SITE DATA

Project Address, Roxborough, Ontario

DATA		REQUIRED	PROVIDED
ZONING		DOWNTOWN MULTIPLE RES. (D6, 696, H74)	
LOT AREA (m²)		-	8,879.25 (m²)
SETBACKS	FRONT YARD (m)	3 (m)	28.2 (m) (MIN.)
	INTERIOR SIDE YARD (m)	6 (m)	6 (m)
	EXTERIOR SIDE YARD (m)	-	-
	REAR YARD (m)	5 (m)	5 (m)

BUILDING DATA

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	-	597 (units)
BUILDING AREA (m²)	-	3,890.42 (m²)
GROSS FLOOR AREA (m²) (ABOVE GRADE)	-	50,277.24 (m²)
PODIUM		11,146.05 (m²)
BUILDING A		18,313.23 (m²)
BUILDING B		20,817.97 (m²)
GROSS FLOOR AREA (m²) (BELOW GRADE)	-	10,727.21 (m²)
GROSS RESIDENTIAL RENTABLE FLOOR AREA (m²)	-	16,156.07 (m²) (BLDG. A) 18,362.00 (m²) (BLDG. B)
NUMBER OF STOREYS	-	3 (PODIUM) 18 (BLDG. A) 16 (BLDG. B)
BUILDING HEIGHT (m)	41.5 (m) MAX.	54 (m) (BLDG. A) 48 (m) (BLDG. B)
COMMERCIAL/RETAIL AREA (m²)	-	-
AMENITY AREA (m²)	-	-

UNIT MIX DATA

	STUDIO (470 ft²)	1 BED (550 - 600 ft²)	1 BED + DEN (655 ft²)	2 BED (920 - 940 ft²)	TOTAL UNITS
BUILDING A (LEVEL 4 - 18)					
UNIT TOTAL / TYPICAL FLOOR	2	6	9	2	**19**
UNIT TOTAL / BUILDING A	30	90	135	30	**285**
BUILDING B (LEVEL 4 - 16)					
UNIT TOTAL / TYPICAL FLOOR	2	6	13	3	**24**
UNIT TOTAL / BUILDING B	26	78	169	39	**312**
UNIT TOTAL	**56**	**168**	**304**	**69**	**597**
UNIT PERCENTAGE	9.38%	28.14%	50.92%	11.56%	

LANDSCAPING DATA

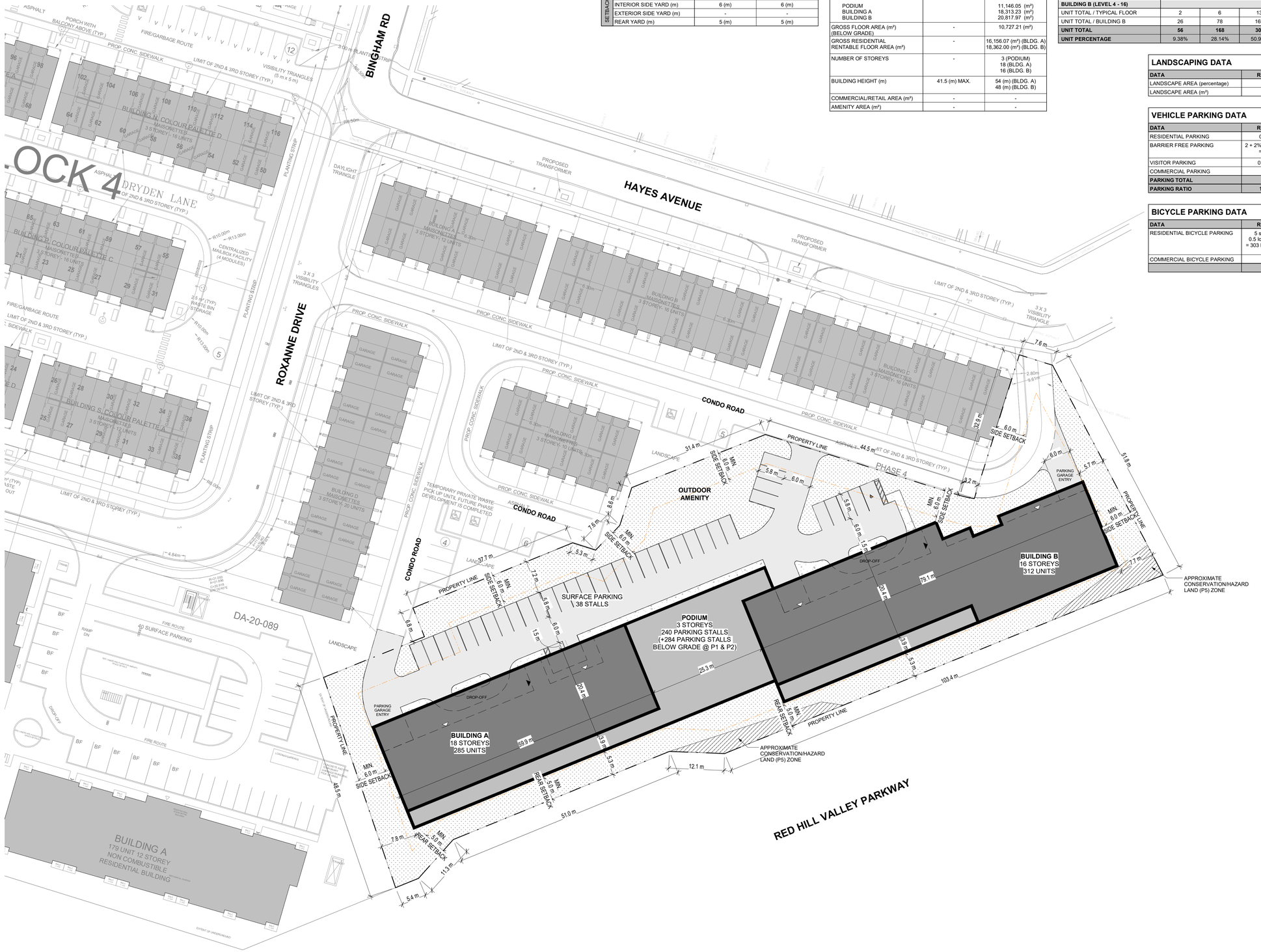
DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (percentage)	-	37.09 (%)
LANDSCAPE AREA (m²)	-	3,293.34 (m²)

