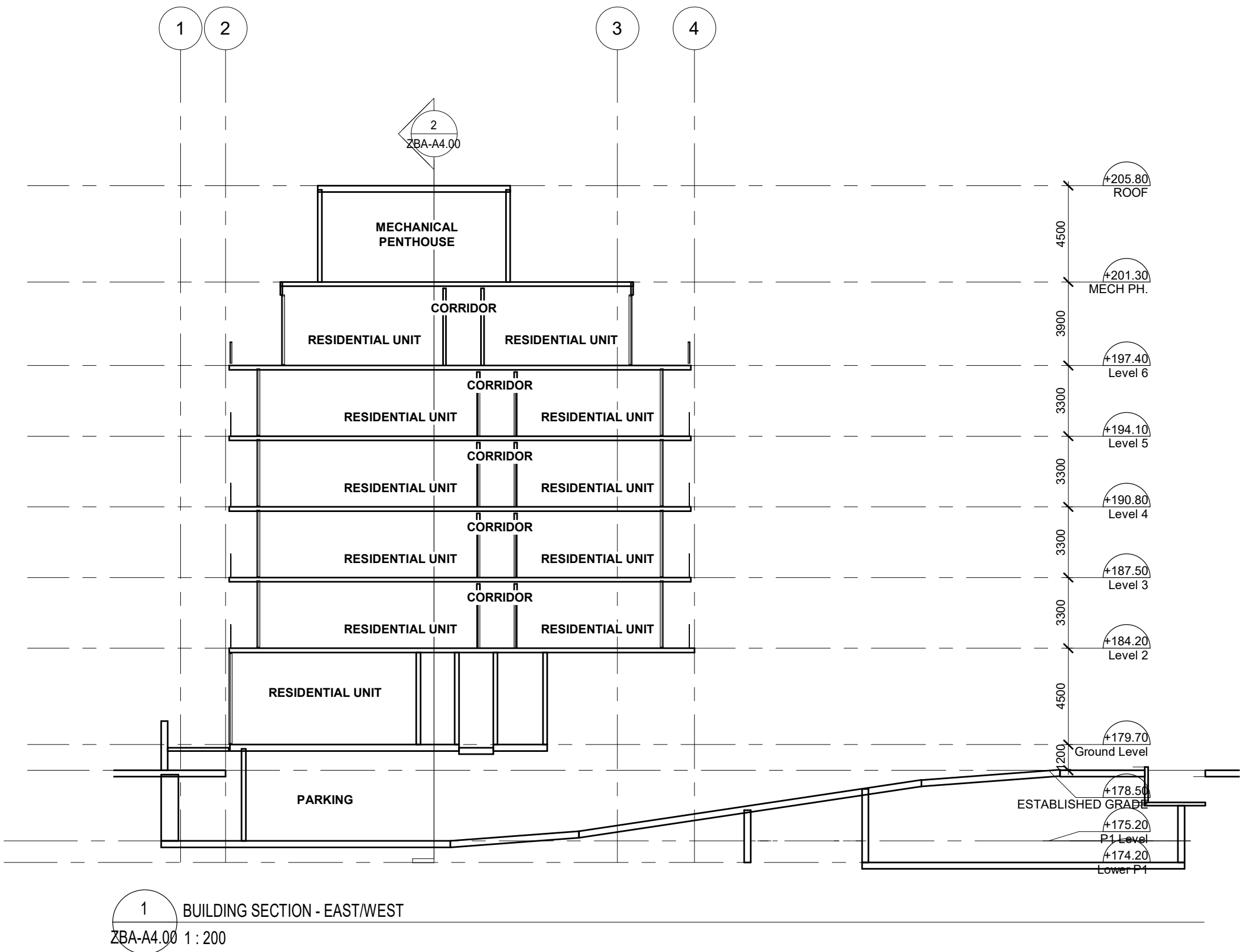
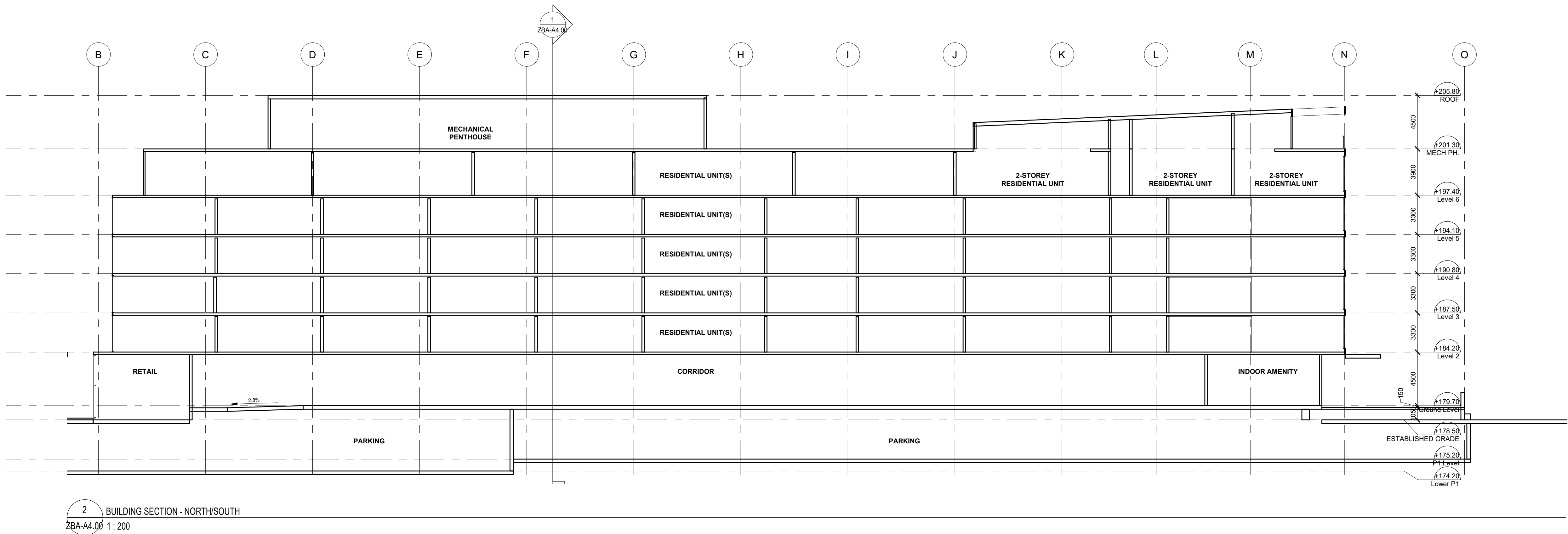


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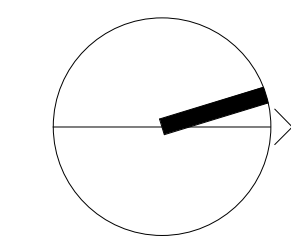
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SECTION

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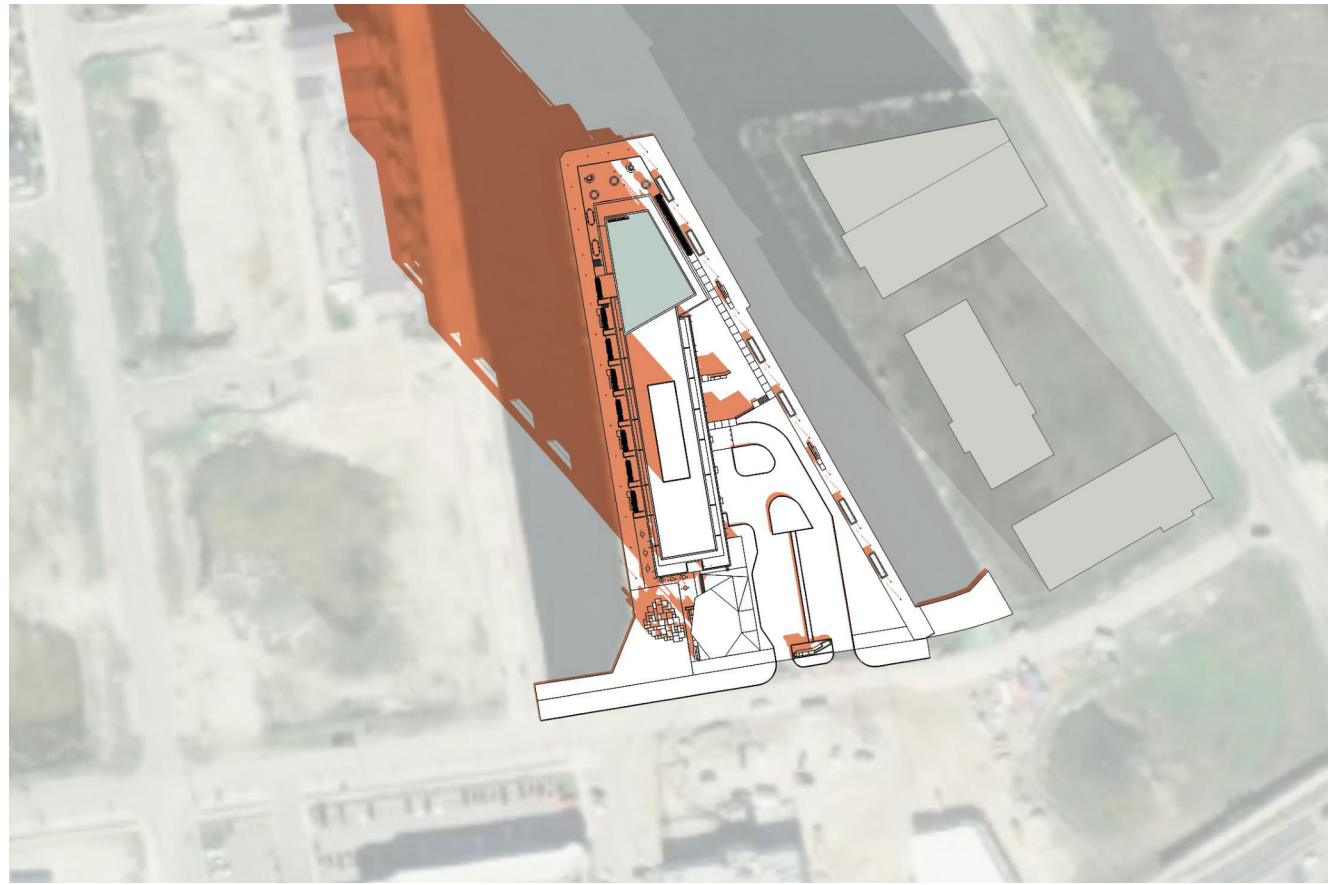


