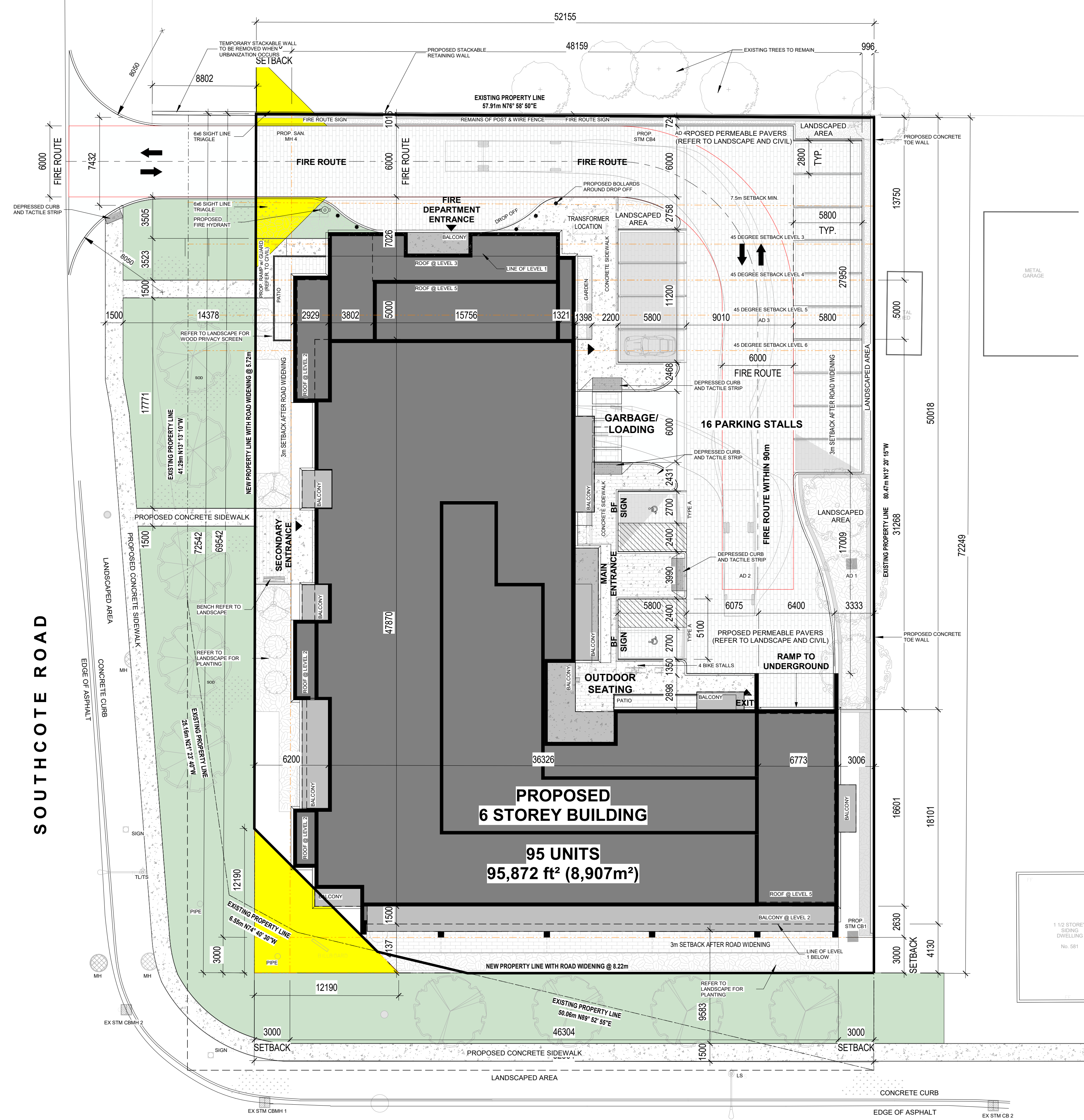


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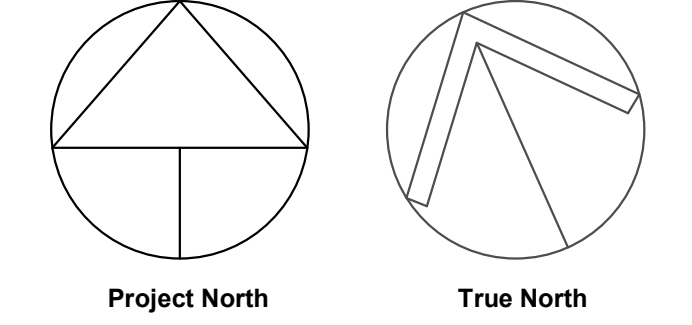
PRELIMINARY ZONING INFORMATION		
559 Garner Road, Ancaster, ON		
DATA	REQUIRED	PROVIDED
ZONING	AGRICULTURAL - ZONE A	REQUIRES REZONING TO RESIDENTIAL MULTIPLE "RMB" ZONE
LOT AREA (m²)	XX (m²)	BEFORE ROAD WIDENING = 4,216 m² AFTER ROAD WIDENING = 39,902 m²
SETBACKS	FRONT YARD - SOUTH - (GARNER RD E)	3.0 m AS PER ROAD WIDENING
	SIDE YARD - WEST - (SOUTHCOTE RD)	2.0 m AS PER ROAD WIDENING
	REAR YARD - NORTH	7.5 m + MEET 45 DEGREE
ROAD WIDENING	FRONT YARD - SOUTH - (GARNER RD E)	8.22 m 5.9 m (w daylight triangle)
	SIDE YARD - WEST - (SOUTHCOTE RD)	5.72 m 3.0 m
	SIDE YARD - EAST - (INTERIOR)	N/A N/A
	REAR YARD - NORTH	N/A N/A

BUILDING DATA		
DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	TBD	95 UNITS
BUILDING AREA (m²)	---	17,772 ft² (1,651 m²)
GROSS FLOOR AREA (m²)	---	95,872 ft² (8,907 m²)
CONSTRUCTION FLOOR AREA (m²)	---	167,552 ft² (15,556 m²)
NUMBER OF STOREYS	---	6 STOREYS
BUILDING HEIGHT (m)	22m MAX.	22m
AMENITY AREA (m²) - INDOOR	---	4,186 ft² (389 m²)
AMENITY AREA (m²) - OUTDOOR	---	8,990 ft² (835 m²)
TOTAL AMENITY AREA	---	13,176 ft² (1,224 m²)
COMMERCIAL/RETAIL AREA (m²)	---	N/A

VEHICLE PARKING DATA		
DATA	REQUIRED	PROVIDED
RESIDENTIAL PARKING	1.25 / unit = 95 x 1.25 = 119 STALLS	UG = 41; 132 STALLS (62+70) GRADE = 16 STALLS TOTAL = 148 STALLS
COMMERCIAL PARKING	1 / 50m² = N/A	N/A
TOTAL	---	148

BICYCLE PARKING DATA		
DATA	REQUIRED	PROVIDED
BICYCLE PARKING - RESIDENTIAL OUTDOOR	---	8 STALLS
BICYCLE PARKING - RESIDENTIAL INDOOR	---	60 STALLS
TOTAL	---	68

True North is determined by survey prepared by:
Barich Grenkie Surveying Ltd.
297 HWY No.8 (Unit 101) - Stoney Creek, ON
Completed on: January 27, 2020
Signed on: February 4, 2020 by Matthew Di Cosmo



- GENERAL NOTES**
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No.	Date	Revision
1	2021-08-20	ISSUED FOR OPA/ZBA

srm ARCHITECTS INC.

Project No: 21002
Project Date: _____
Drawn by: WC
Checked by: GG
Plot Date / Time: 2021-08-20 3:39:09 PM

559 GARNER ROAD, ANCASTER, ONTARIO

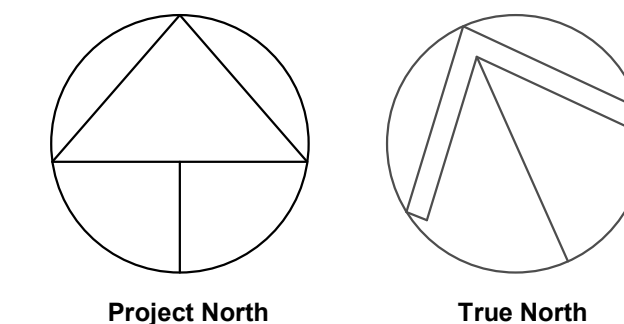
SITE PLAN

Ontario Association of Architects
Edvard Thomas Licence 5572

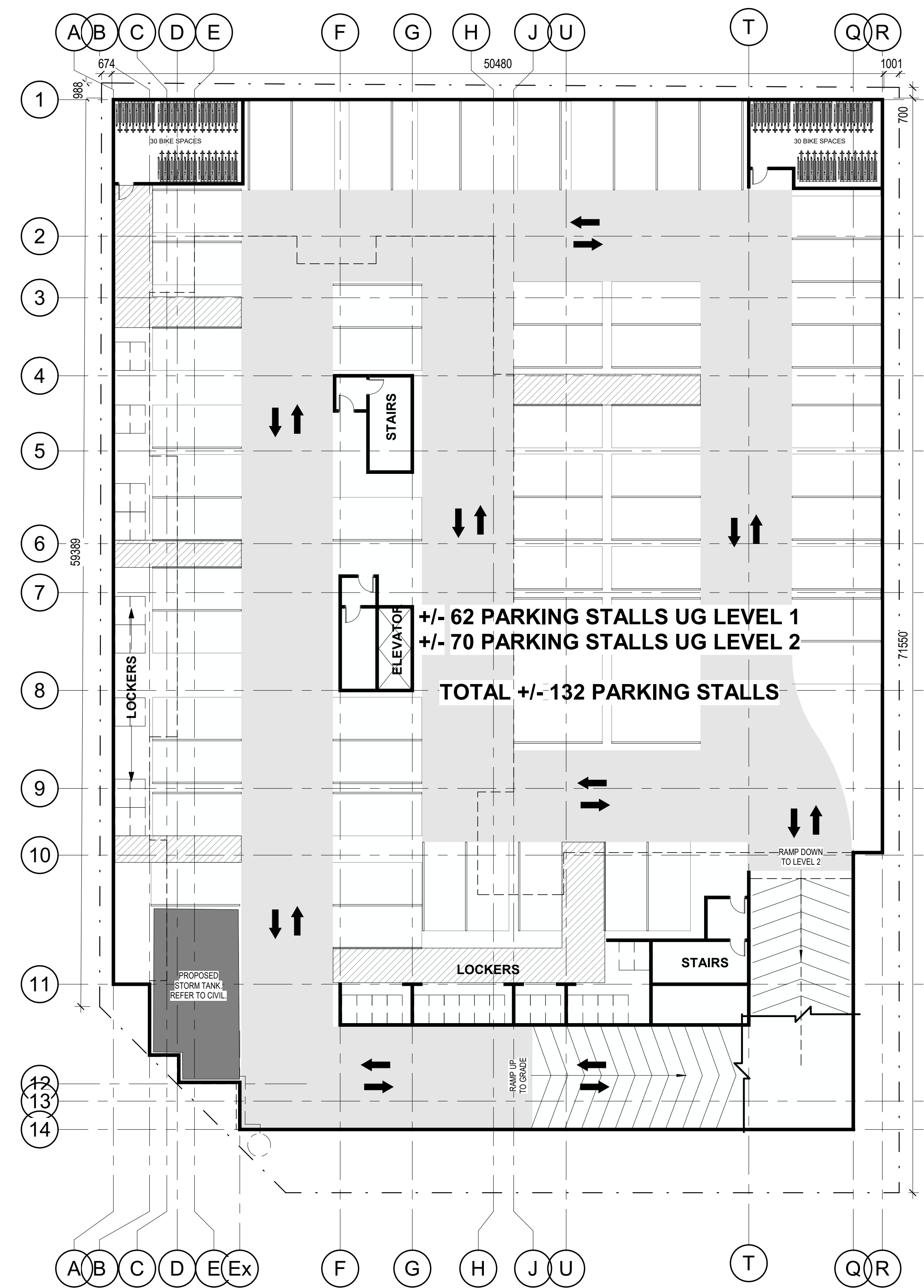
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Status: _____
Drawing No.: _____ Revision No.: _____

A1.1 - r1

1 SITE PLAN
1 - 200



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ARCHITECTS INC.