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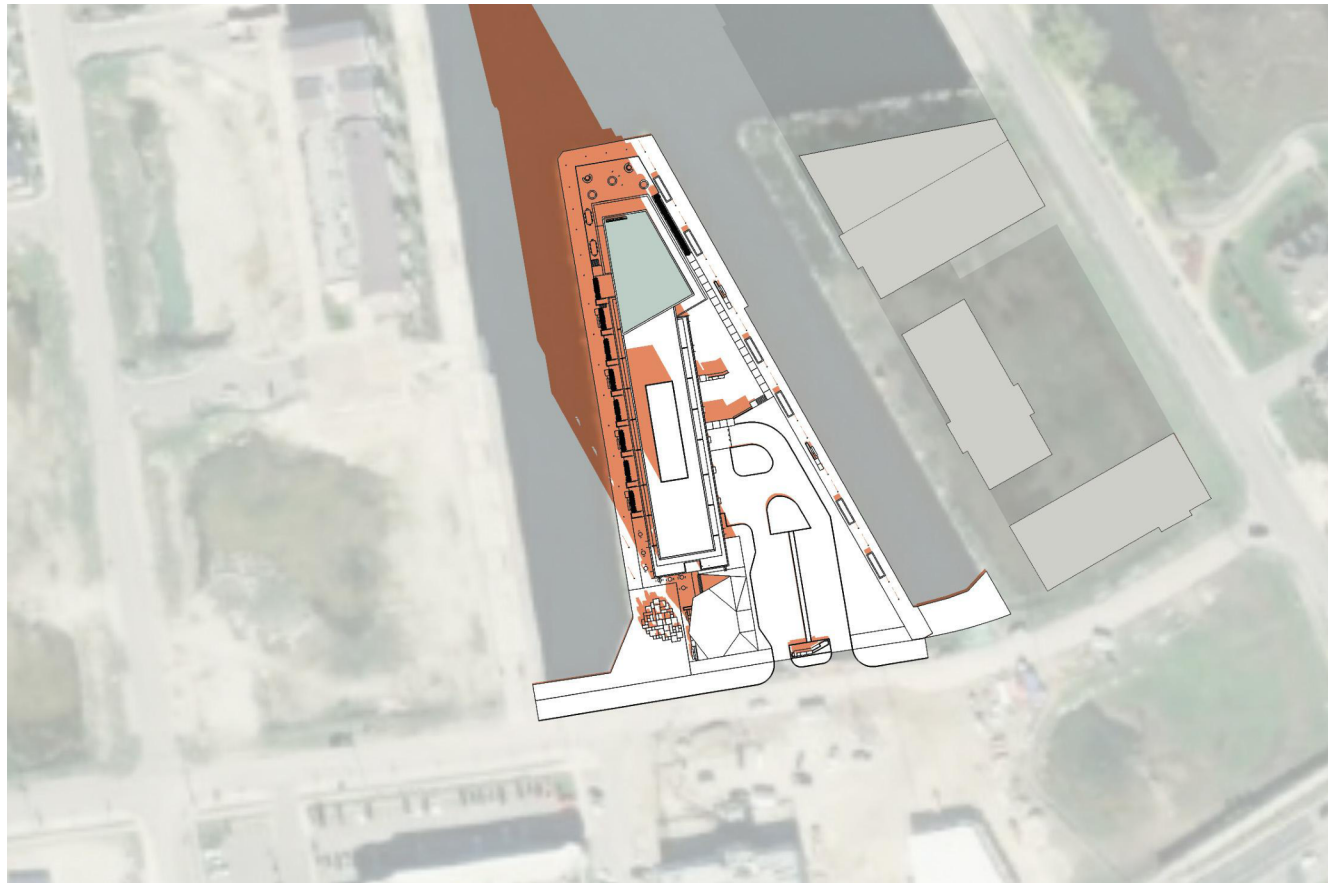
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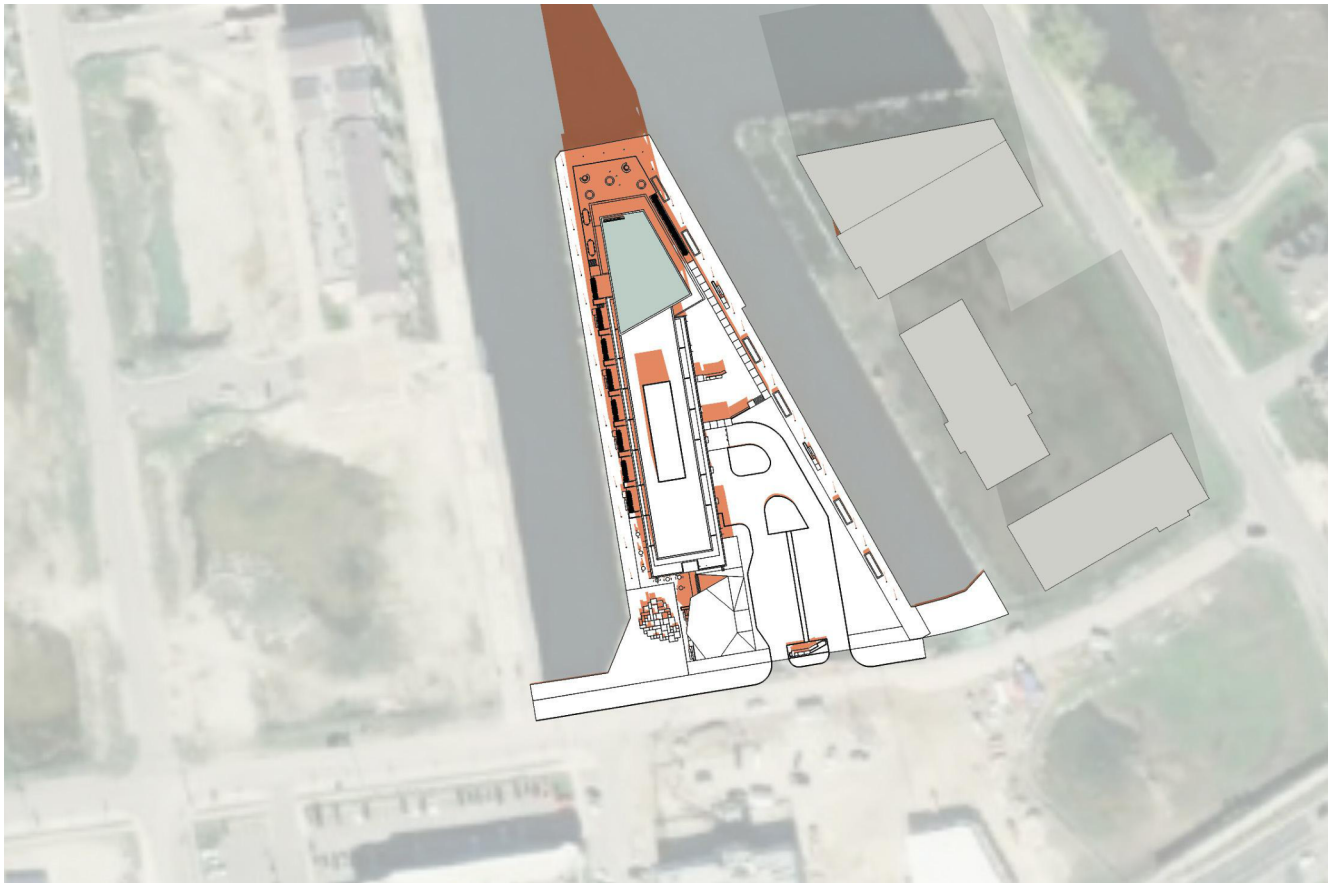
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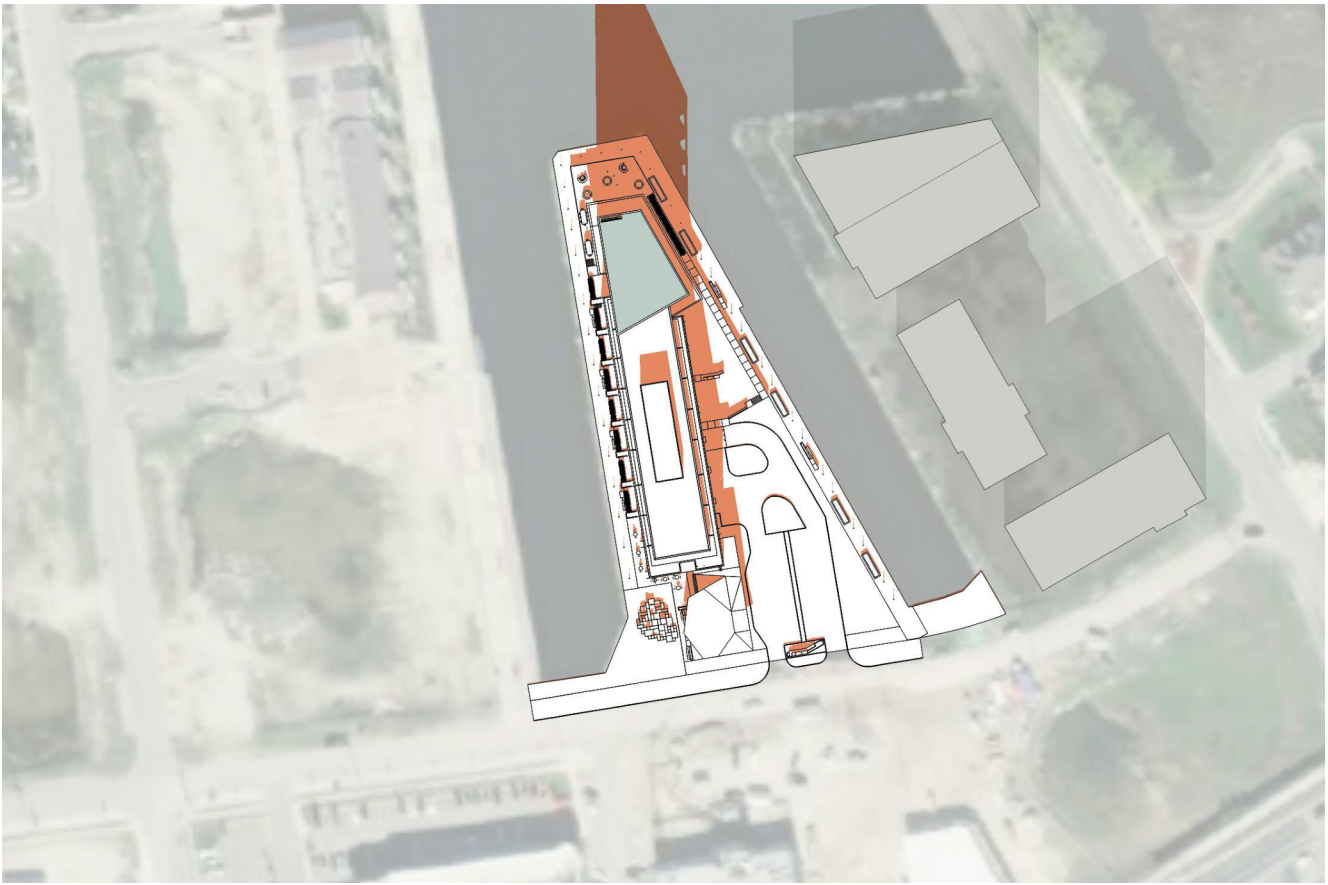
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DECEMBER 21



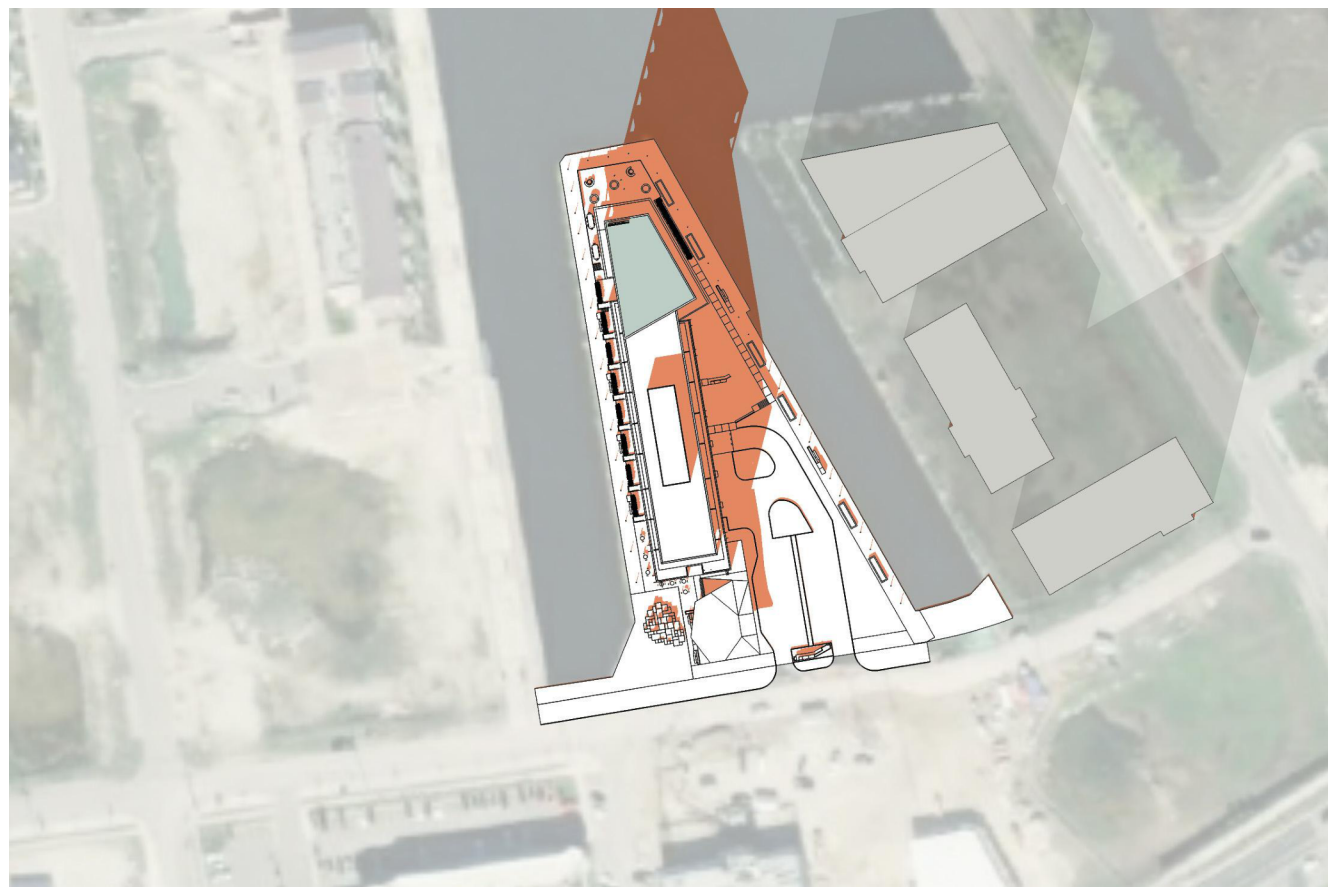
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DECEMBER 21



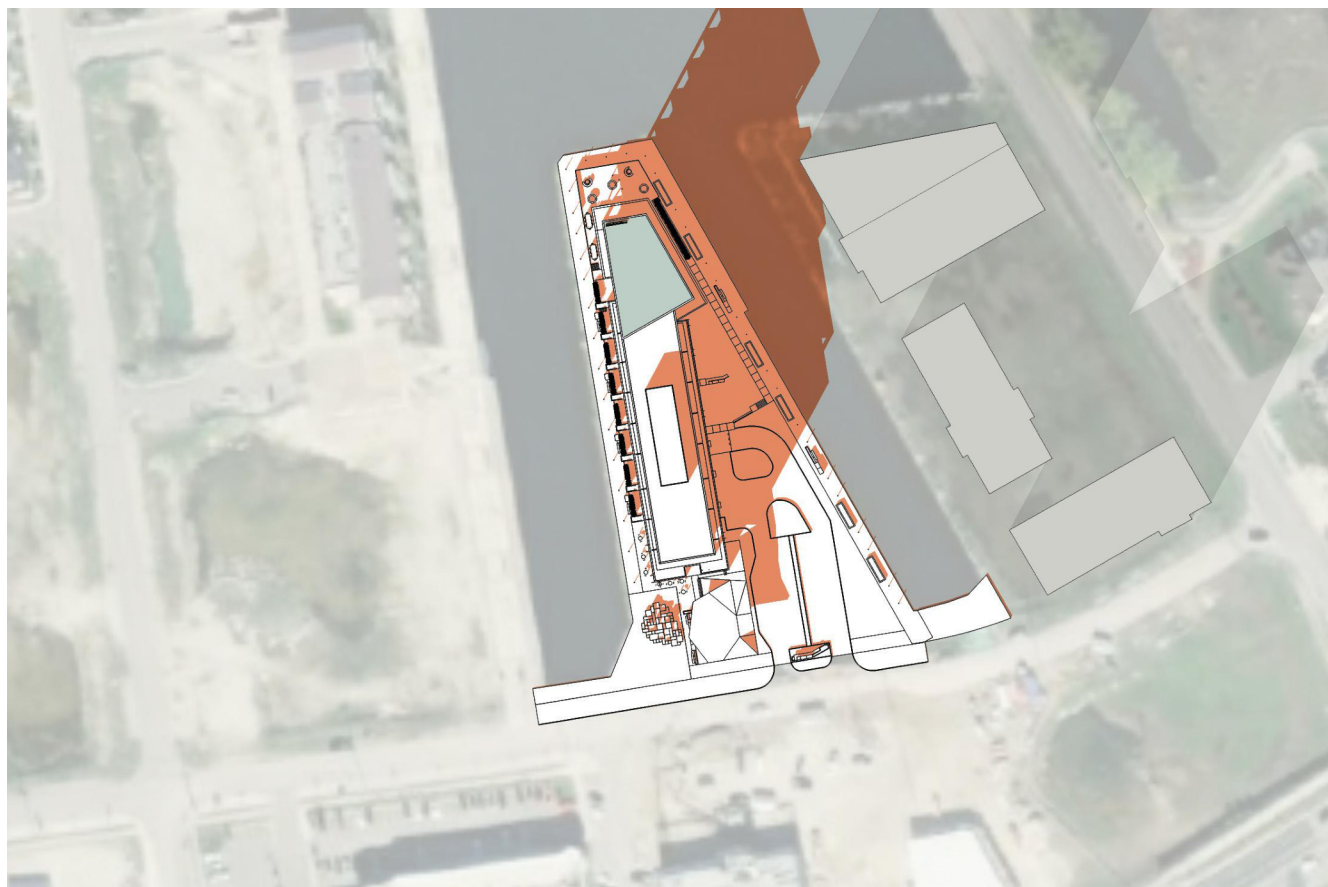
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DECEMBER 21