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Drawn by: WC
Checked by: GG
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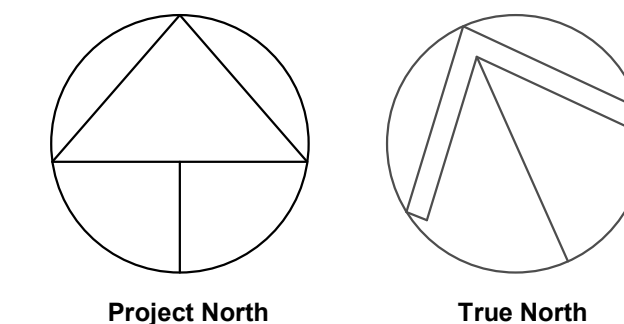
559 GARNER ROAD, ANCASTER, ONTARIO

LEVEL P1 & LEVEL 1 FLOOR PLAN

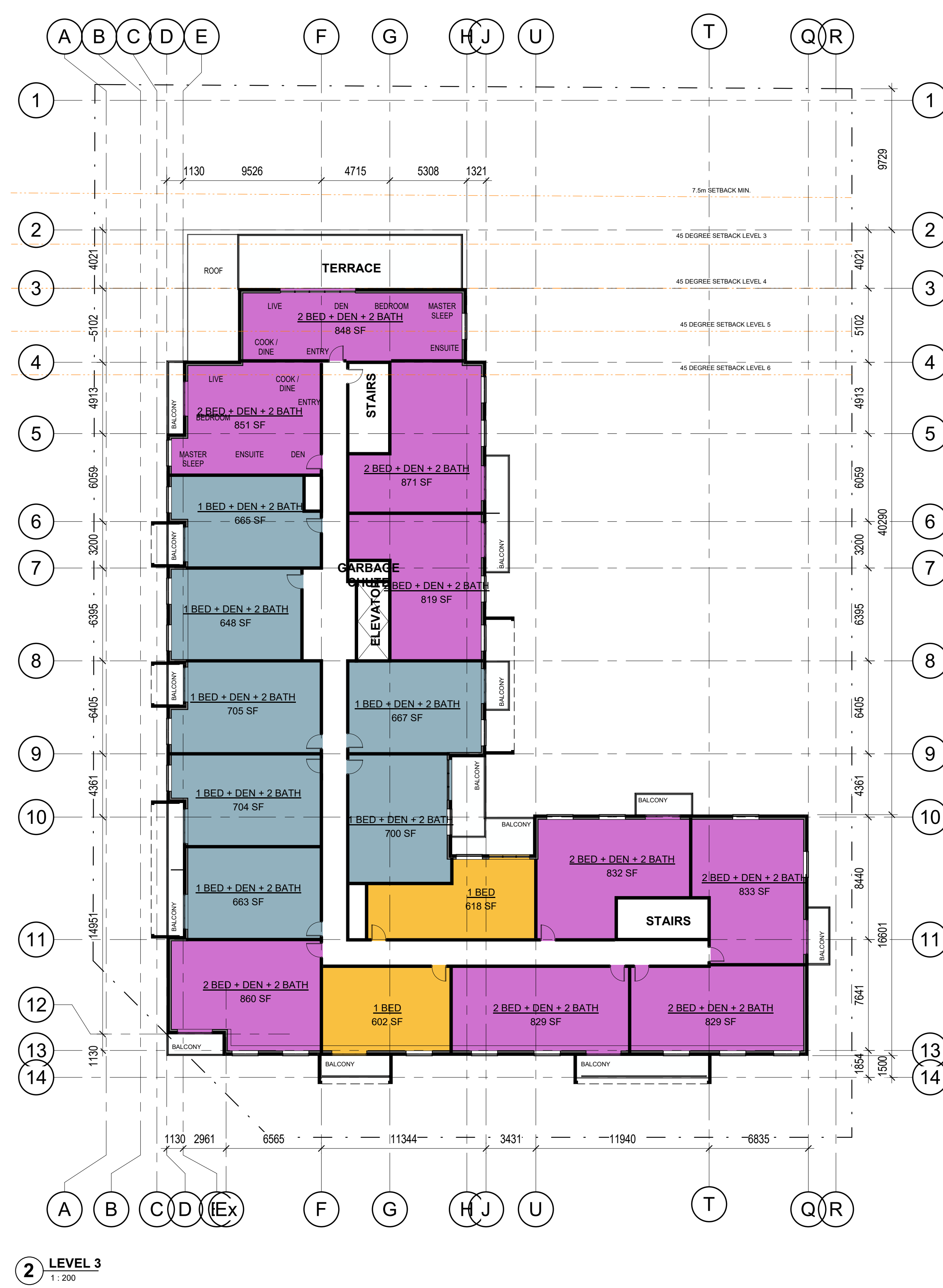
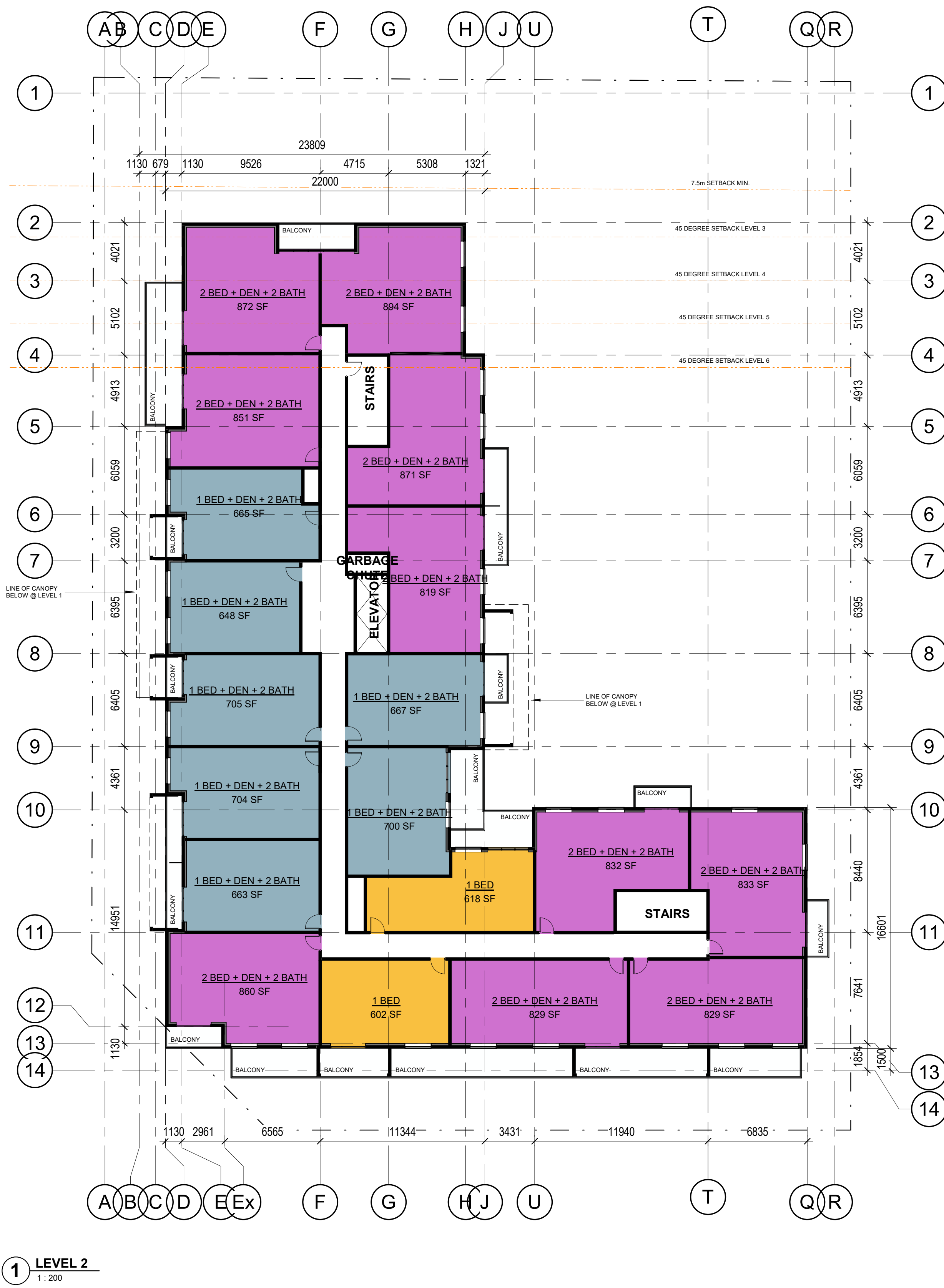
Ontario Association of Architects
EDWARD THOMAS
LICENCE 5572

Drawing Scale: 1:200
Status:
Drawing No.: Revision No.:
A2.1 - r1

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srm
ARCHITECTS INC.

Project No: 21002
Project Date:
Drawn by: WC
Checked by: GG
Plot Date / Time: 2021-08-20 3:40:05 PM

**559 GARNER ROAD,
ANCASTER, ONTARIO**

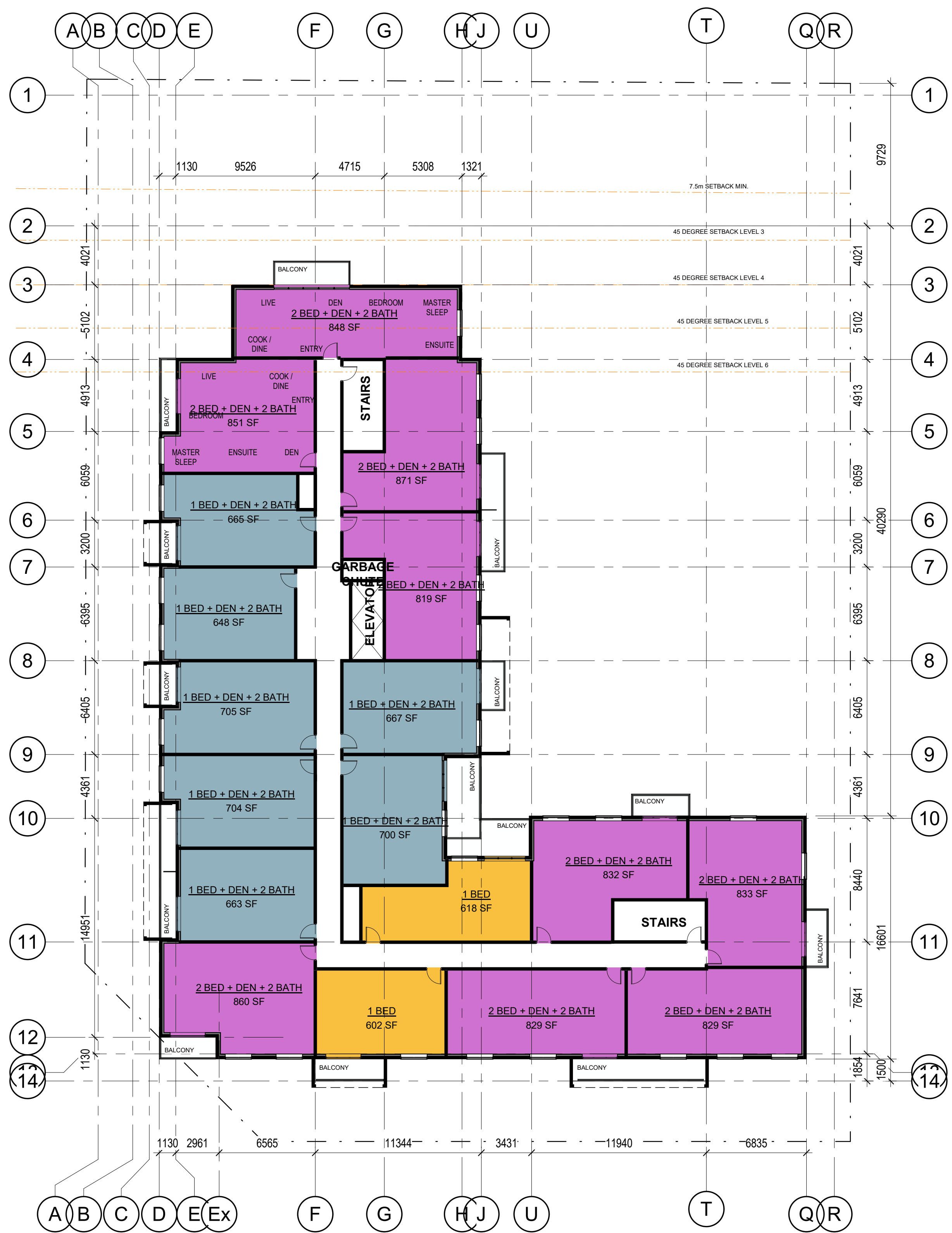
LEVEL 2-3 FLOOR PLAN

Ontario Association of Architects
Edward Thomas
Licence 5572

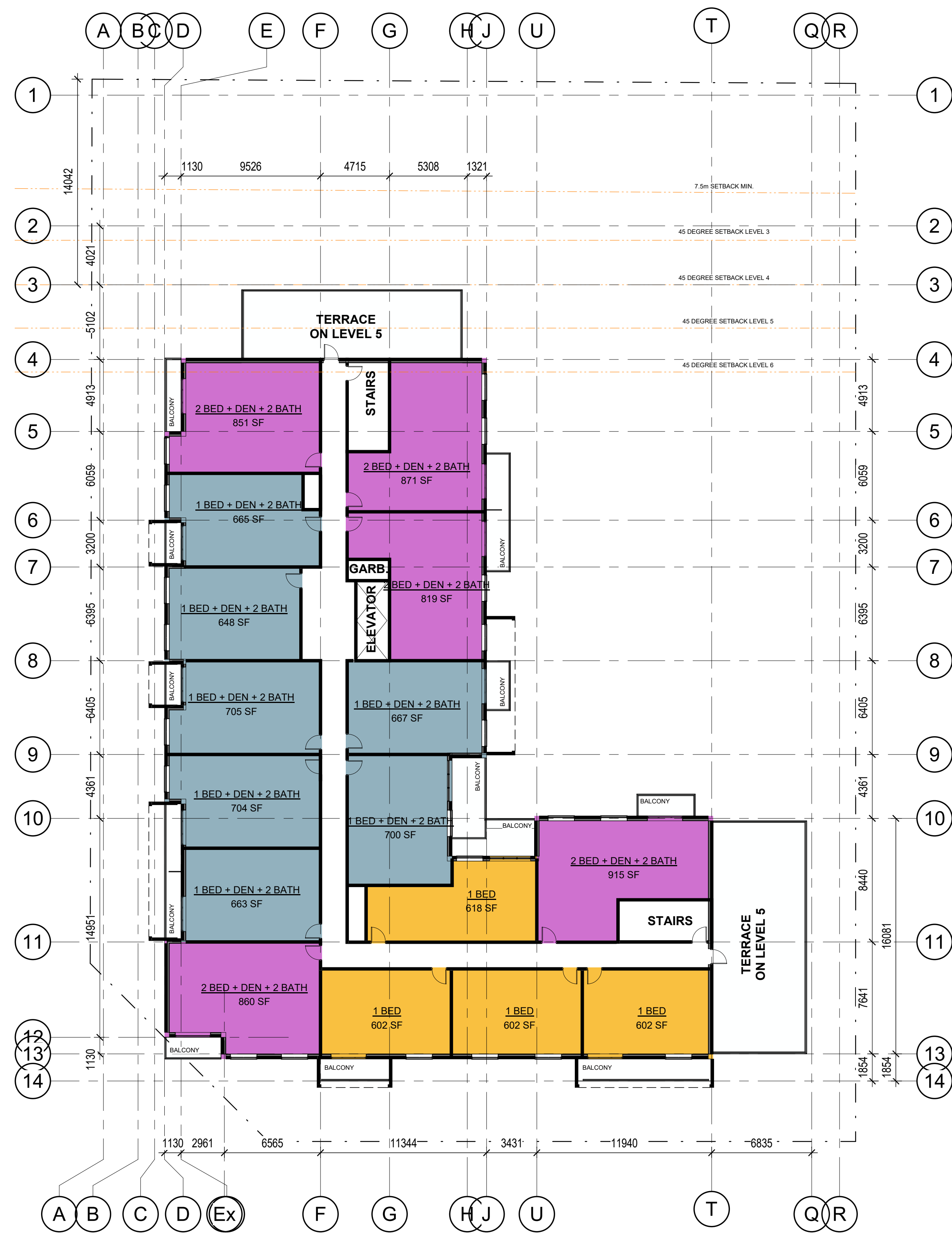
Drawing Scale: 1:200
Status:
Drawing No.: Revision No.:
A2.2 - r1

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C:\Users\jgsteinmer\Documents\21002_559 Garner Road_Ancaster_V8_Rezoning_GCsteinmer.rvt



1 LEVEL 4
1:200



2 LEVEL 5 & 6
1:200

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srm
ARCHITECTS INC.