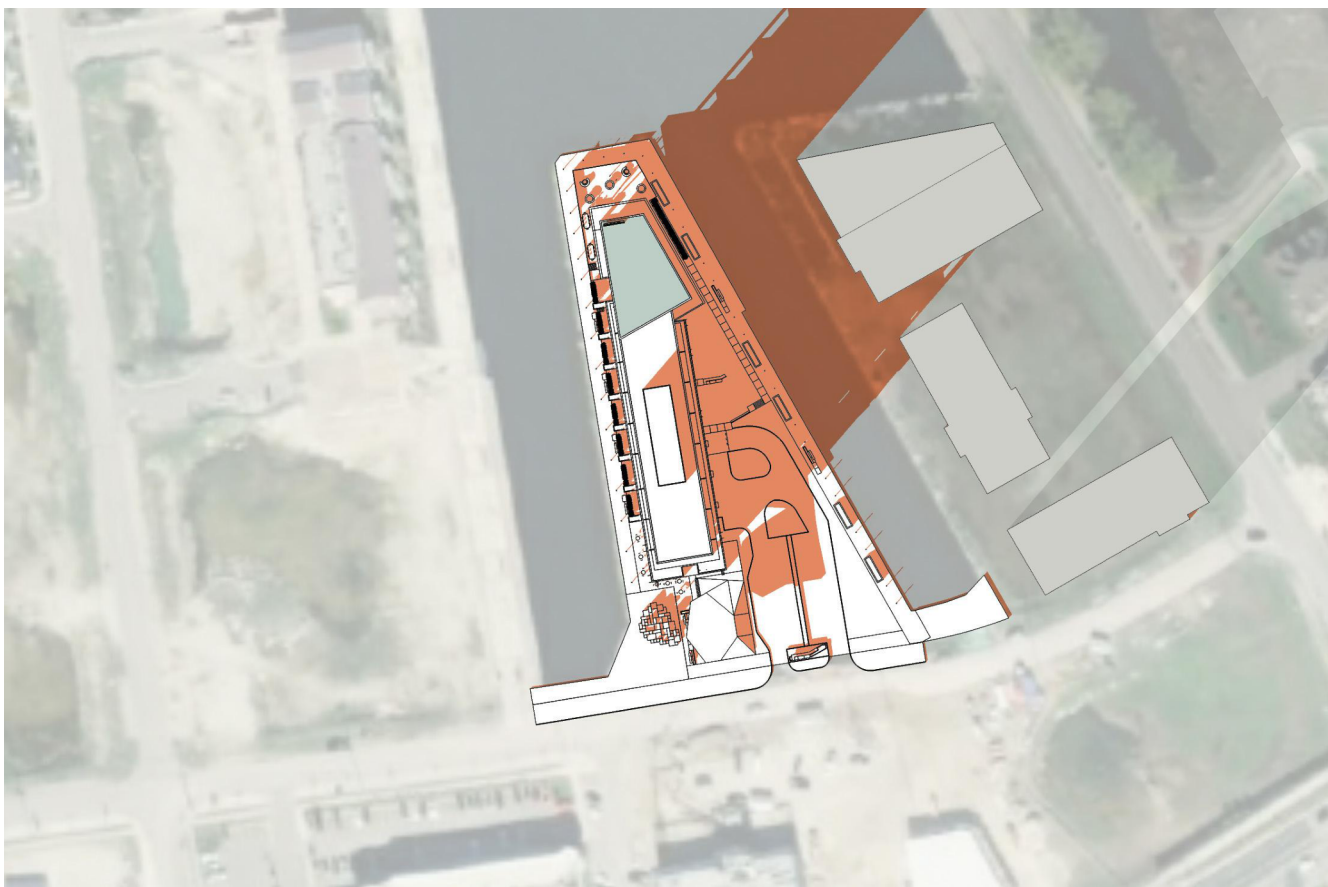
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DECEMBER 21



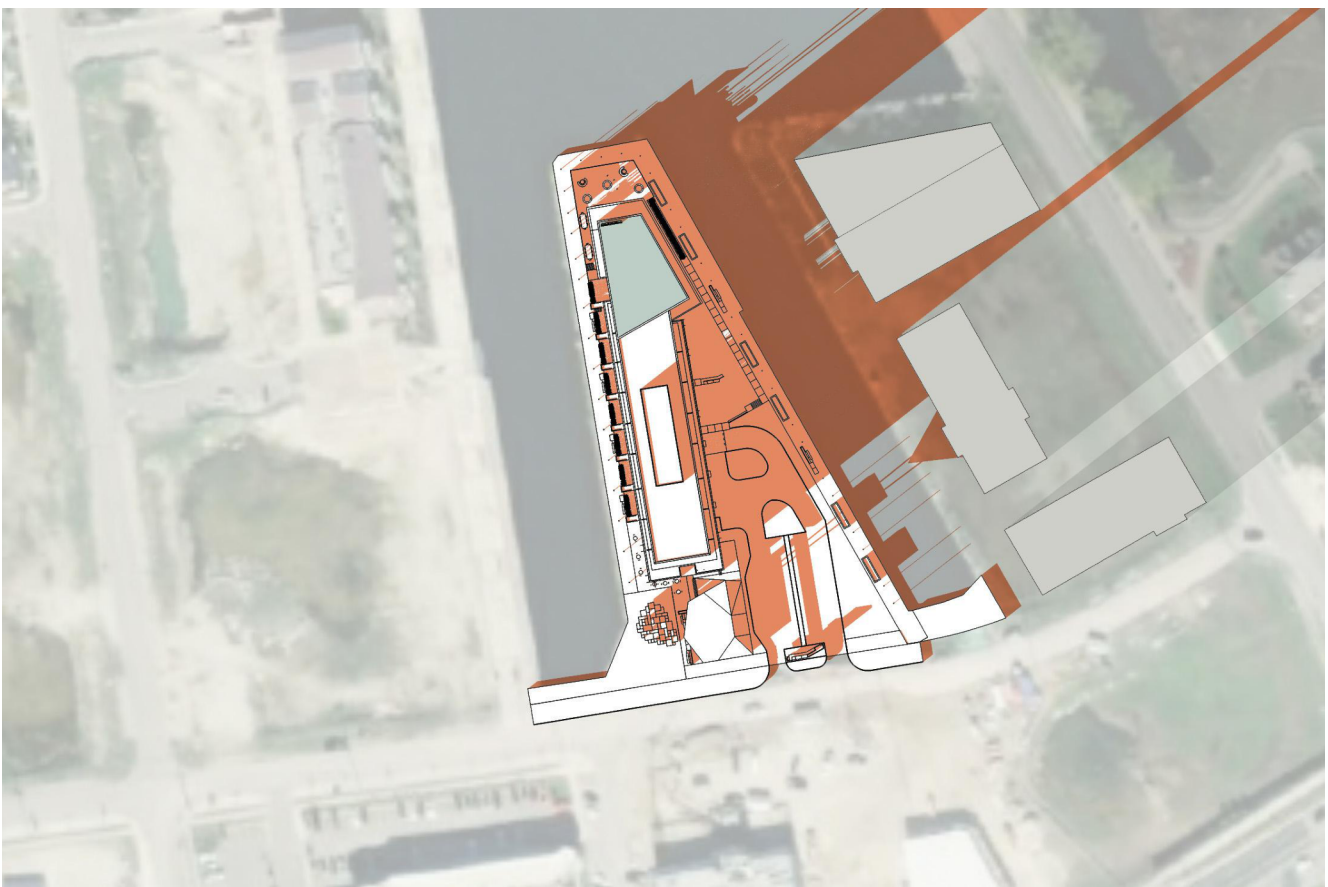
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giannone  
petricon  
associates

Giannone Petricon Associates Inc. Architects  
462 Wellington Street West, Toronto, Canada M5V 1E3,  
T 416.591.7788 F 416.591.1293 E mail@gpaa.com

COLLINGWOOD BLOCK 6 -  
PRELIMINARY DESIGN &  
STATISTICS

Side Launch Way, Collingwood, ON

SHEET TITLE

SHADOW STUDY - DECEMBER

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT START DATE:	06/23/21
PROJECT NO.:	0001
SHEET NUMBER	

ZBA-A5.00

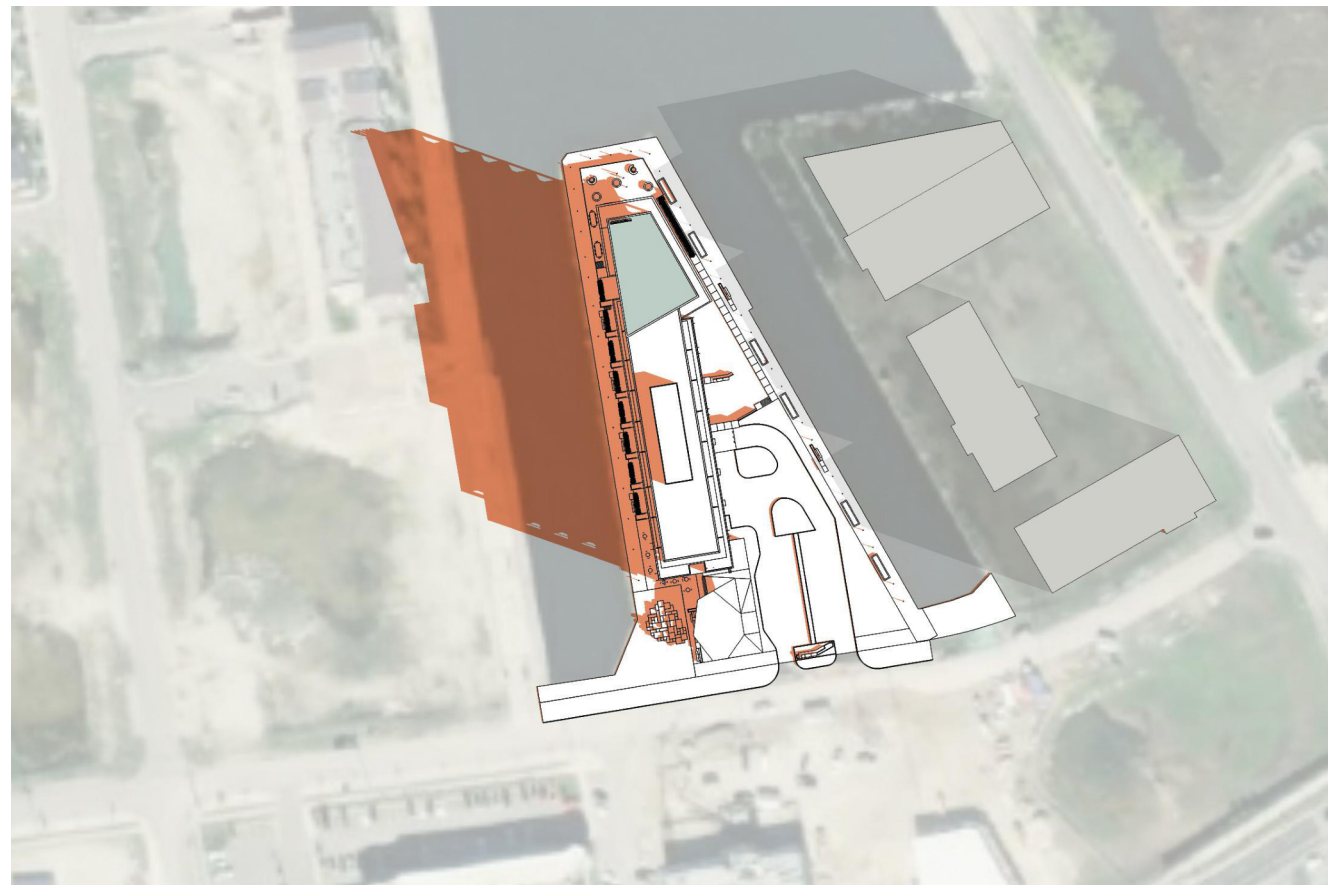


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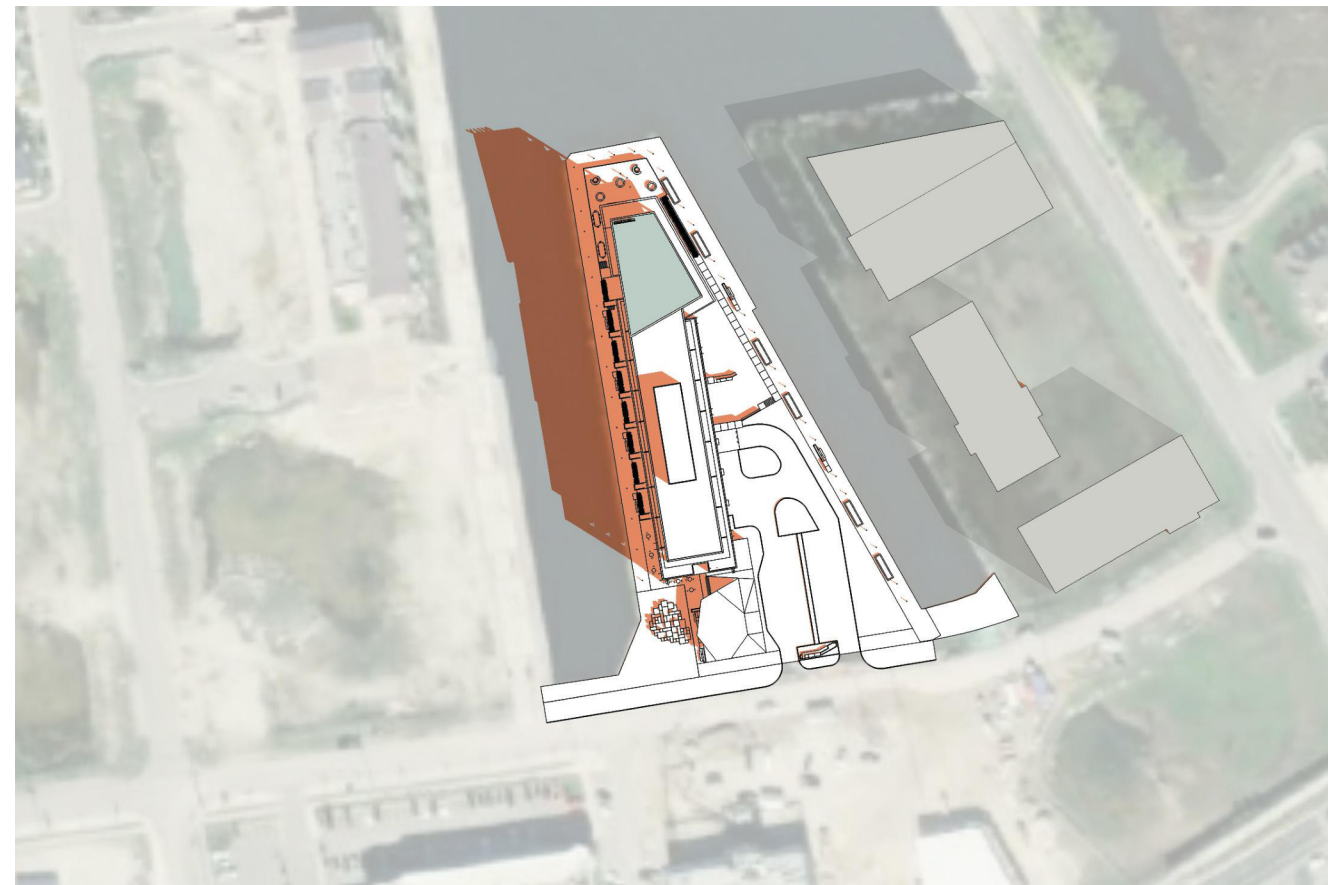
Revision \_\_\_\_\_ Date \_\_\_\_\_

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CONSTRUCTION**

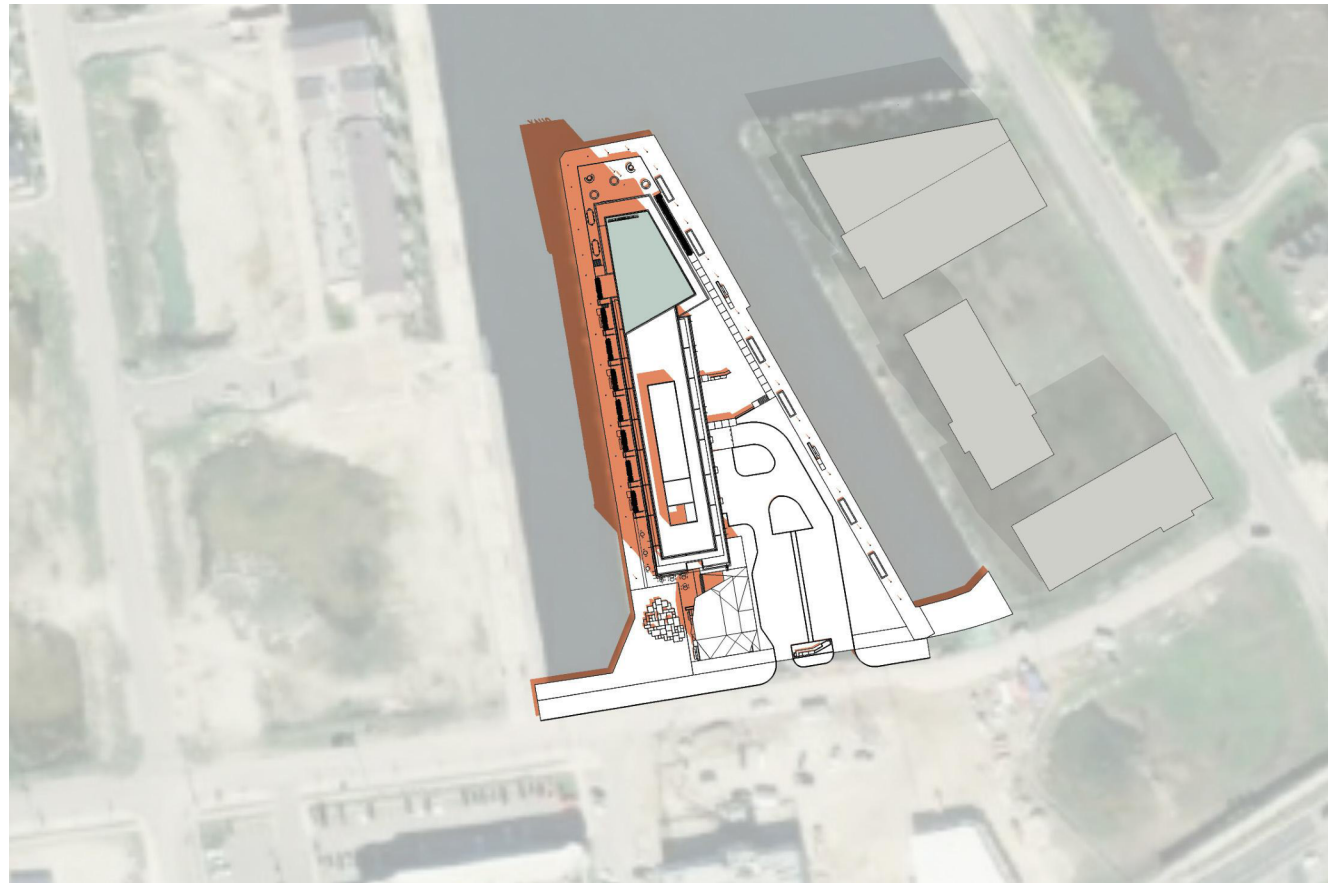
## PRELIMINARY



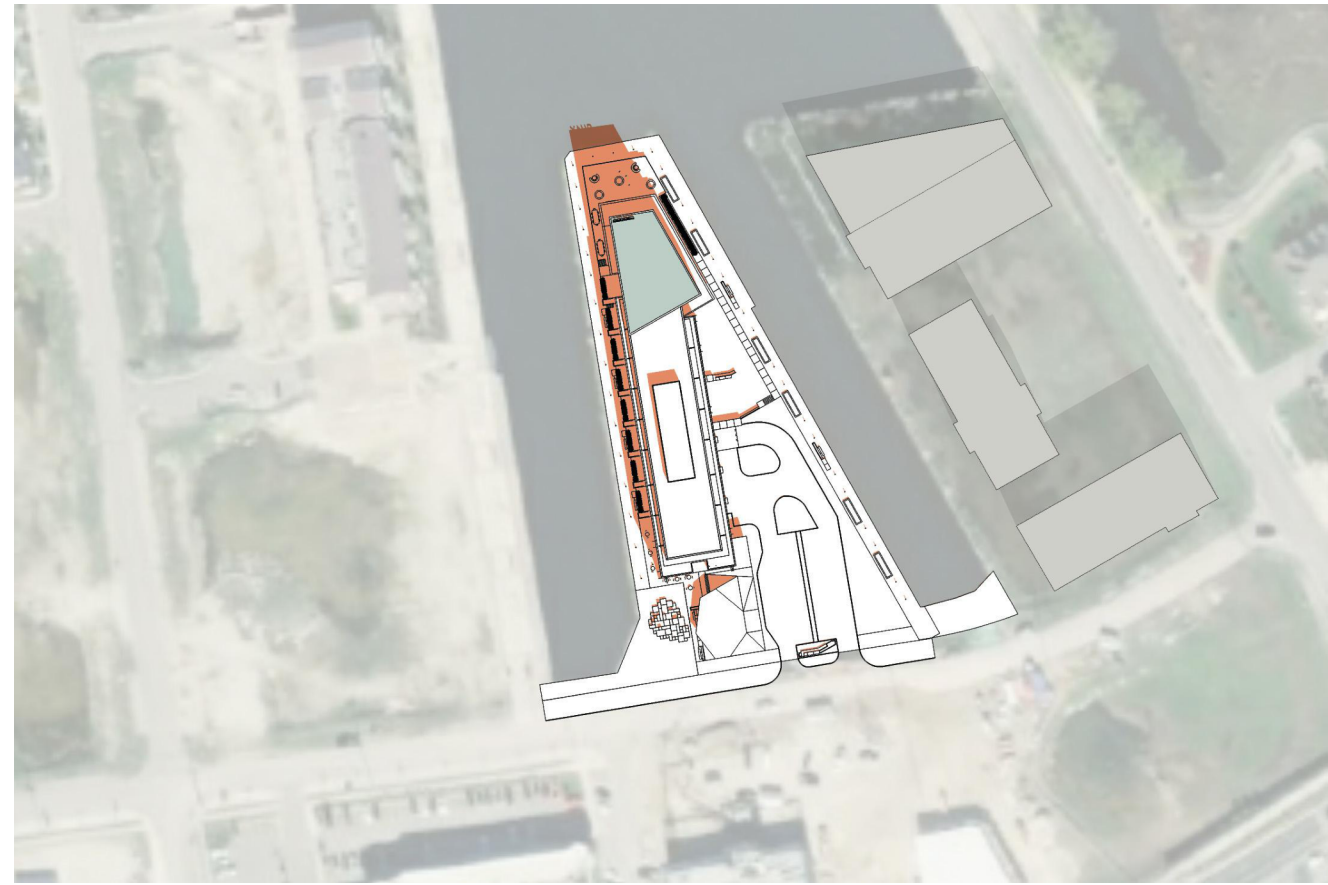
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MARCH/SEPT 21