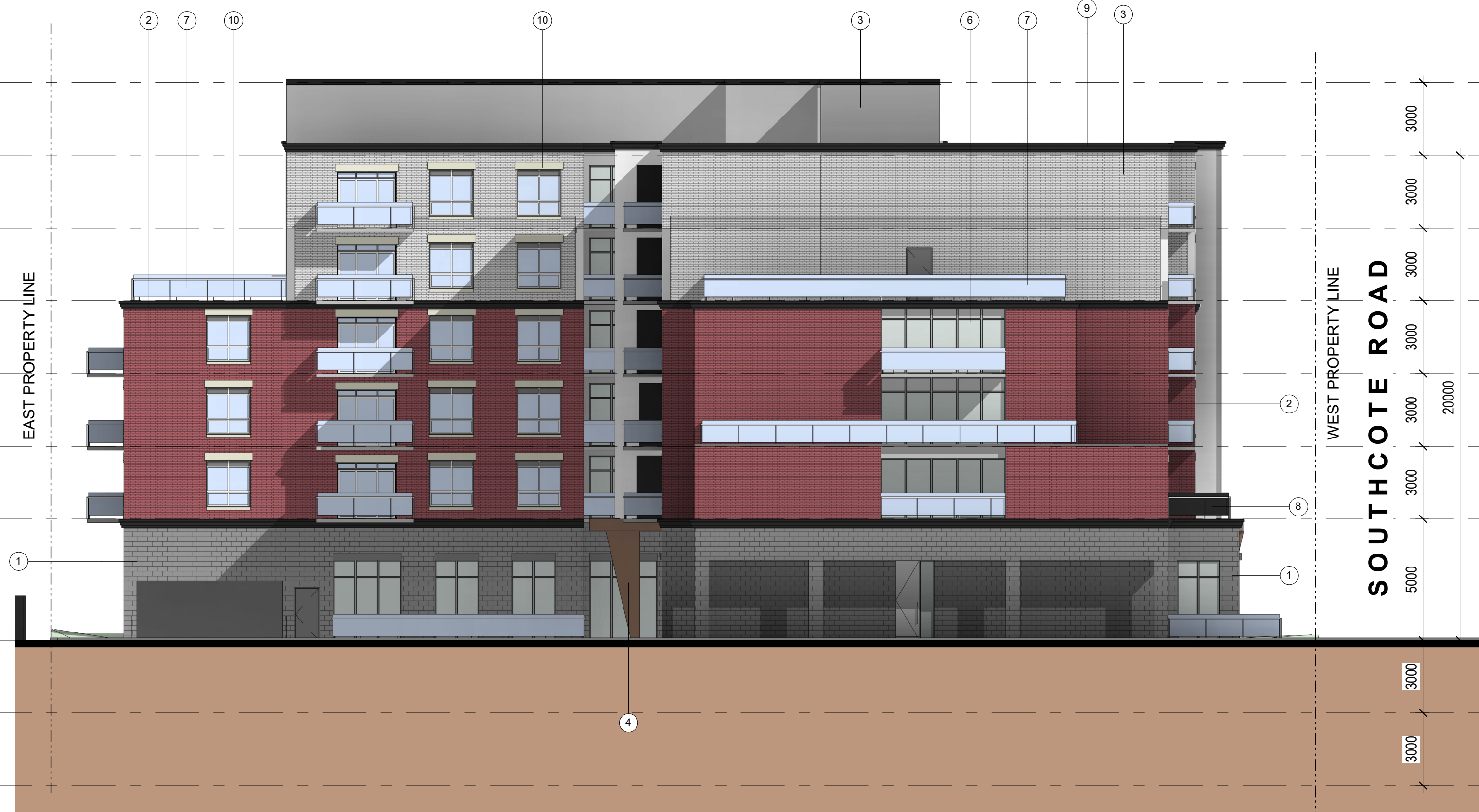
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Project Date: _____
Drawn by: WC
Checked by: GG
Plot Date / Time: 2021-08-20 3:40:17 PM

**559 GARNER ROAD,
ANCASTER, ONTARIO**

**LEVELS 4 & LEVELS 5-6
FLOOR PLAN**

Ontario Association of Architects
EDWARD THOMAS
LICENCE 5572

Drawing Scale: 1:200
Status: _____
Drawing No.: _____ Revision No.: _____
A2.3 - r1



1 NORTH ELEVATION
1:150

EXTERIOR FINISH LEGEND

1	CONCRETE PANEL: NATURAL STONE FORMLINER COLOUR: NATURAL STONE TYPE / MANUFACTURER: TO BE DETERMINED	6	CLEAR GLASS GLAZING UNIT COLOUR: CLEAR GLASS, DOUBLE GLAZED TYPE / MANUFACTURER: TO BE DETERMINED
2	CONCRETE PANEL: BRICK FORMLINER COLOUR: RED TYPE / MANUFACTURER: TO BE DETERMINED	7	BALCONY GUARDS COLOUR / MATERIAL: GREY TINTED GLASS & GREY ANODIZED METAL GUARD RAIL SYSTEM.
3	PANELIZED WALL SYSTEM: BRICK FORMLINER COLOUR: CREAM TYPE / MANUFACTURER: TO BE DETERMINED	8	BALCONY GUARDS COLOUR / MATERIAL: DARK TINTED GLASS & GREY ANODIZED METAL GUARD RAIL SYSTEM.
4	PRE-FINISHED METAL SIDING COLOUR: WOOD PATTERN TYPE / MANUFACTURER: TO BE DETERMINED	9	MASONRY BANDING COLOUR: CHARCOAL
5	ALUMINUM COMPOSITE PANEL COLOUR: LIGHT GREY TYPE / MANUFACTURER: TO BE DETERMINED	10	ALUMINUM COMPOSITE PANEL COLOUR: CREAM TYPE / MANUFACTURER: TO BE DETERMINED
INTERIOR OF BALCONY WING WALLS COLOUR: WOOD LOOK TYPE / MANUFACTURER: TO BE DETERMINED		INTERIOR OF BALCONY SOFFIT COLOUR: WOOD LOOK TYPE / MANUFACTURER: TO BE DETERMINED	

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2 WEST ELEVATION
1:150

1	2021-08-20	ISSUED FOR OPA/ZBA
No.	Date	Revision

	Project No.	21002
	Project Date	
	Drawn by	WC
	Checked by	GG
	Plot Date / Time	2021-08-20 3:41:12 PM

**559 GARNER ROAD,
ANCASTER, ONTARIO**

**NORTH & WEST
ELEVATIONS**

Ontario Association of Architects logo with signature of Edward Thomas, Licence 5572.

Drawing Scale: 1:150
Status: _____
Drawing No.: _____ Revision No.: _____

A3.1 - r1



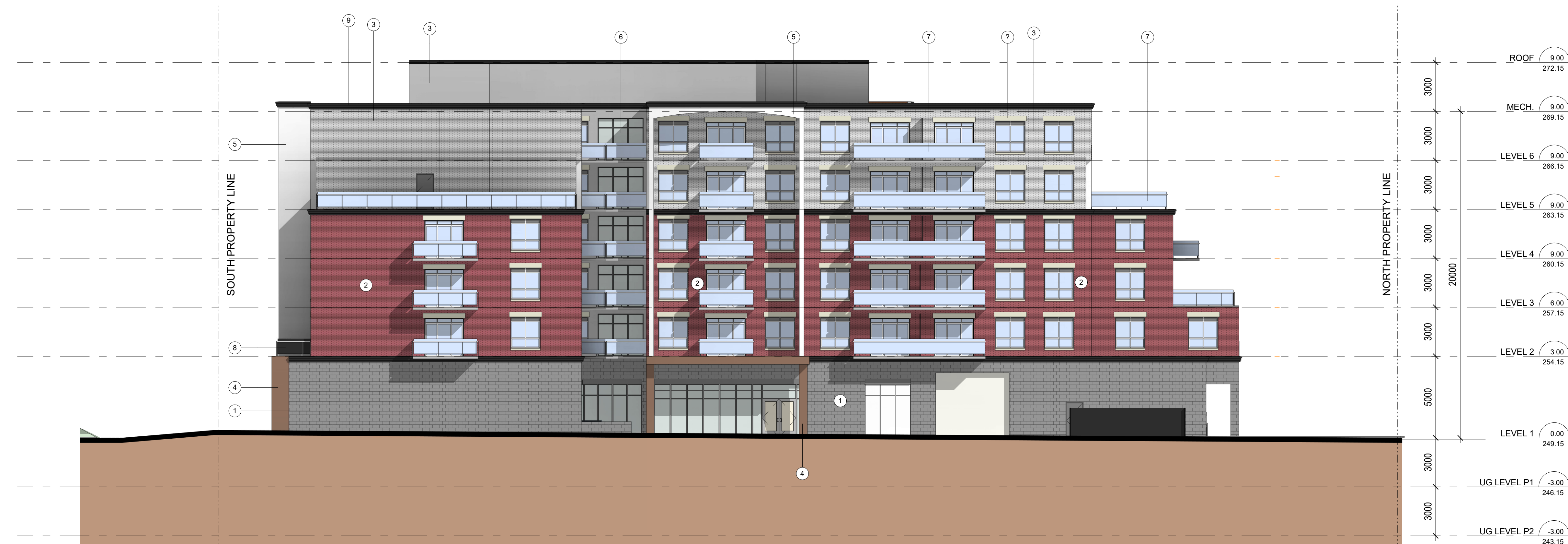
1 SOUTH ELEVATION
1:150

EXTERIOR FINISH LEGEND

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INTERIOR OF BALCONY WING WALLS	PREFINISHED METAL SIDING COLOUR: WOOD LOOK TYPE / MANUFACTURER: TO BE DETERMINED	INTERIOR OF BALCONY SOFFIT	PREFINISHED METAL SIDING COLOUR: WOOD LOOK TYPE / MANUFACTURER: TO BE DETERMINED

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2 EAST ELEVATION
1:150

No.	Date	Revision
1	2021-08-20	ISSUED FOR OPA/ZBA

	Project No.	21002
	Project Date	
	Drawn by	WC
	Checked by	GG
	Plot Date / Time	2021-08-20 3:42:03 PM

**559 GARNER ROAD,
ANCASTER, ONTARIO**

**SOUTH AND EAST
ELEVATIONS**

	Drawing Scale	1:150
	Status	
	Drawing No.	Revision No.
	A3.2 - r1	



CORNER VIEW



WEST ELEVATION VIEW



VIEW FROM PARKING LOT



MAIN ENTRANCE VIEW

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	Project No.	21002
	Project Date	
	Drawn by	WC
	Checked by	GG
	Plot Date / Time	2021-08-20 3:42:19 PM

**559 GARNER ROAD,
ANCASTER, ONTARIO**

RENDERINGS

	Drawing Scale	
	Status	
	Drawing No.	Revision No.
	D1.0A - r1	

Shadow Studies March 21st (Spring Equinox)

The following shadow studies demonstrates the shadow impacts of the proposed development during the Spring / Fall Equinox.

The proposed building is a 6 Storey residential building consisting of 95 units.

Lot Area: 1,535 m²
 Building Area: 8,615 m²
 Gross Floor Area: 22m + Mechanical Penthouse
 Building Height: 22m + Mechanical Penthouse

The shadow impact study takes place March 21st
 - Solar Noon (SN)
 - Hourly intervals starting 1.5 hours after sunrise and ending 1.5 hours before sunset