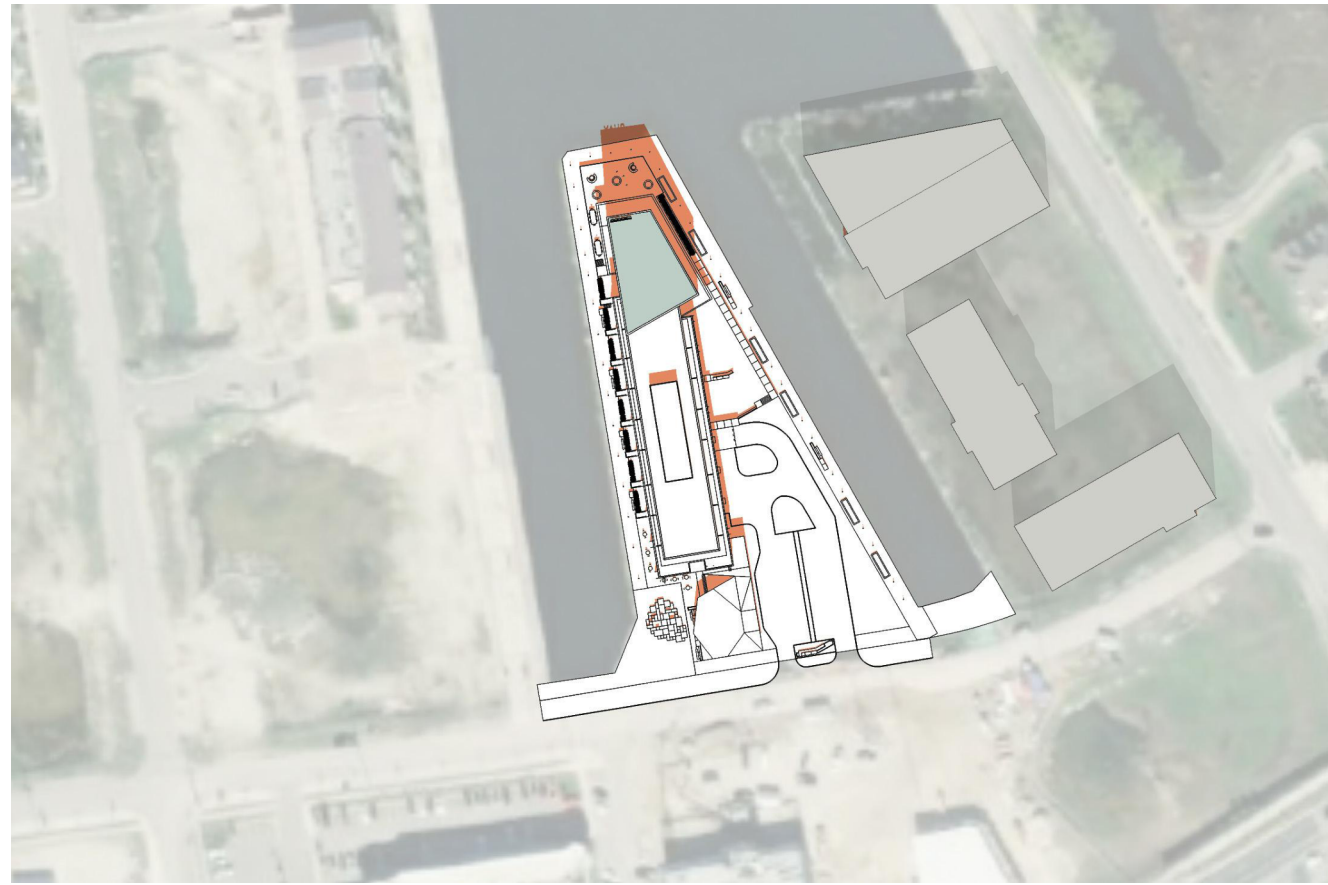
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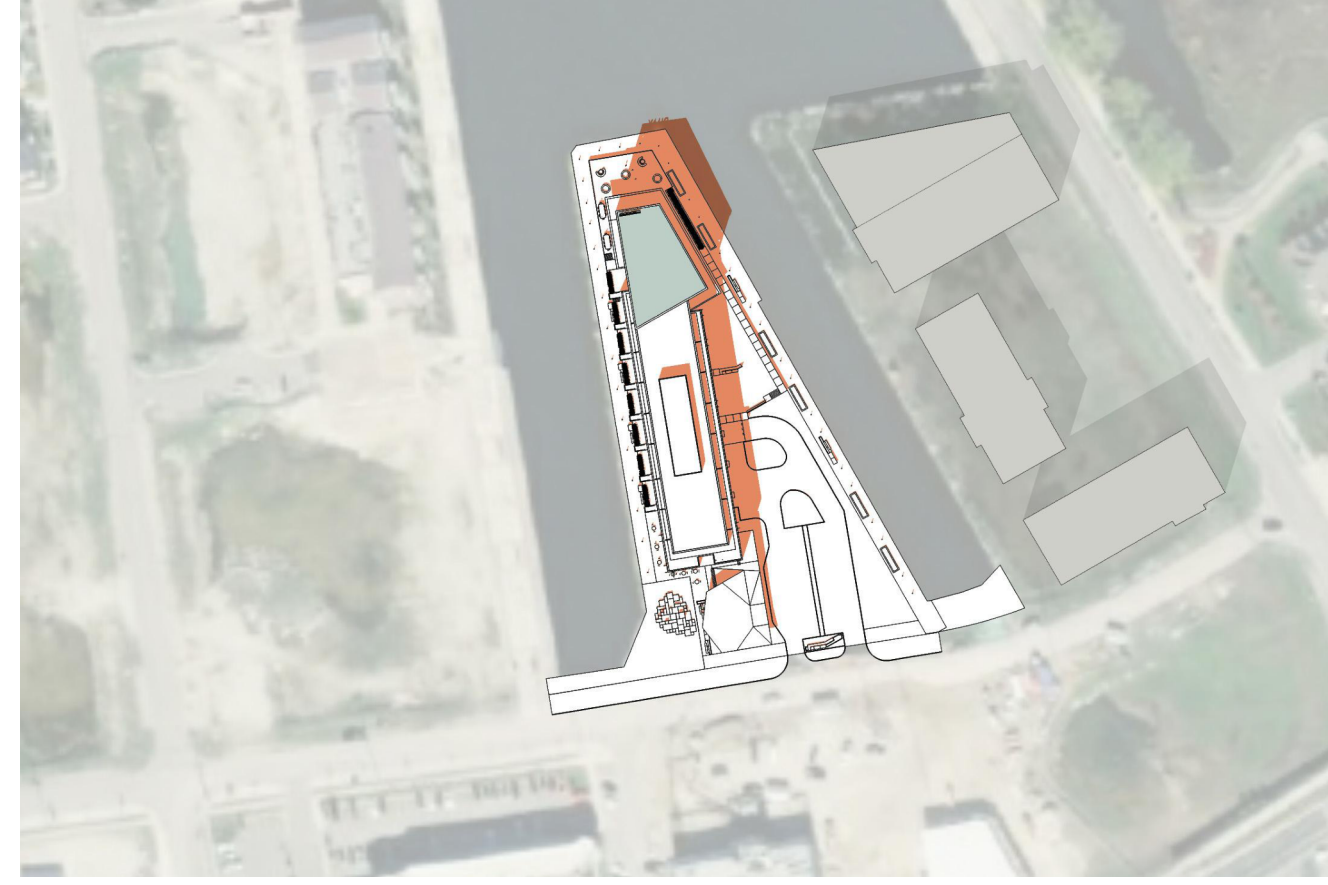
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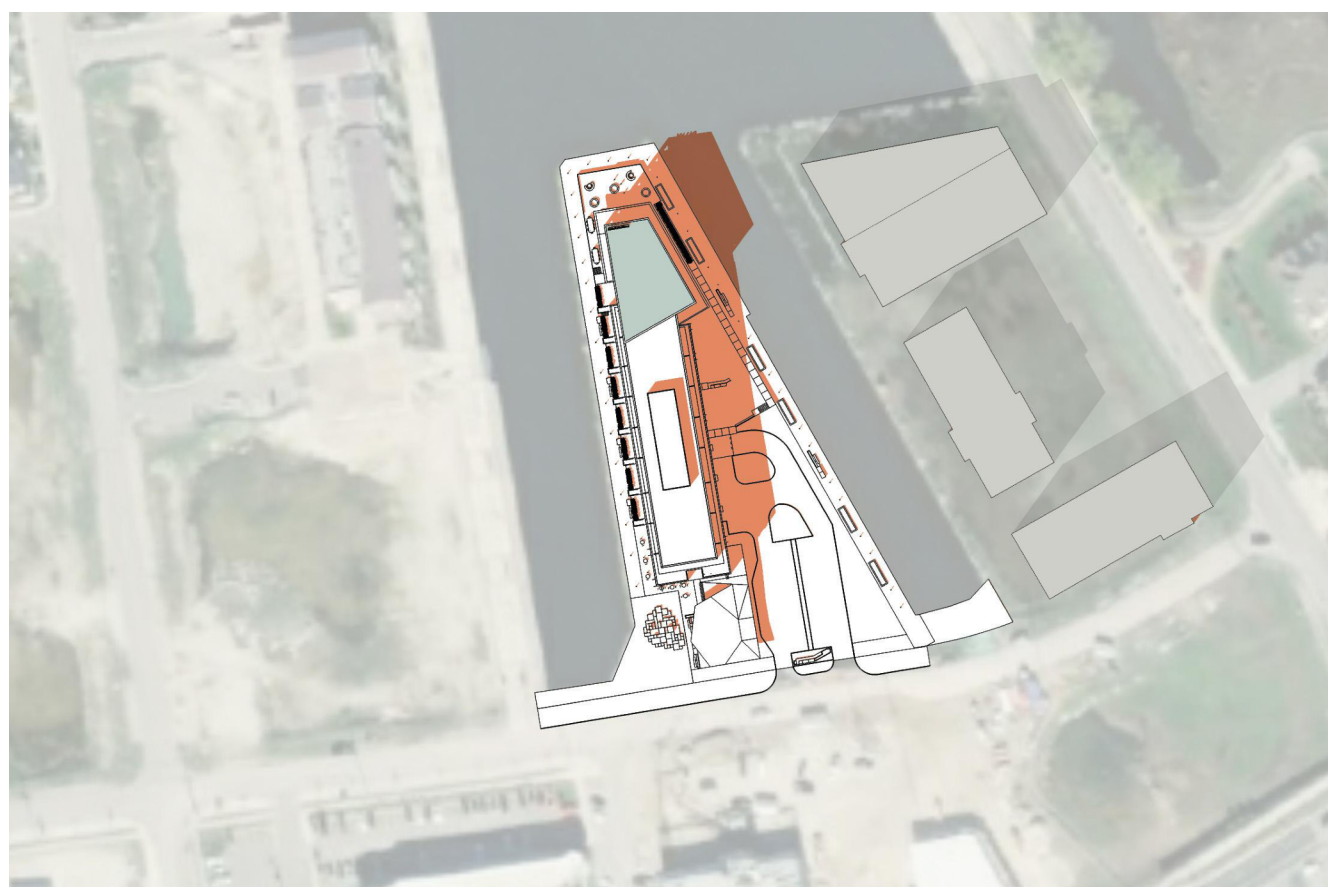
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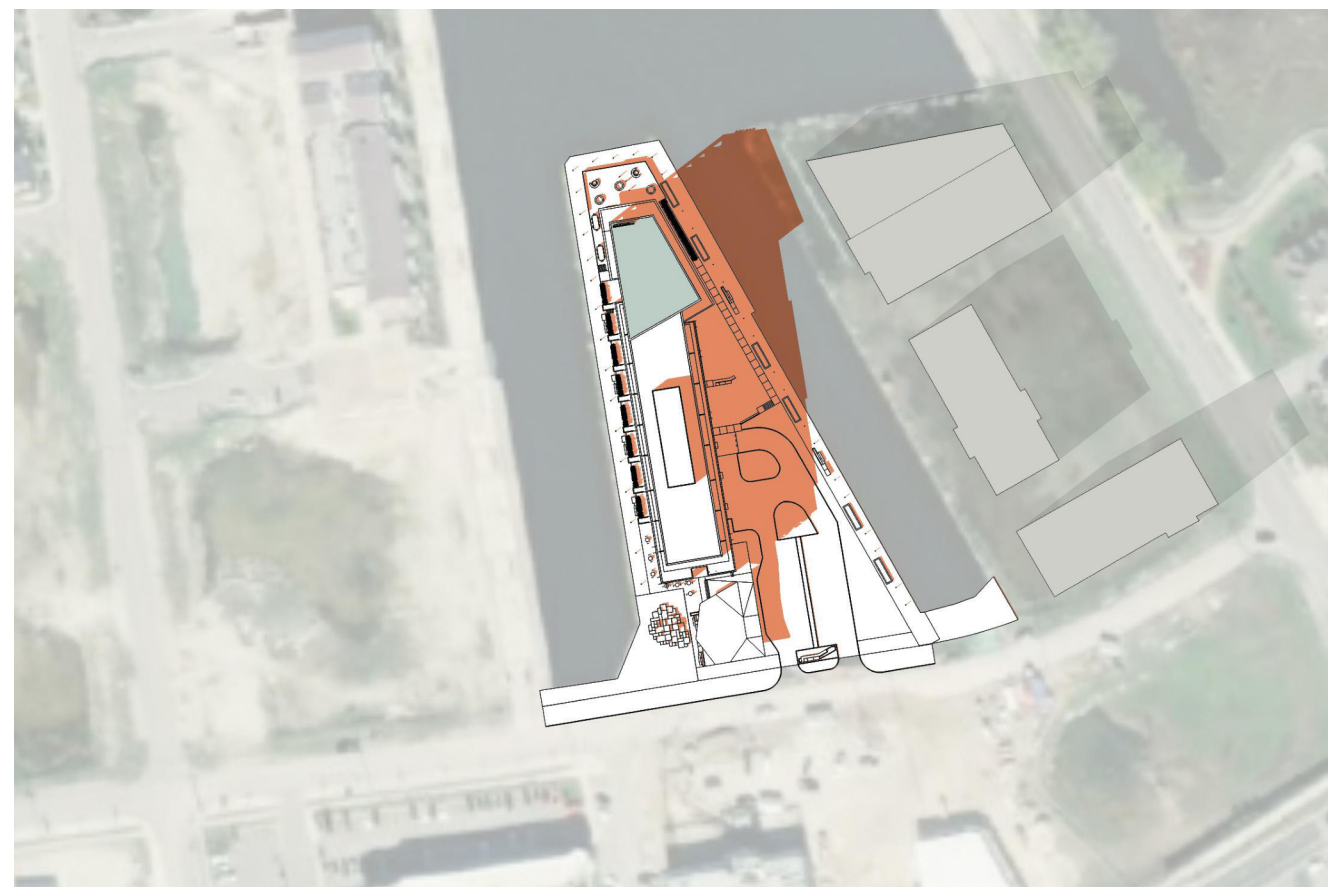
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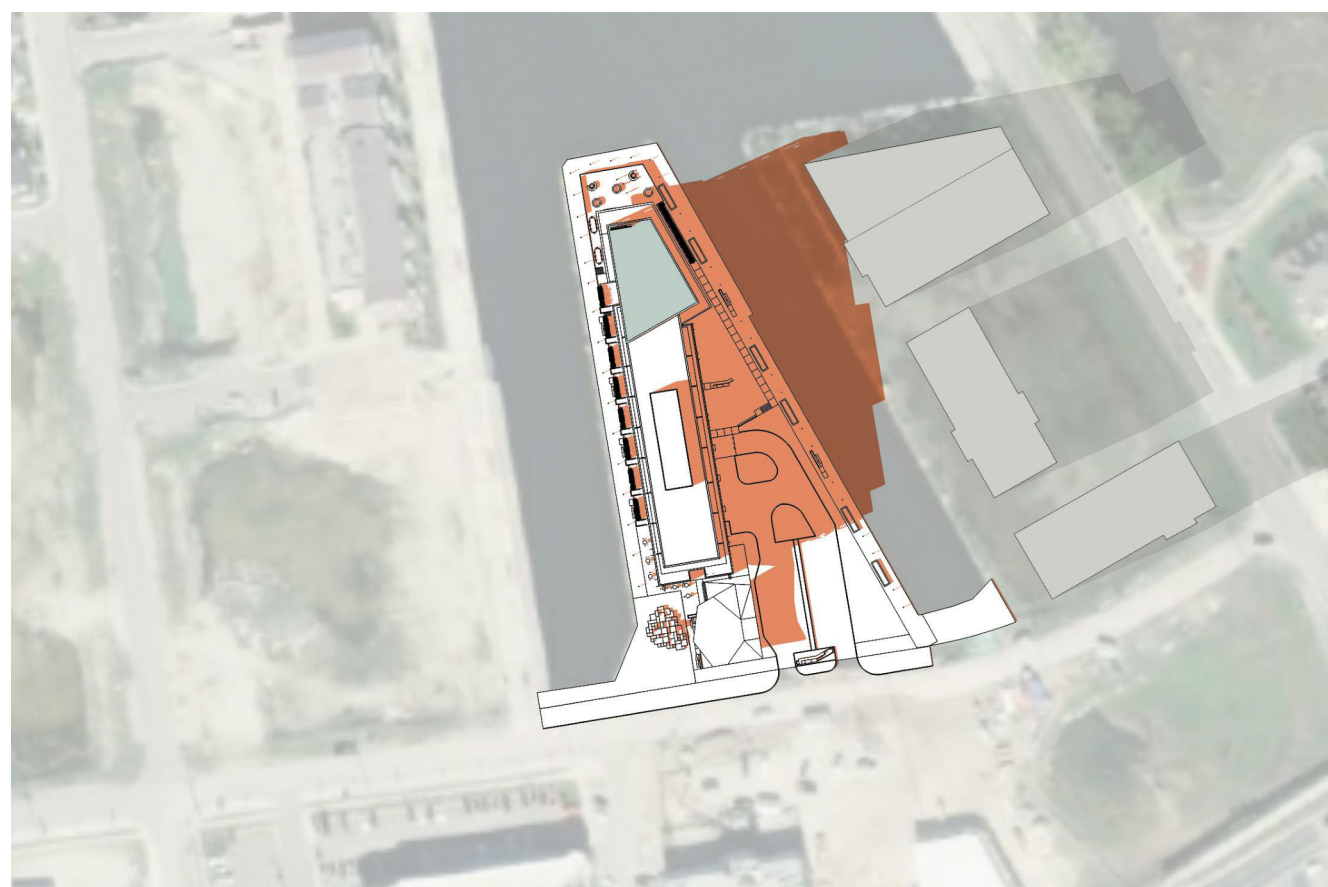
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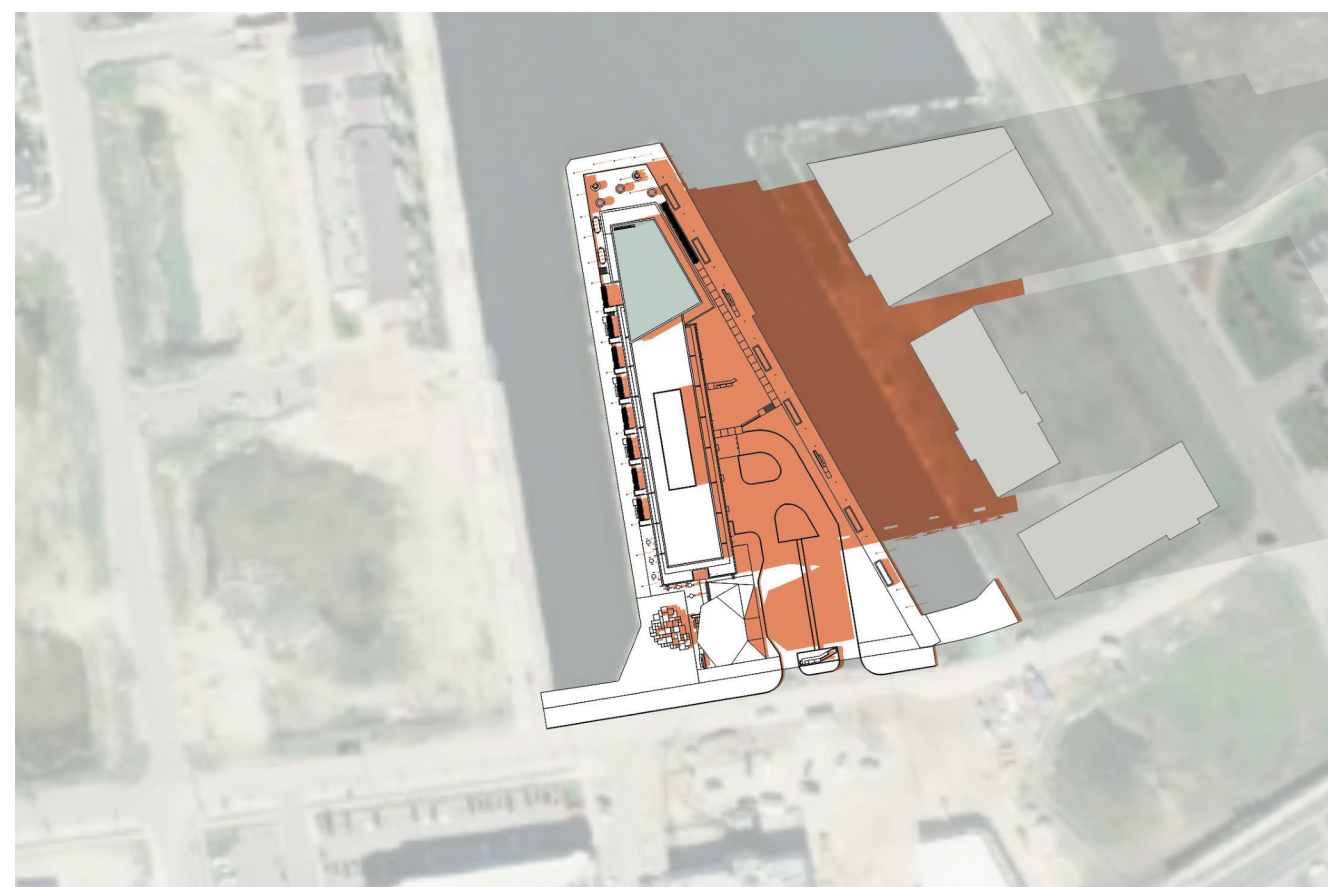
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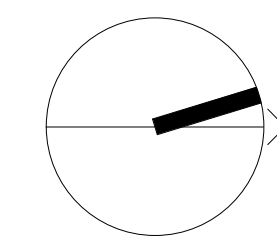