March 21st Sunrise: 7:20am
 March 21st Sunset: 7:33pm

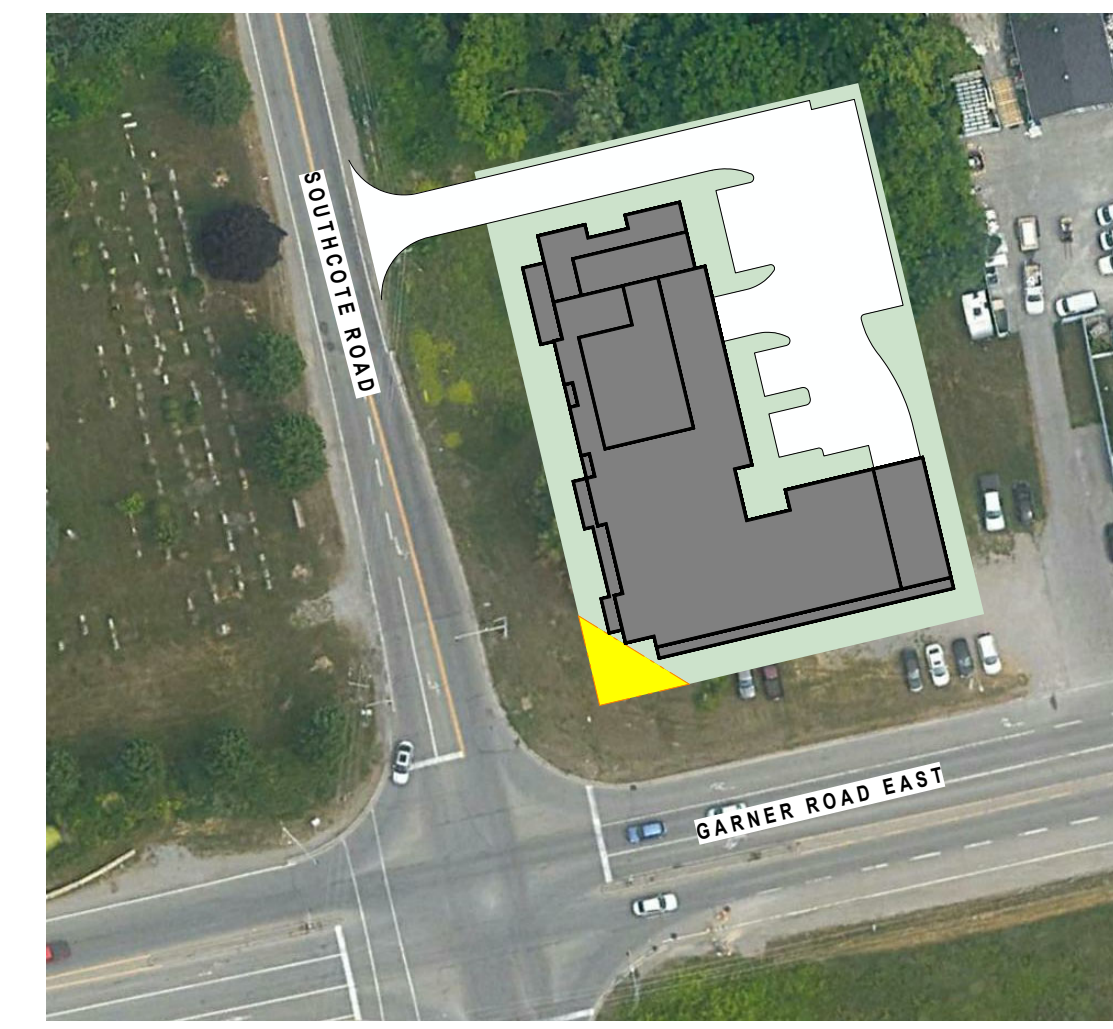
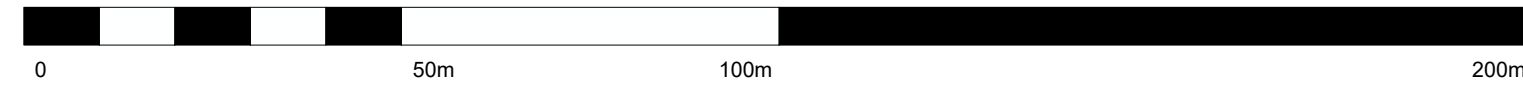
8:50am until 6:03pm at hourly intervals, located at Geographical Coordinates:

Latitude: N43 degrees: 14' 30"
 Longitude: W79 degrees: 51' 00"

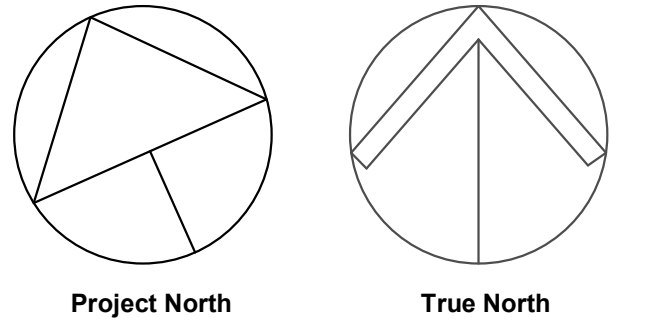
The as of right massing model is based off of a 6 storey building.

True North is determined by survey prepared by:
 Barch Grenke Surveying Ltd.
 297 HWY No.8 (Unit 101) - Stoney Creek, ON
 Completed on: January 27, 2020
 Signed on: February 4, 2020 by Matthew Di Cosmo

- PROPOSED DEVELOPMENT SHADOWS
- BY RIGHT SHADOWS
- PROPOSED BUILDING FOOTPRINT
- PROPERTY LINE
- EXTENT OF SHADOW STUDY

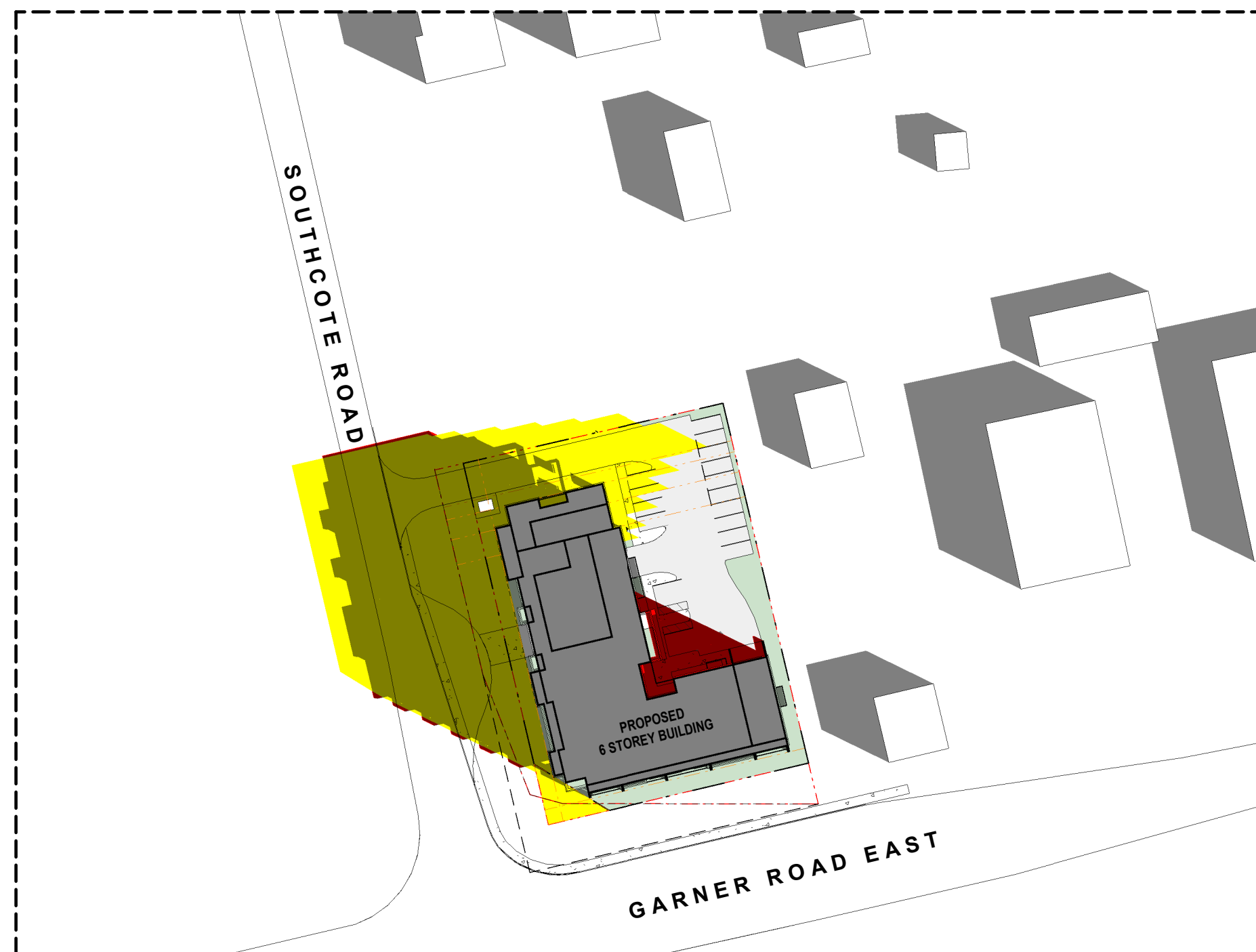


KEY PLAN
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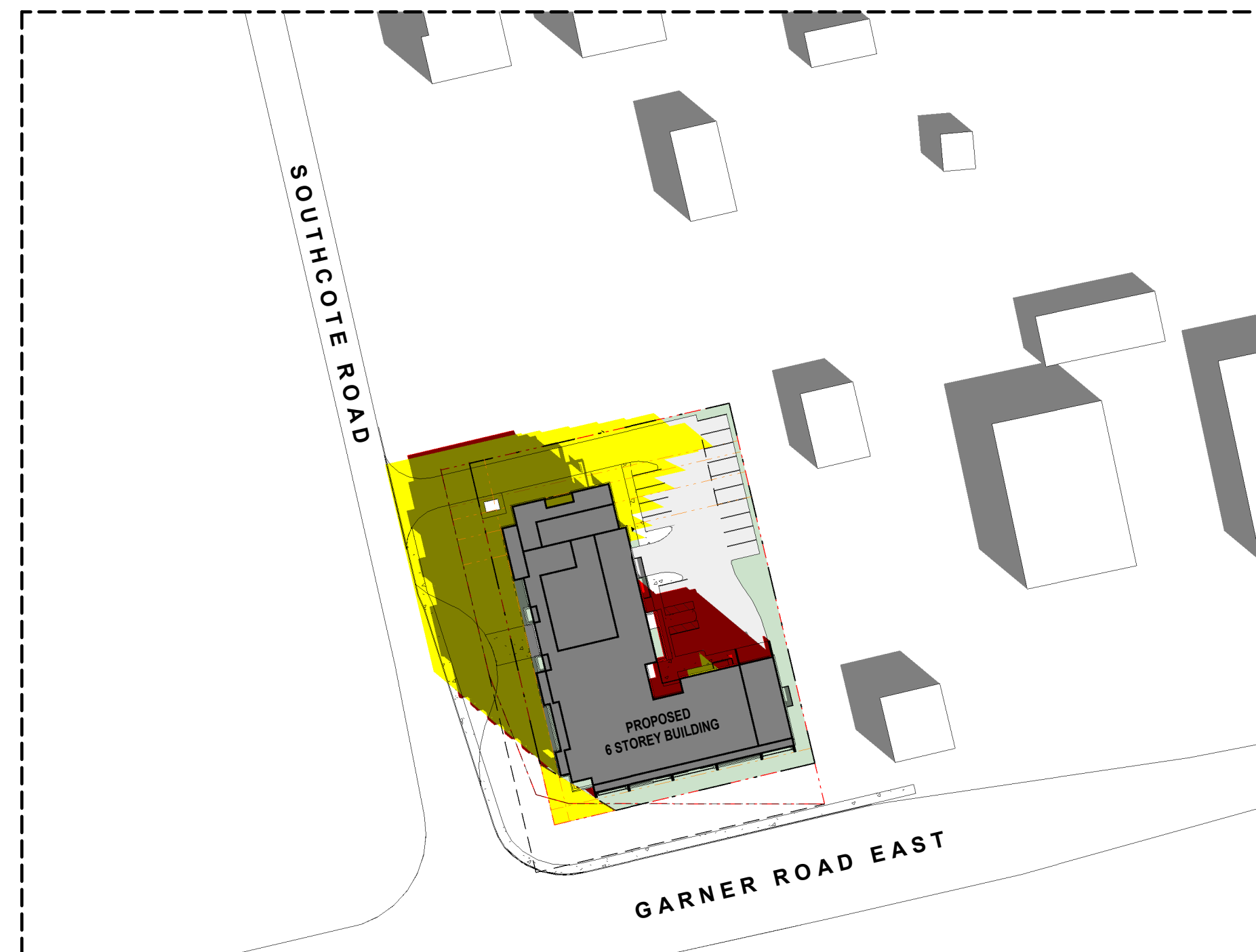


GENERAL NOTES

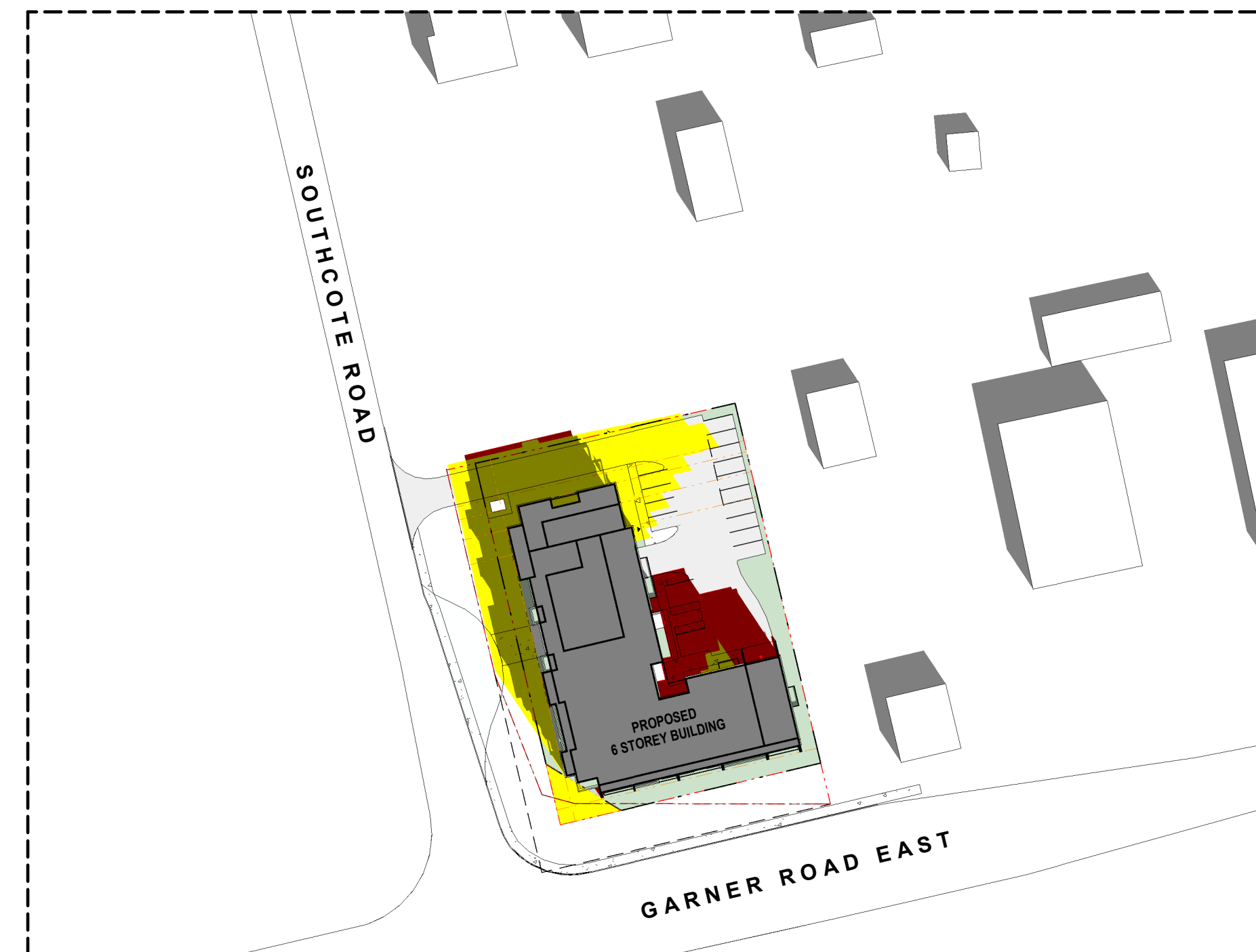
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1 MARCH 21 @ 8:50AM
1:1000



2 MARCH 21 @ 9:50AM
1:1000



3 MARCH 21 @ 10:50AM
1:1000



4 MARCH 21 @ 11:50AM
1:1000



5 MARCH 21 @ 12:50PM
1:1000



6 MARCH 21 1:26PM @ SOLAR NOON
1:1000

1	2021-08-20	ISSUED FOR OPA/ZBA
No.	Date	Revision

	Project No.	21002
	Project Date	
	Drawn by	HSB
	Checked by	GG
	Plot Date / Time	2021-08-20 4:02:05 PM

**559 GARNER ROAD,
ANCASTER, ONTARIO**

**MARCH 21 - SHADOW
STUDY**

	Drawing Scale	As indicated
	Status	
	Drawing No.	Revision No.
	D4.1 - r1	

Shadow Studies March 21st (Spring Equinox)

The following shadow studies demonstrates the shadow impacts of the proposed development during the Spring / Fall Equinox.

The proposed building is a 6 Storey residential building consisting of 95 units.

Lot Area: 1,535 m²
 Building Area: 8,615 m²
 Gross Floor Area: 22m + Mechanical Penthouse
 Building Height: 22m + Mechanical Penthouse

The shadow impact study takes place March 21st:
 - Solar Noon (SN)
 - Hourly intervals starting 1.5 hours after sunrise and ending 1.5 hours before sunset

March 21st Sunrise: 7:20am
 March 21st Sunset: 7:33pm

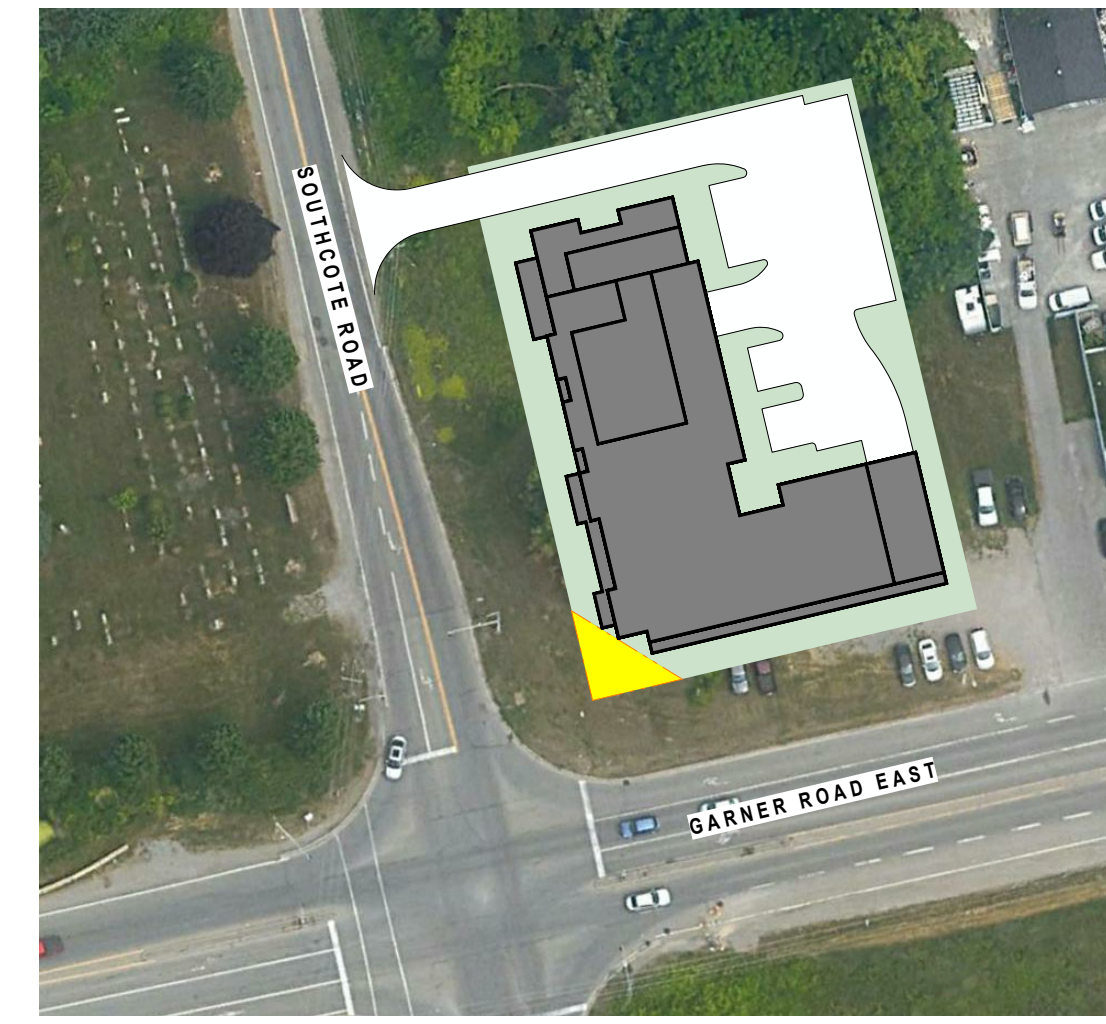
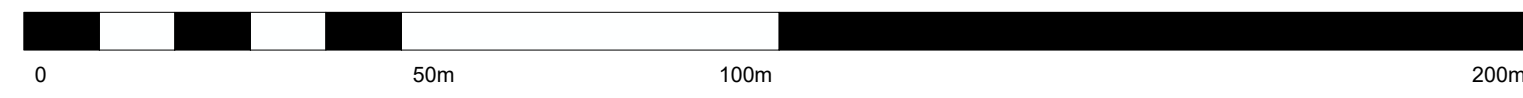
8:50am until 6:03pm at hourly intervals, located at Geographical Coordinates:

Latitude: N43 degrees: 14' 30"
 Longitude: W79 degrees: 51' 00"

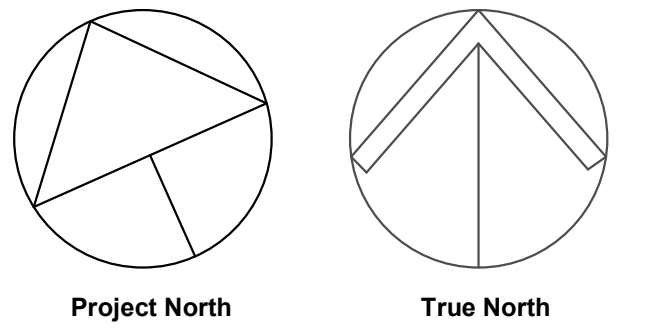
The as of right massing model is based off of a 6 storey building.

True North is determined by survey prepared by:
 Birch Grenke Surveying Ltd.
 297 HWY No. 8 (Unit 101) - Stony Creek ON
 Completed on: January 27, 2020
 Signed on: February 4, 2020 by Matthew Di Cosmo

- PROPOSED DEVELOPMENT SHADOWS
- BY RIGHT SHADOWS
- PROPOSED BUILDING FOOTPRINT
- PROPERTY LINE
- EXTENT OF SHADOW STUDY

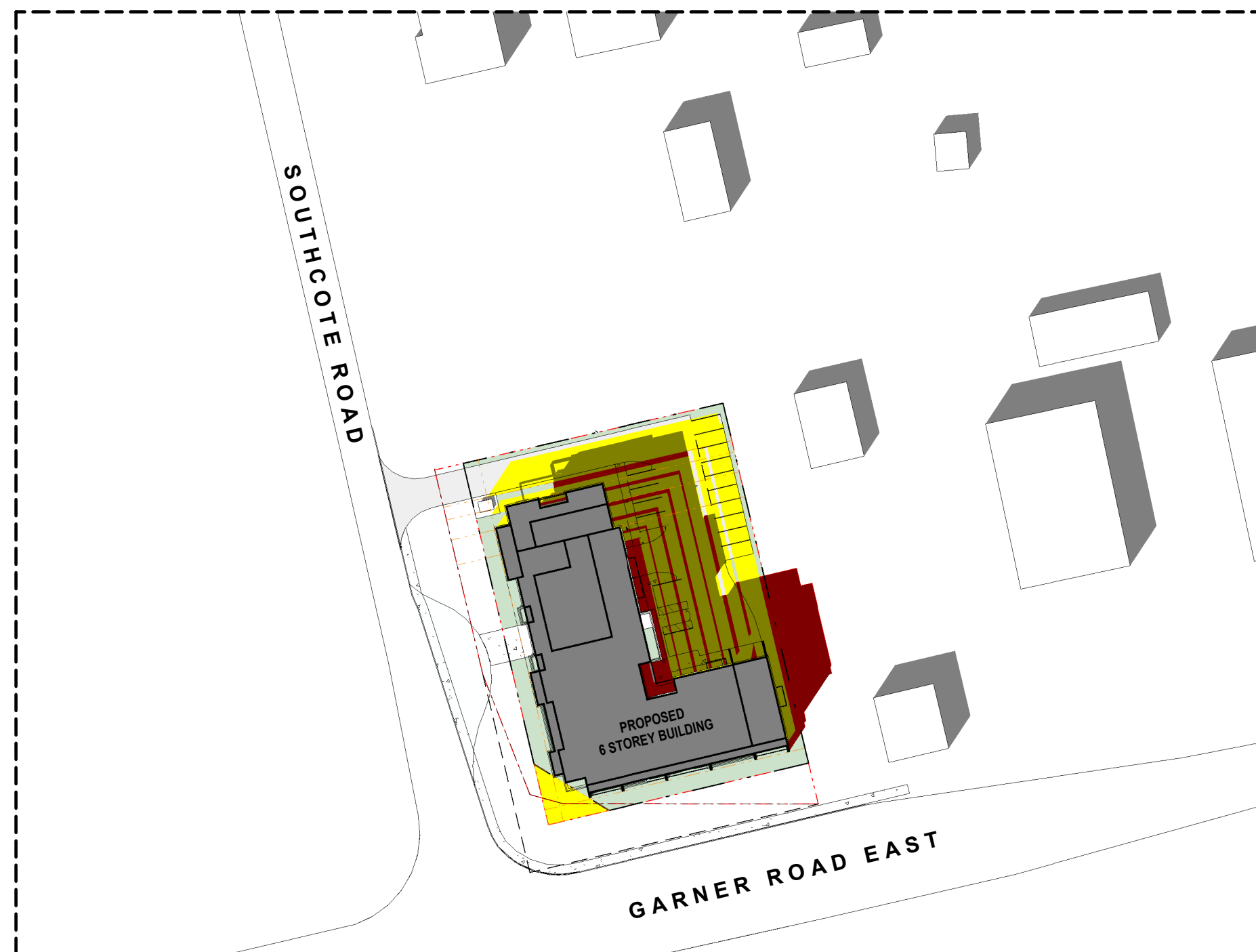


KEY PLAN
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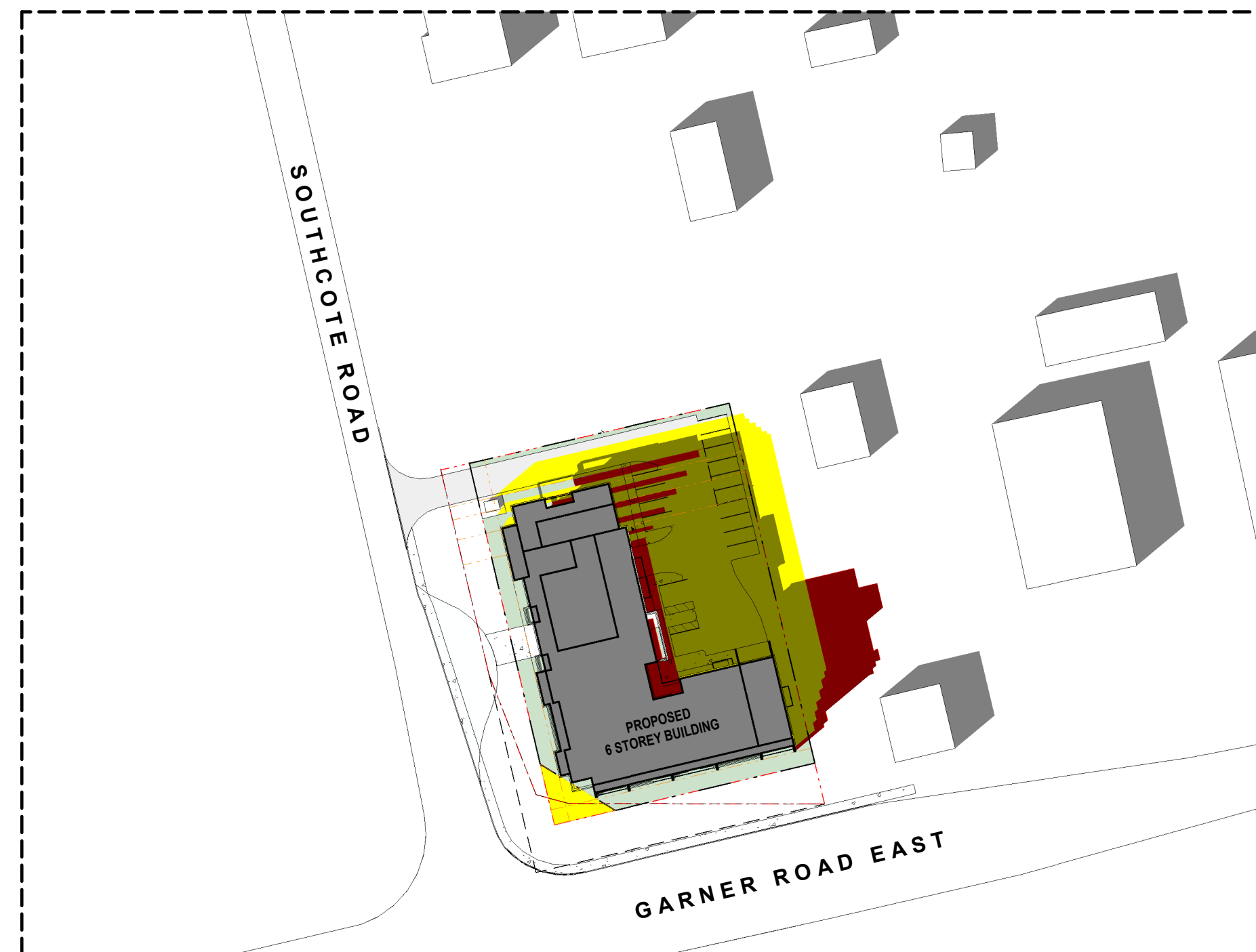


GENERAL NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
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7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.