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MARCH/SEPT 21



ISSUED FOR OPA & REZONING UPDATE	2022-06-20
ISSUED FOR OPA & REZONING	2021-10-06

Revision	Date
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**giannone  
petricone  
associates**

Giannone Petricone Associates Inc. Architects  
462 Wellington Street West, Toronto, Canada M5V 1E3,  
T 416.591.7788 F 416.591.1293 E mail@gpaia.com

COLLINGWOOD BLOCK 6 -  
PRELIMINARY DESIGN &  
STATISTICS

Side Launch Way, Collingwood, ON

SHADOW STUDY -  
MARCH/SEPTEMBER

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT START DATE:	06/28/21
PROJECT NO.:	0001
SHEET NUMBER	

ZBA-A5.01

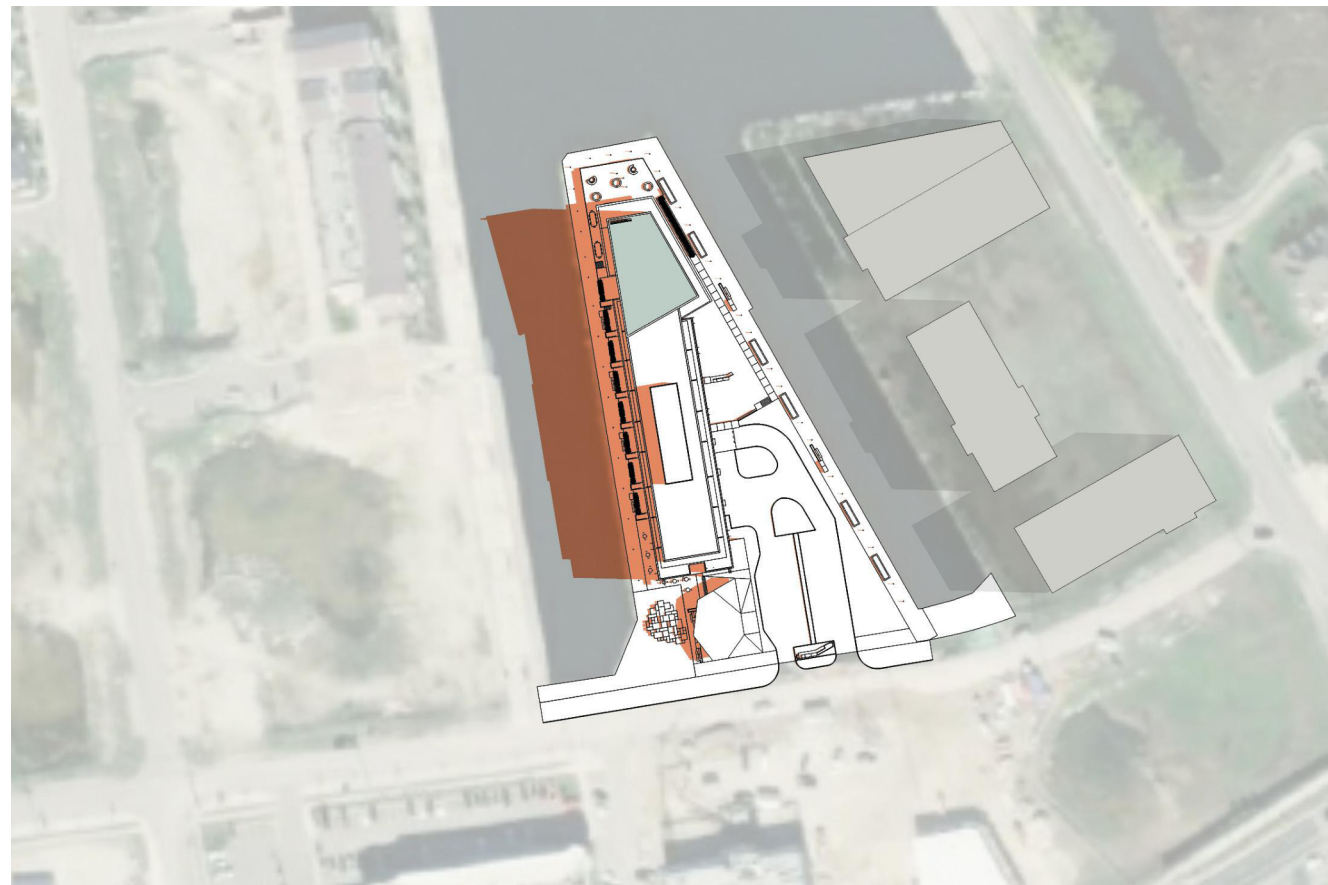


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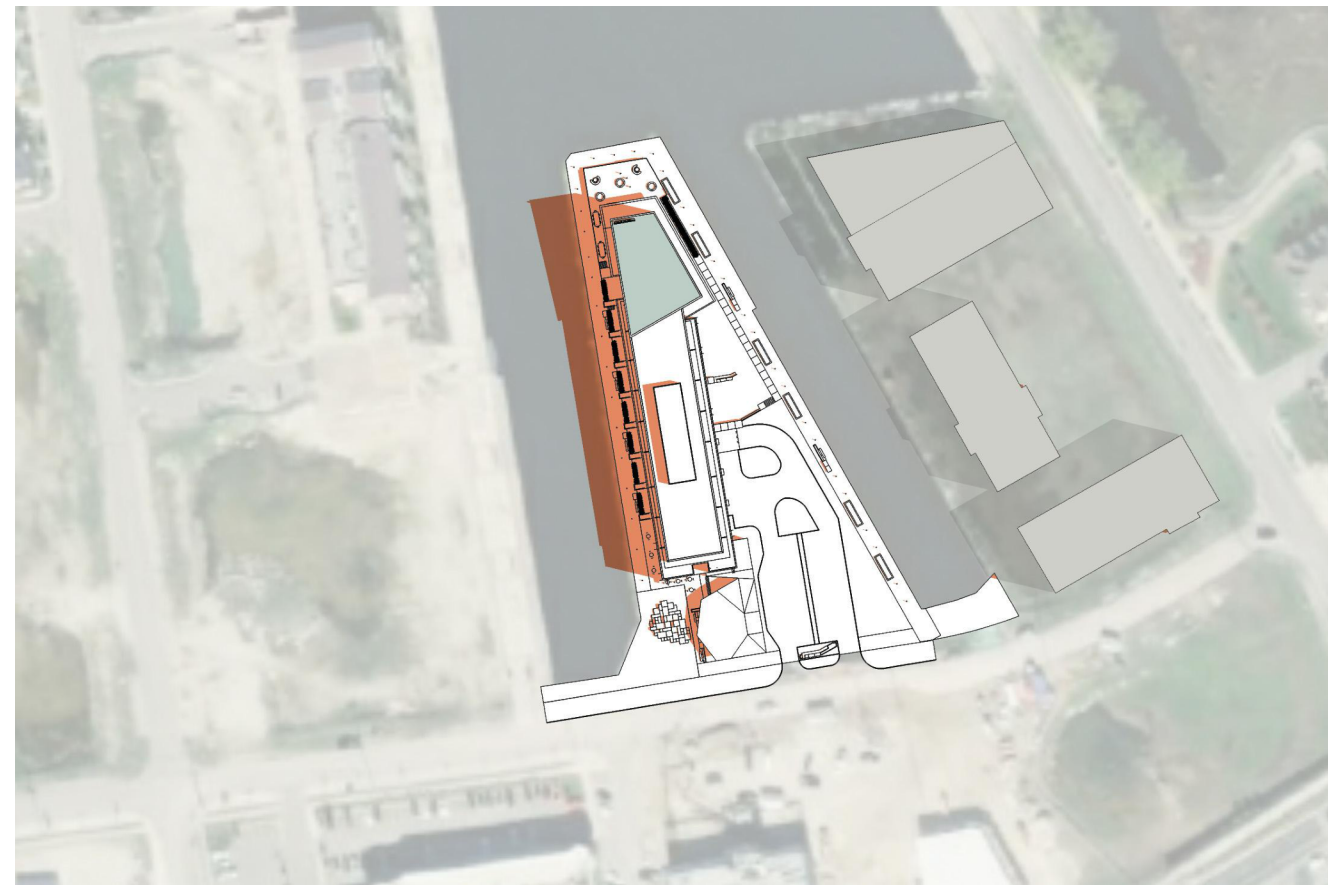
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CONSTRUCTION**