1 MARCH 21 @ 2:03PM
1:1000



2 MARCH 21 @ 3:03PM
1:1000



3 MARCH 21 @ 4:03PM
1:1000



4 MARCH 21 @ 5:03PM
1:1000



5 MARCH 21 @ 6:03PM
1:1000

No.	Date	Revision
1	2021-08-20	ISSUED FOR OPA/ZBA

srm ARCHITECTS INC.	Project No.	21002
	Project Date	
	Drawn by	HSH
	Checked by	GG
	Plot Date / Time	2021-08-20 4:02:54 PM

**559 GARNER ROAD,
 ANCASTER, ONTARIO**

**MARCH 21 - SHADOW
 STUDY**

Ontario Association of Architects
 EDWARD THOMAS
 LICENCE 5572

Drawing Scale: As indicated
 Status: _____
 Drawing No.: _____ Revision No.: _____

D4.2 - r1

Shadow Studies September 21st (Fall Equinox)

The following shadow studies demonstrate the shadow impacts of the proposed development during the Spring / Fall Equinox.

The proposed building is a 6 Storey residential building consisting of 95 units.

Lot Area: 1,535 m²
 Building Area: 8,615 m²
 Gross Floor Area: 22m + Mechanical Penthouse
 Building Height: 22m + Mechanical Penthouse

The shadow impact study takes place March 21st:
 - Solar Noon (SN)
 - Hourly intervals starting 1.5 hours after sunrise and ending 1.5 hours before sunset

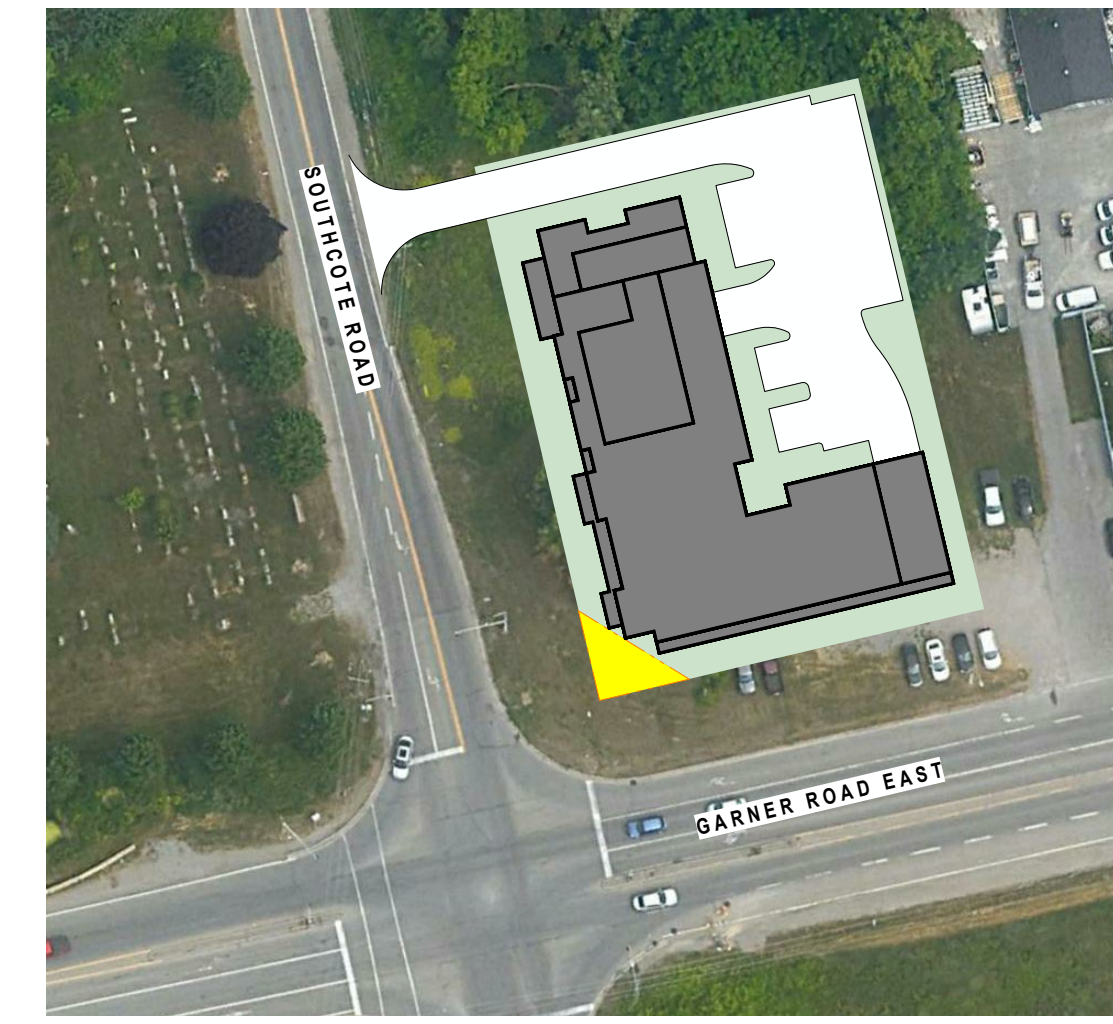
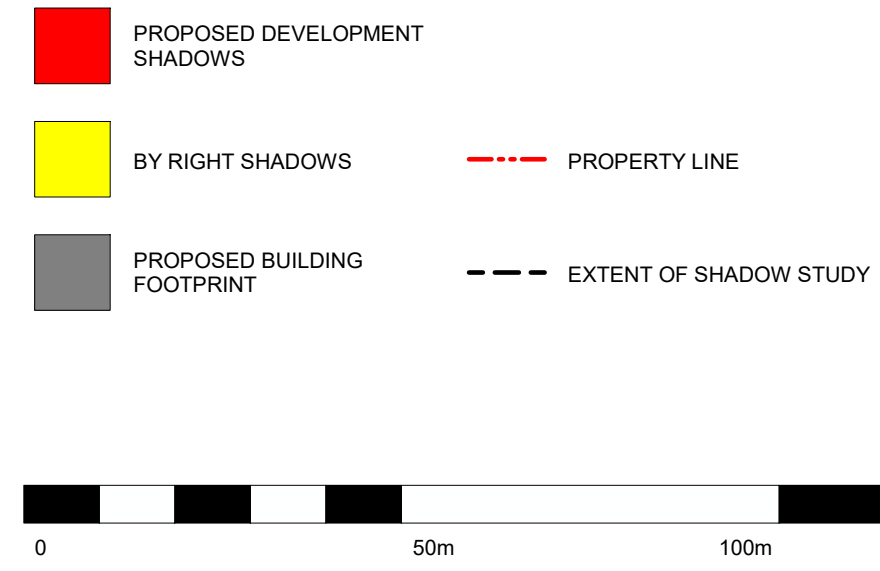
September 21st Sunrise: ±7:06am
 September 21st Sunset: ±7:17pm

8:36am until 5:47pm at hourly intervals, located at Geographical Coordinates:

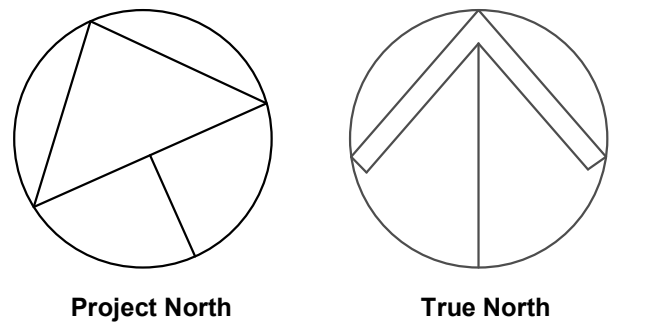
Latitude: N43 degrees: 14' 30"
 Longitude: W79 degrees: 51' 00"

The as of right massing model is based off of a 6 storey building.

True North is determined by survey prepared by:
 Barich Grenkle Surveying Ltd.
 297 HWY No.8 (Unit 101) Stony Creek, ON
 Completed on: January 27, 2020
 Signed on: February 4, 2020 by Matthew Di Cosmo