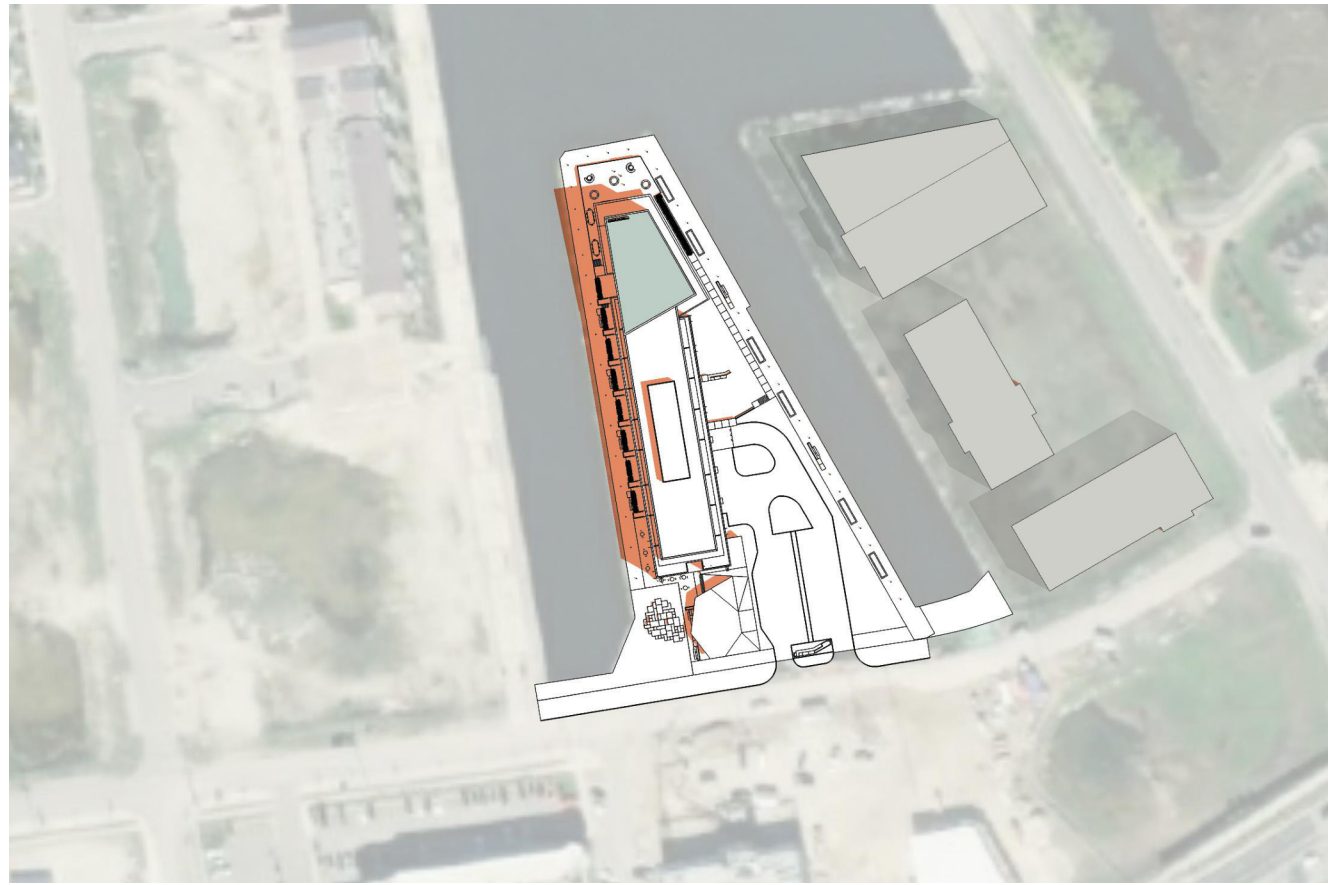
## PRELIMINARY



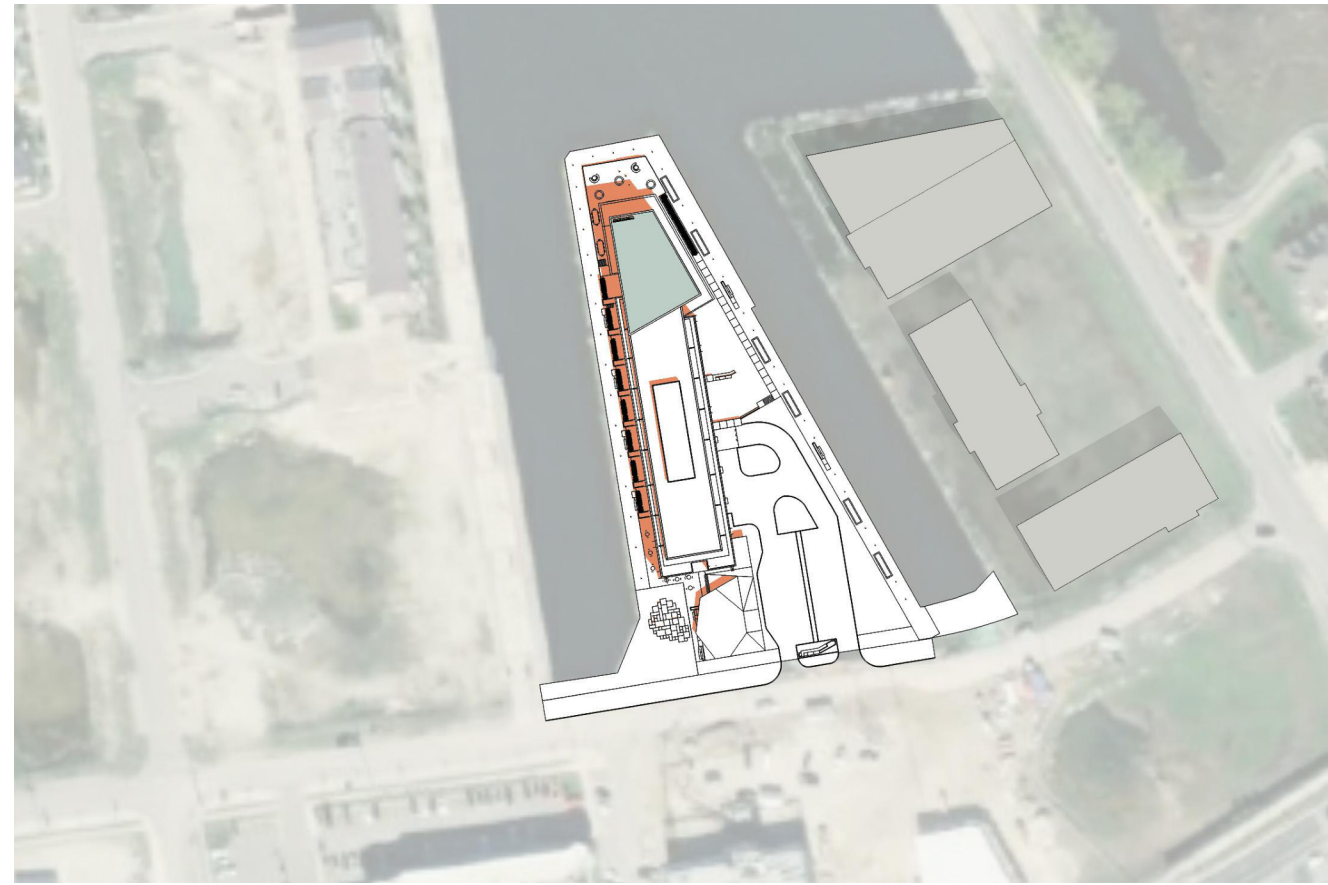
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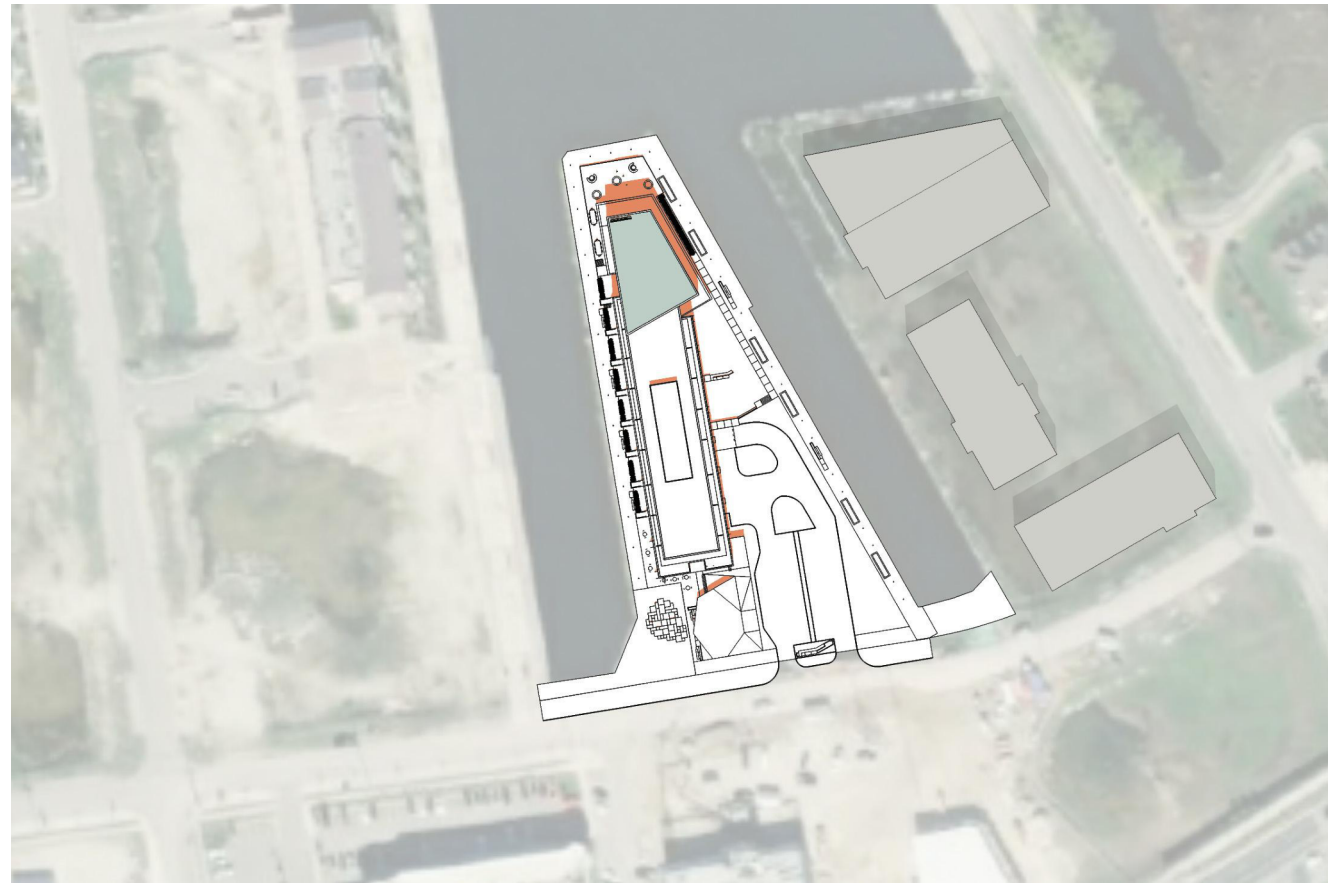
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JUNE 21