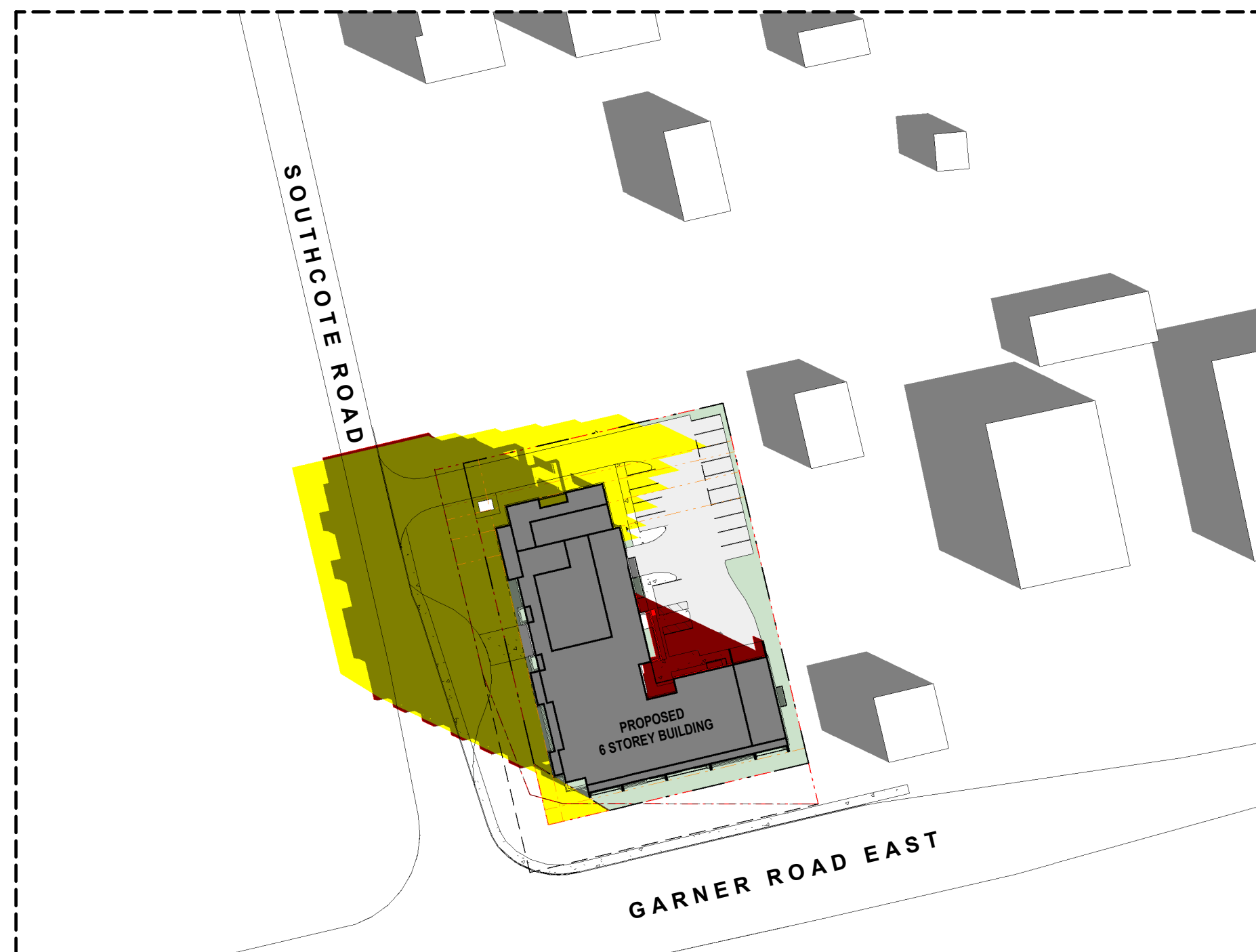


KEY PLAN
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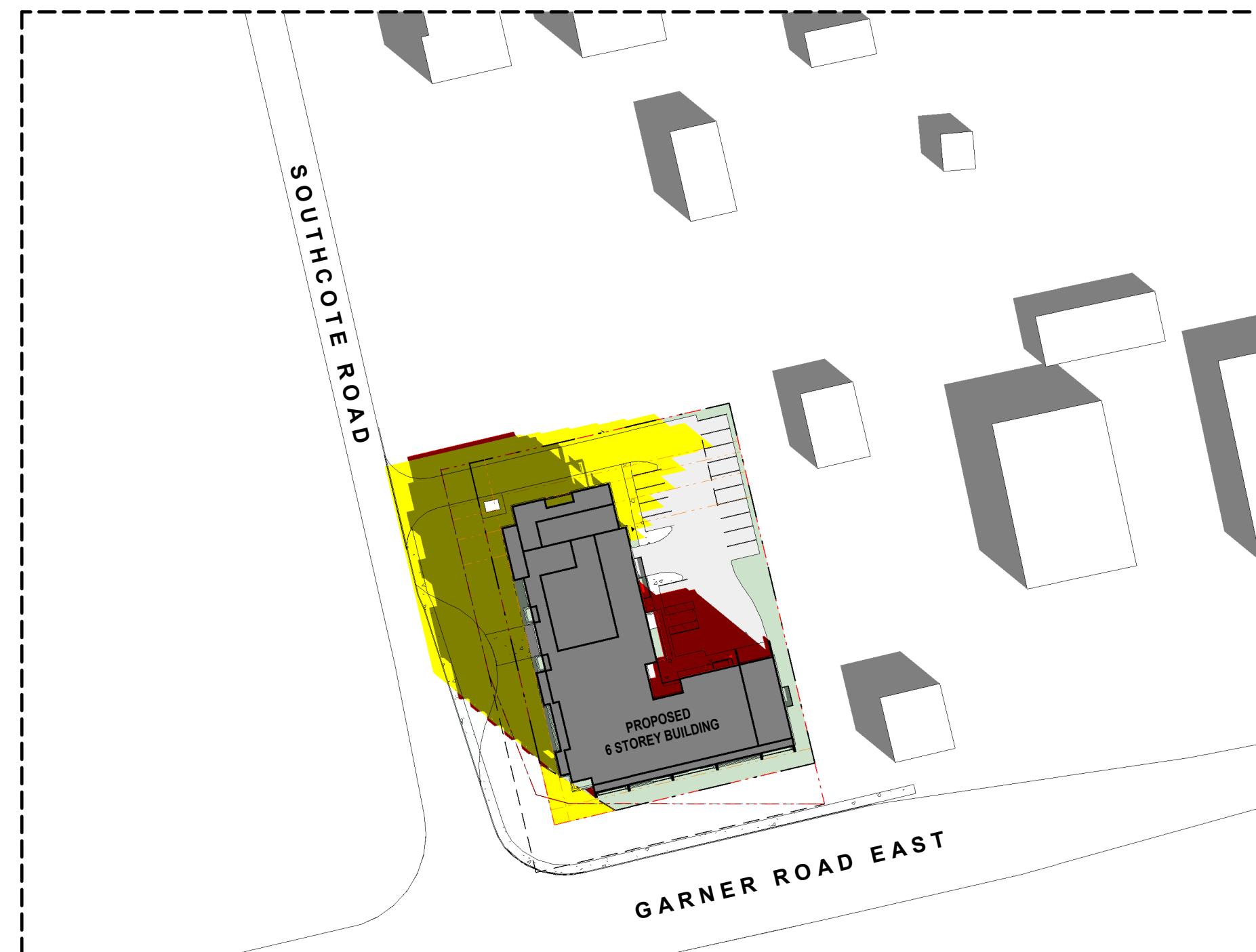


GENERAL NOTES

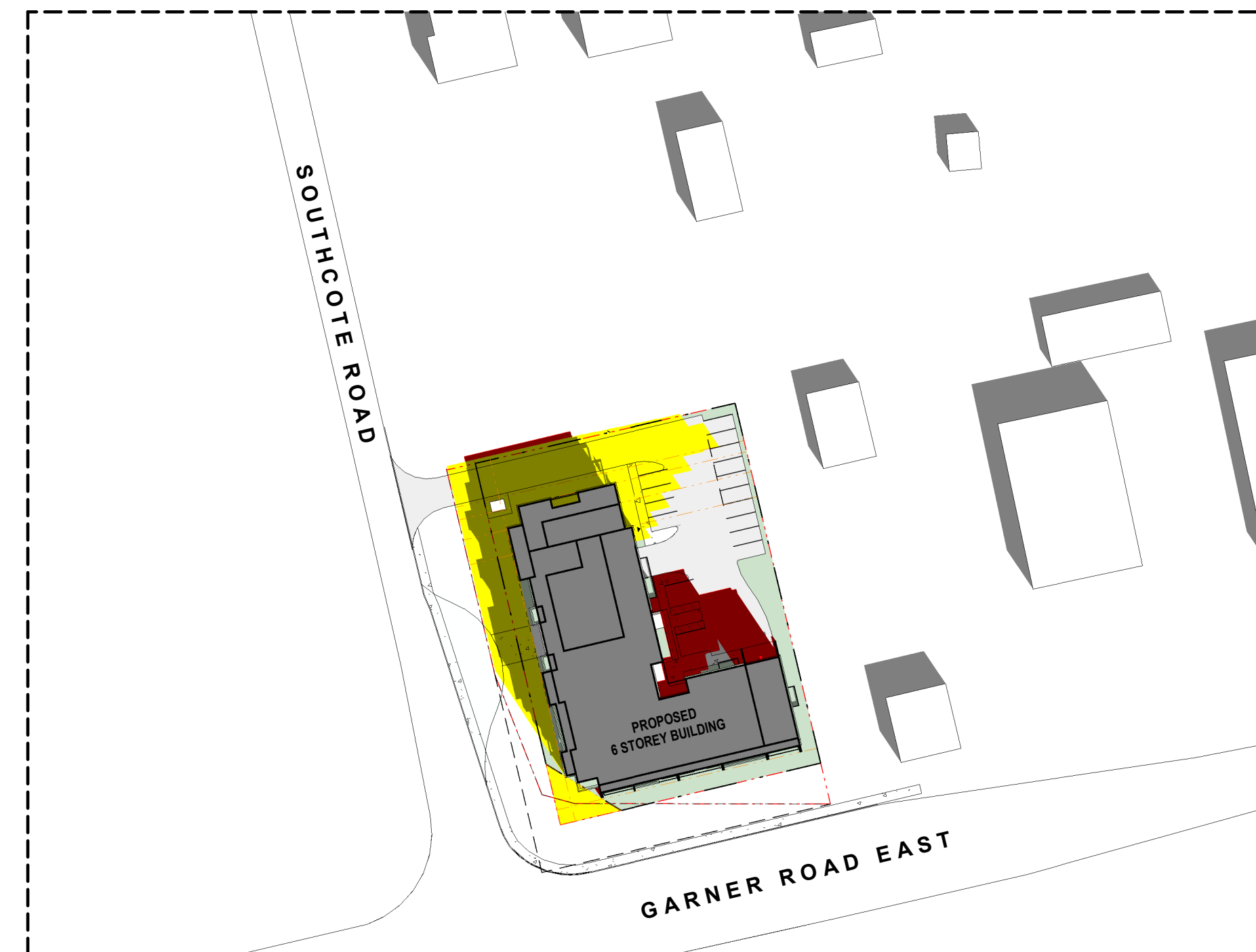
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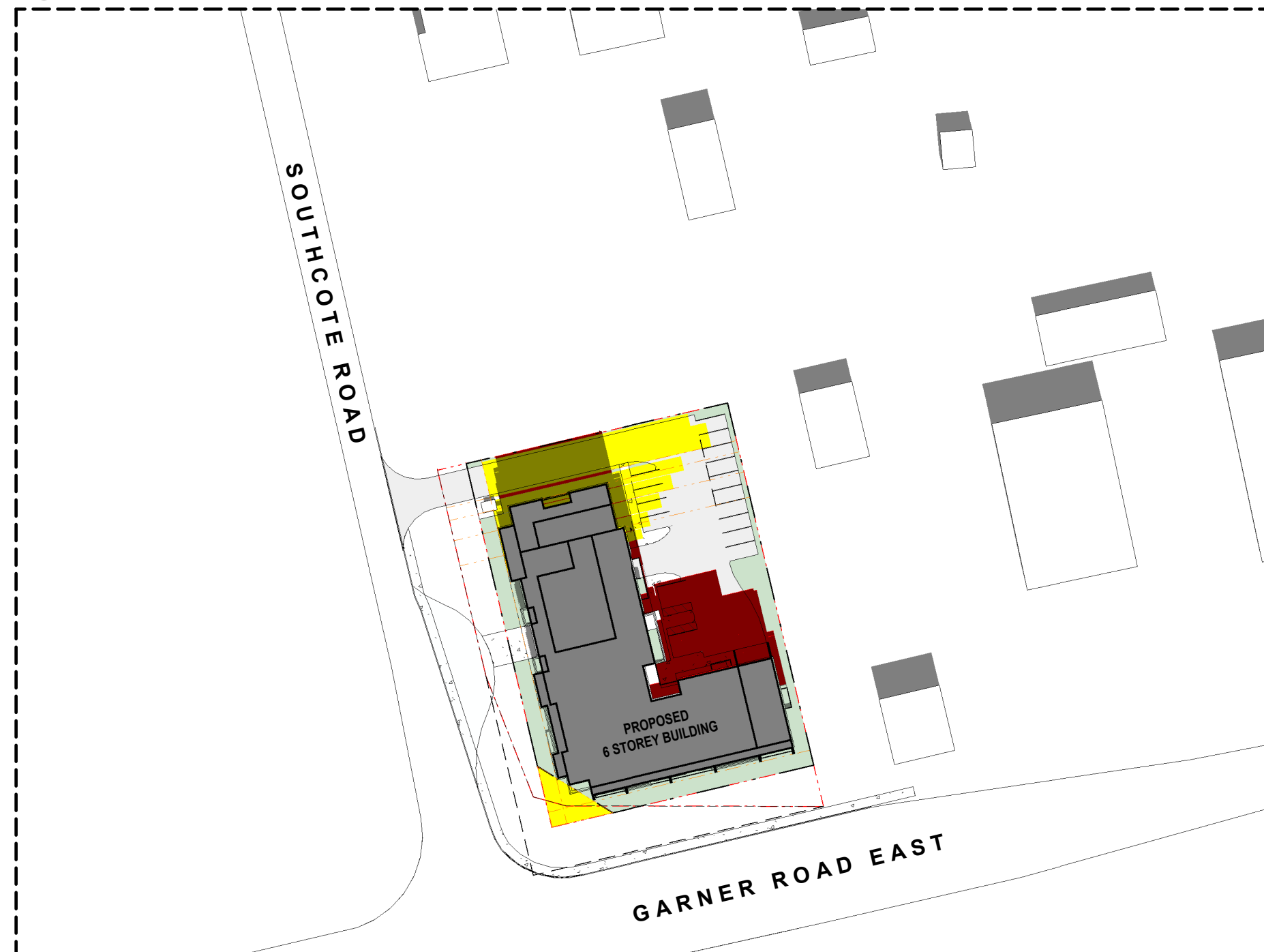
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1:1000



2 SEP. 21 @ 9:35AM
1:1000



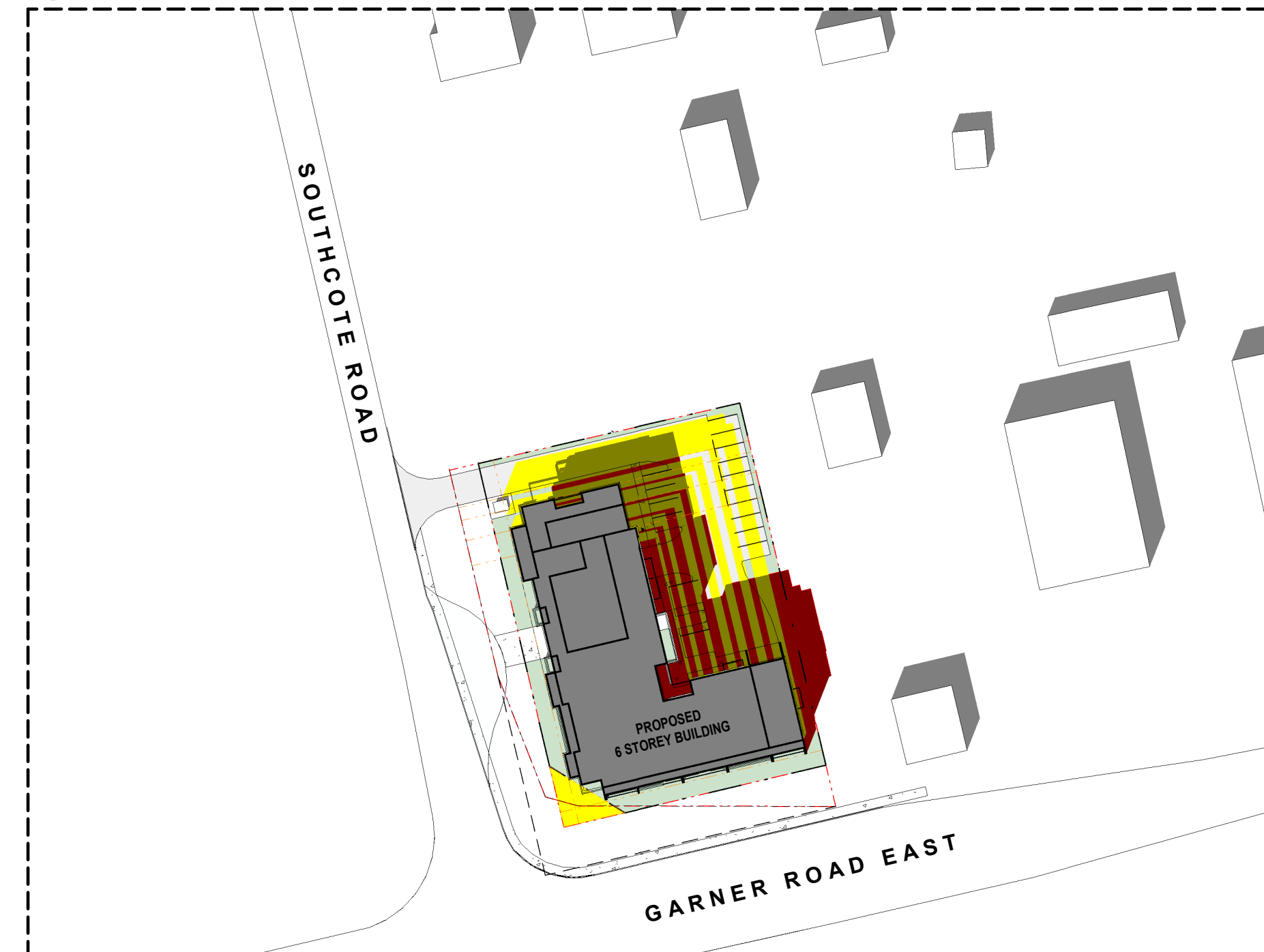
3 SEP. 21 @ 10:35AM
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4 SEP. 21 @ 11:35AM
1:1000



5 SEP. 21 @ 12:35PM
1:1000



6 SEP. 21 @ 1:12PM
1:1000

No.	Date	Revision
1	2021-08-20	ISSUED FOR OPA/ZBA

	Project No.	21002
	Project Date	
	Drawn by	HSH
	Checked by	GG
	Plot Date / Time	2021-08-20 4:03:34 PM

559 GARNER ROAD,
ANCASTER, ONTARIO

SEP. 21 - SHADOW
STUDY

Ontario Association of Architects logo with text: EDWARD THOMAS LICENCE 5572

Drawing Scale: As indicated
 Status: _____
 Drawing No.: _____ Revision No.: _____

D4.3 - r1

Shadow Studies September 21st (Fall Equinox)

The following shadow studies demonstrate the shadow impacts of the proposed development during the Spring / Fall Equinox.

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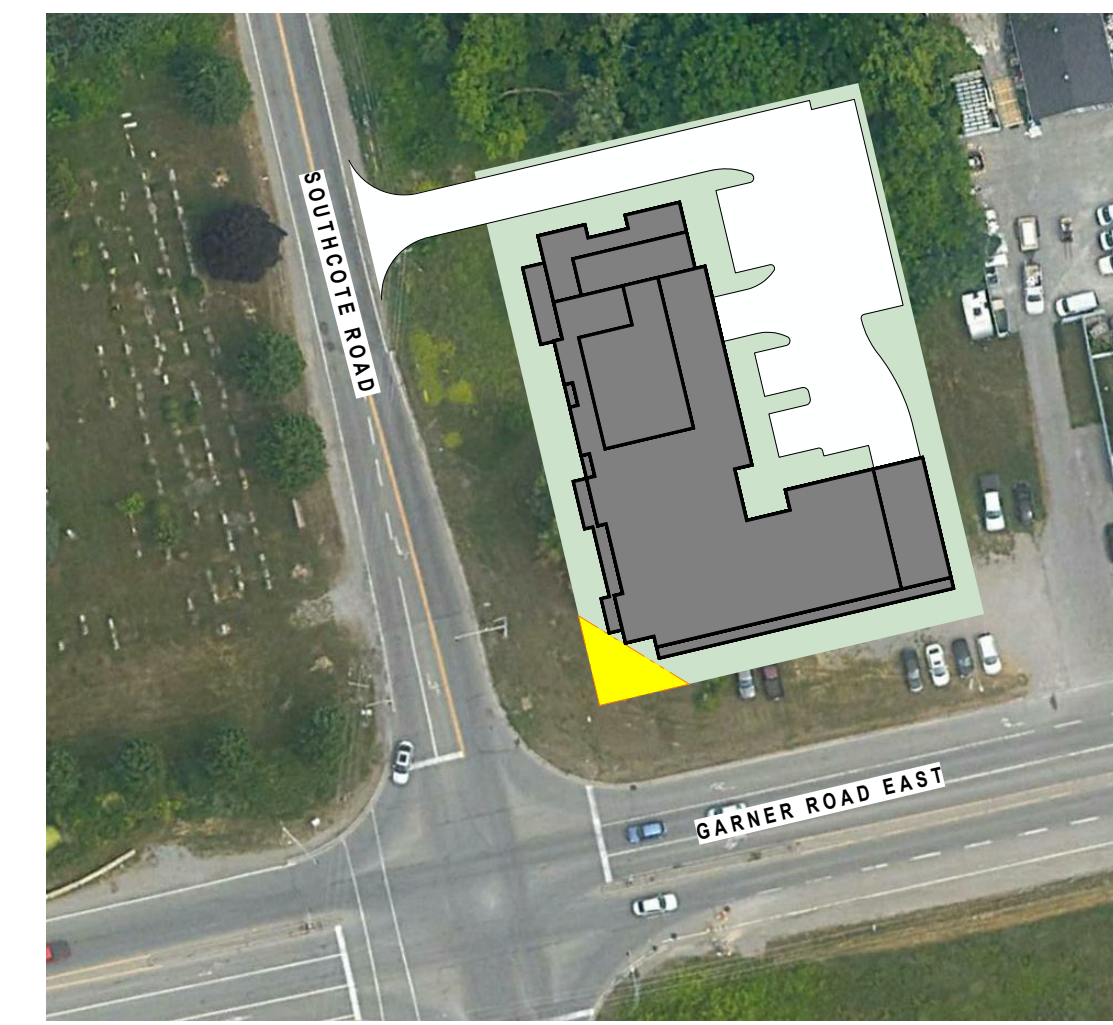
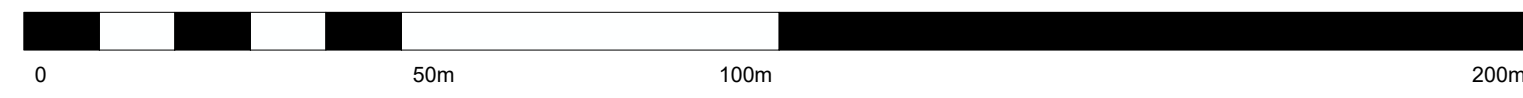
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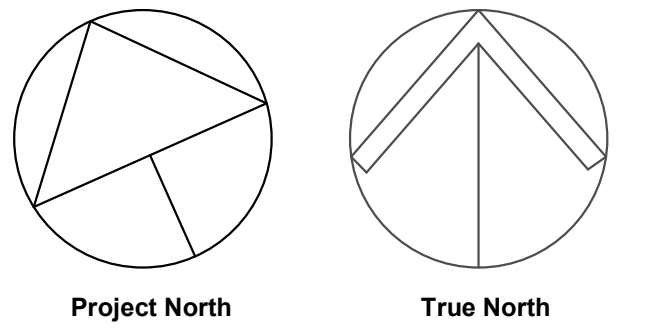
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- PROPOSED DEVELOPMENT SHADOWS
- BY RIGHT SHADOWS
- PROPOSED BUILDING FOOTPRINT
- PROPERTY LINE
- EXTENT OF SHADOW STUDY

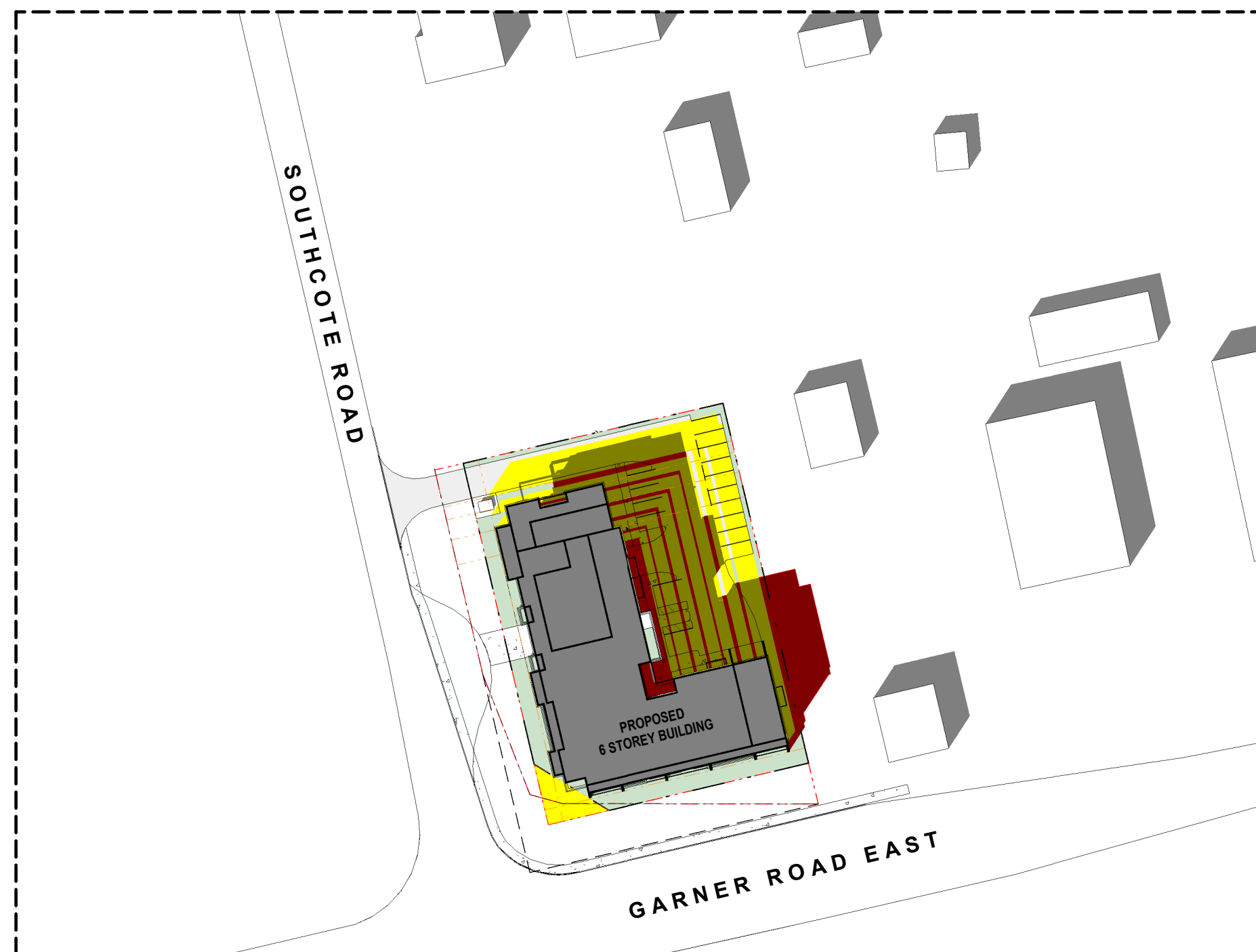


KEY PLAN
1:1000

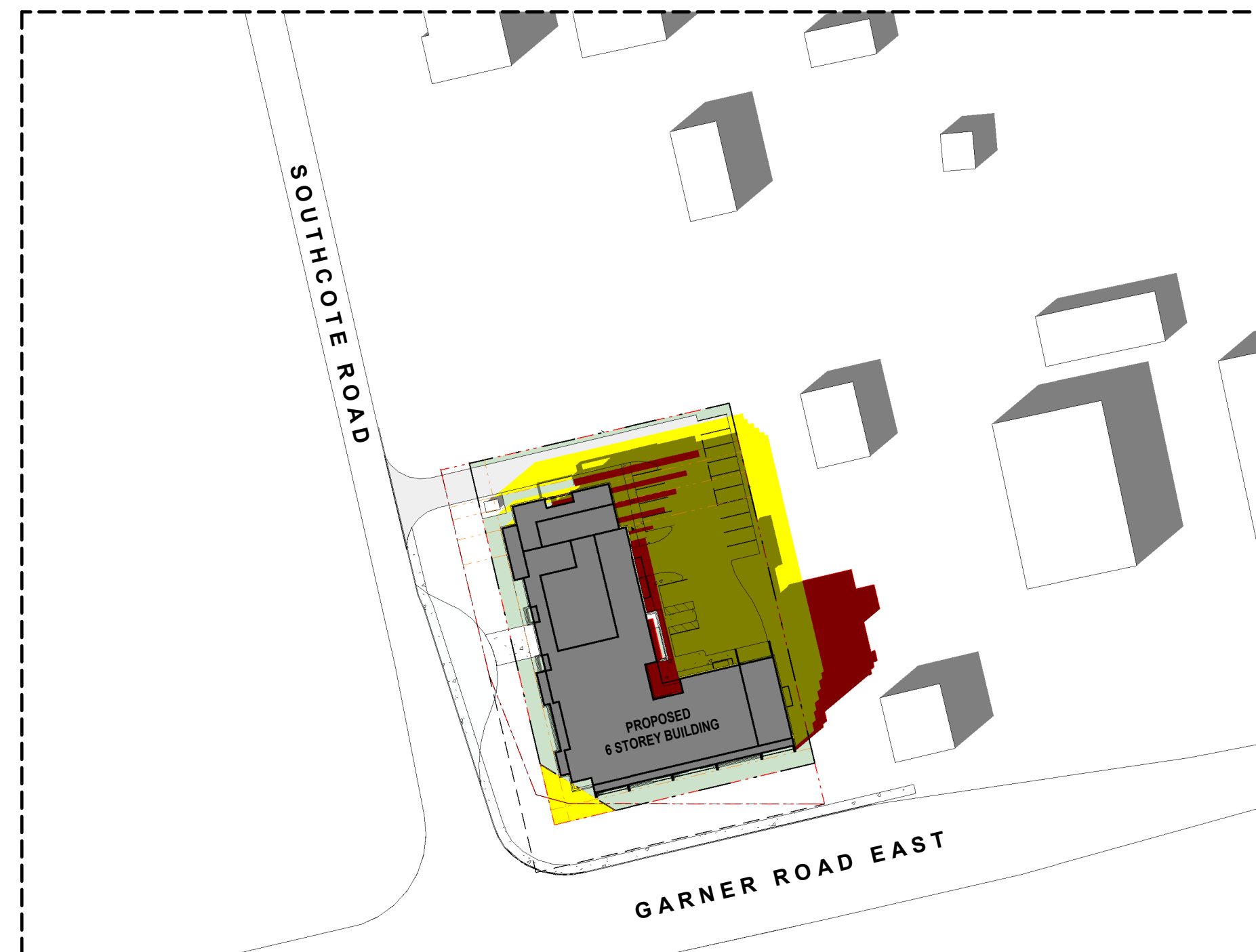


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1 SEP. 21 @ 1:47PM
1:1000



2 SEP. 21 @ 2:47PM
1:1000



3 SEP. 21 @ 3:47PM
1:1000



4 SEP. 21 @ 4:47PM
1:1000



5 SEP. 21 @ 5:47PM
1:1000

No.	Date	Revision
1	2021-08-20	ISSUED FOR OPA/ZBA

srm ARCHITECTS INC.	Project No.	21002
	Project Date	
	Drawn by	HSH
	Checked by	GG
	Plot Date / Time	2021-08-20 4:03:59 PM

**559 GARNER ROAD,
ANCASTER, ONTARIO**

**SEP. 21 - SHADOW
STUDY**

Drawing Scale: As indicated
Status: _____
Drawing No.: _____ Revision No.: _____

D4.4 - r1