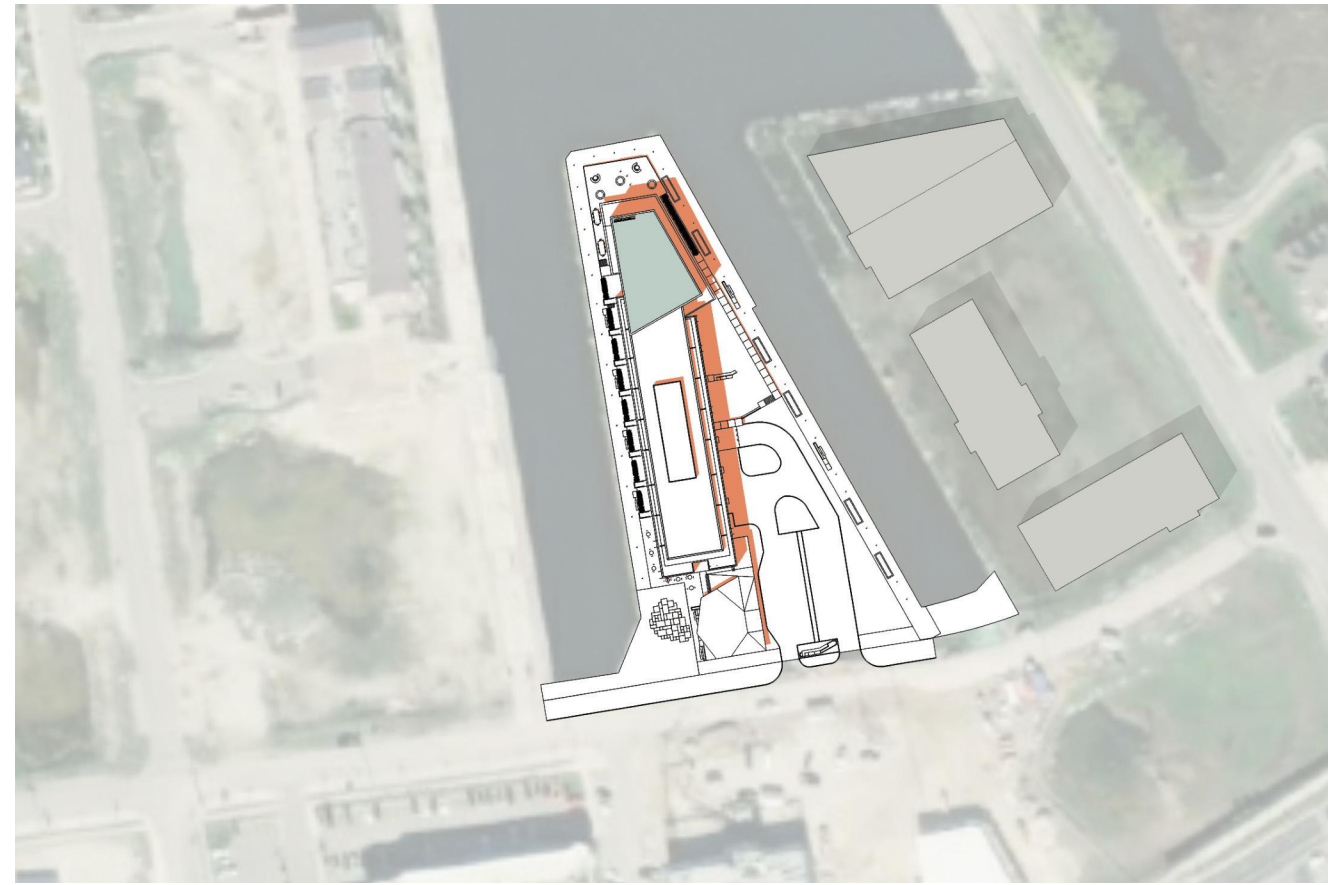
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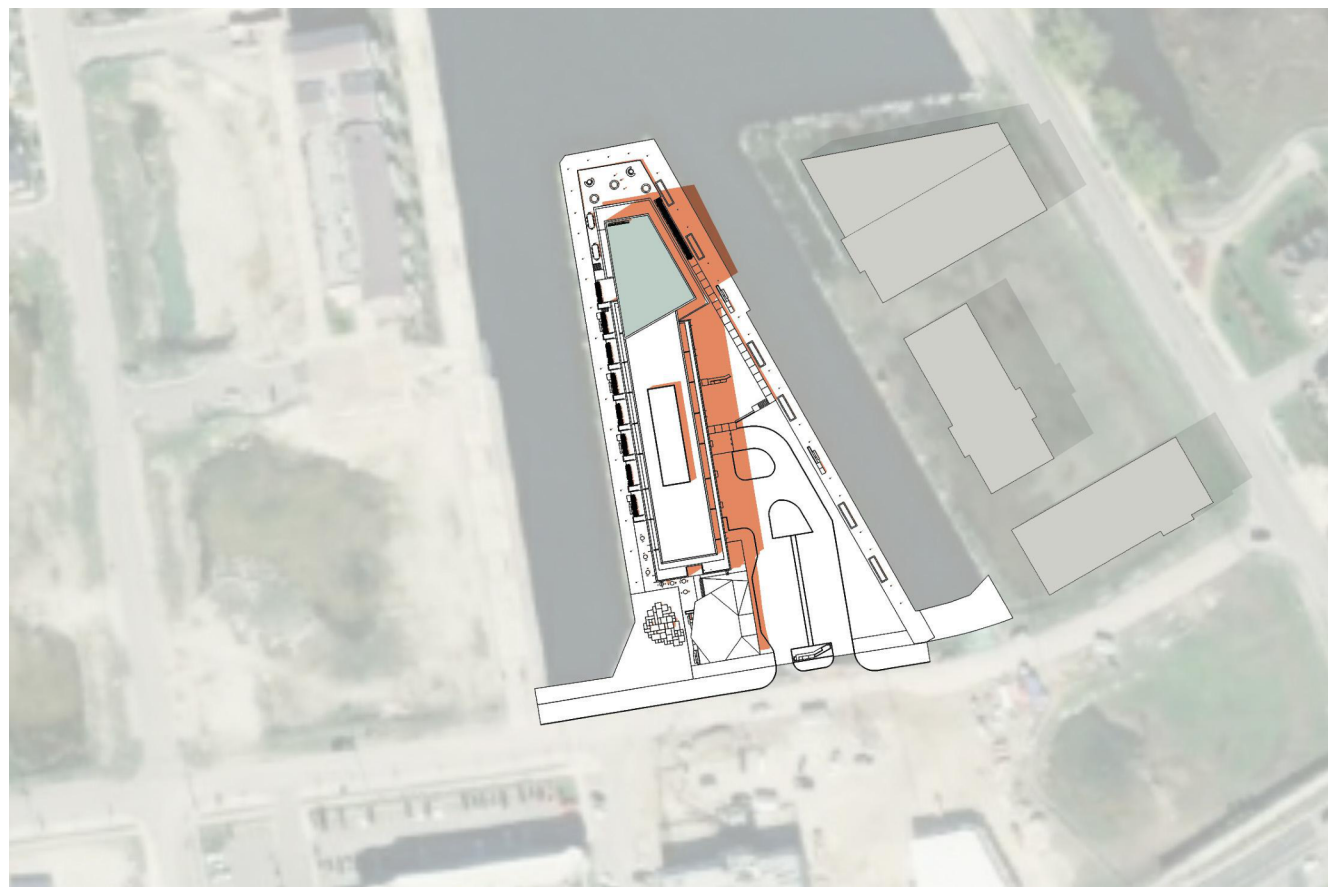
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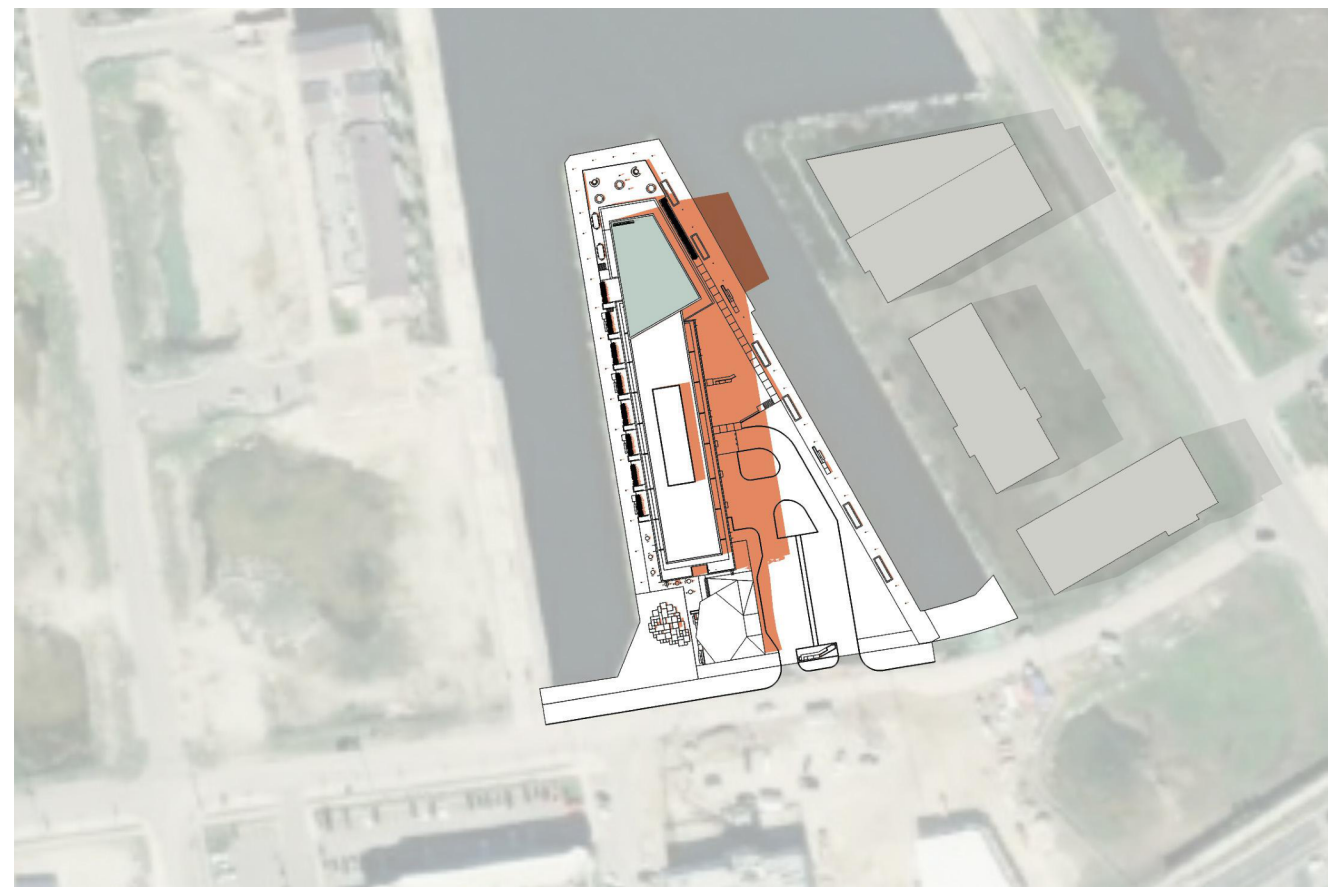
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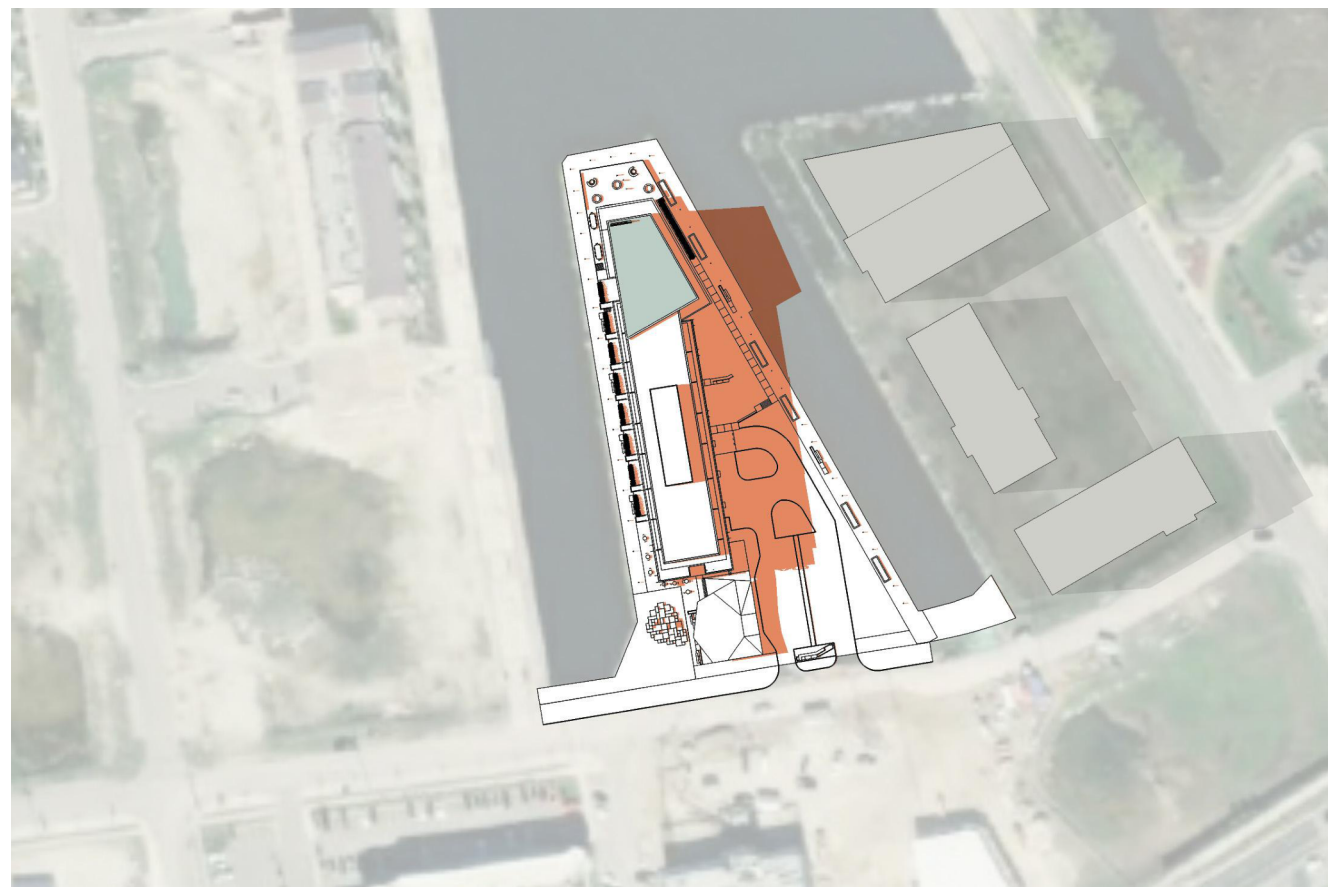
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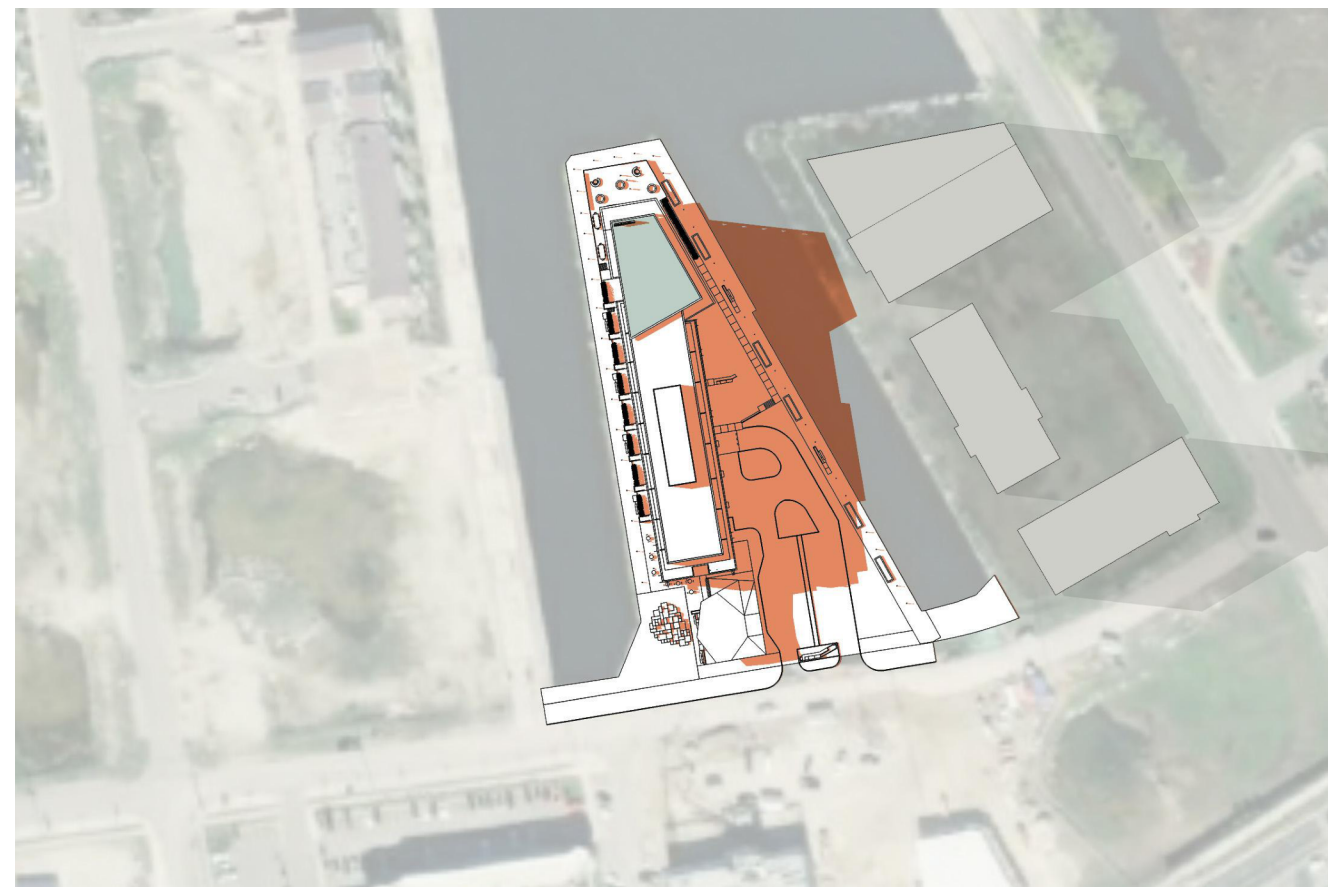
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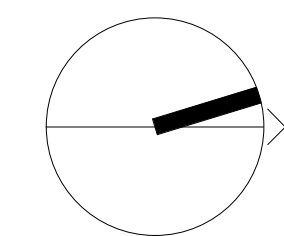
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Giannone Petricone Associates Inc. Architects  
462 Wellington Street West, Toronto, Canada M5V 1E3,  
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COLLINGWOOD BLOCK 6 -  
PRELIMINARY DESIGN &  
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Side Launch Way, Collingwood, ON

SHEET TITLE

SHADOW STUDY - JUNE

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# ZBA-A5.02