VEHICLE PARKING DATA

DATA	REQUIRED	PROVIDED
RESIDENTIAL PARKING	0.8 / units	413 (0.70 / unit)
BARRIER FREE PARKING	2 + 2% of req. spaces = 15 stalls	16 (INCLUDED)
VISITOR PARKING	0.25 / units	149 (0.25 / unit)
COMMERCIAL PARKING	-	-
PARKING TOTAL	627	562
PARKING RATIO	1.05 / unit	0.95 / unit

BICYCLE PARKING DATA

DATA	REQUIRED	PROVIDED
RESIDENTIAL BICYCLE PARKING	5 short term + 0.5 long term / unit = 303 bicycle parking	300 bicycle parking stalls
COMMERCIAL BICYCLE PARKING	-	-
	TOTAL	300



1 **SITE PLAN**
1 : 400

Project North

True North

GENERAL NOTES

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No.	Date	Revision
4	01/03/2022	ISSUED TO CLIENT
3	09/02/2022	ISSUED FOR REVIEW
2	03/02/2022	ISSUED FOR REVIEW
1	25/01/2022	ISSUED FOR REVIEW

srm ARCHITECTS INC.

Project No	22045
Project Date	2022-02-24
Drawn by	TH
Checked by	ET
Plot Date / Time	2022-03-01 3:46:53 PM

ROXBOROUGH BLOCK 6

SITE PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS
LICENCE
5572

Drawing Scale	As indicated
Status	
Drawing No.	Revision No.
D1.1	**- r4**

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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 an 18 Storey and 16 Storey residential building connected with a 3 Storey podium consisting of 597 units.

Lot Area:	8,879.25 (m²)
Building Area:	3,897.60 (m²)
Gross Floor Area:	49,965.15 (m²)
Building Height:	54 (m) (BLDG. A)
	48 (m) (BLDG. B)

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 41.5m building.

True North is determined by survery prepared by:
A.T. McLaren Limited
69 John St. S. Suite 230, Hamilton On. L8N 2B9
Completed on: December 3, 2021
Signed by: S. Dan McLaren

0m 50m 100m 200m

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

1 SHADOW STUDY - MARCH 21 @850
1 : 1500

2 SHADOW STUDY - MARCH 21 @950
1 : 1500

3 SHADOW STUDY - MARCH 21 @1050
1 : 1500

4 SHADOW STUDY - MARCH 21 @1150
1 : 1500

5 SHADOW STUDY - MARCH 21 @1250
1 : 1500

6 SHADOW STUDY - MARCH 21 @126 Solar Noon
1 : 1500

Project North True North

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No.	Date	Revision
1	01/03/2022	ISSUED TO CLIENT

srm ARCHITECTS INC.

Project No	22045
Project Date	2022-02-24
Drawn by	CRZ
Checked by	ET
Plot Date / Time	2022-03-01 3:56:11 PM

ROXBOROUGH BLOCK 6

SHADOW STUDY - MARCH 21

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale	As indicated
Status	
Drawing No.	Revision No.

D1.2 - r1

C:\Users\thowell\Documents\22045_Roxborough Block 6_Building_thowellTE45M.rvt

SHADOW STUDIES - MARCH 21st (SPRING EQUINOX)

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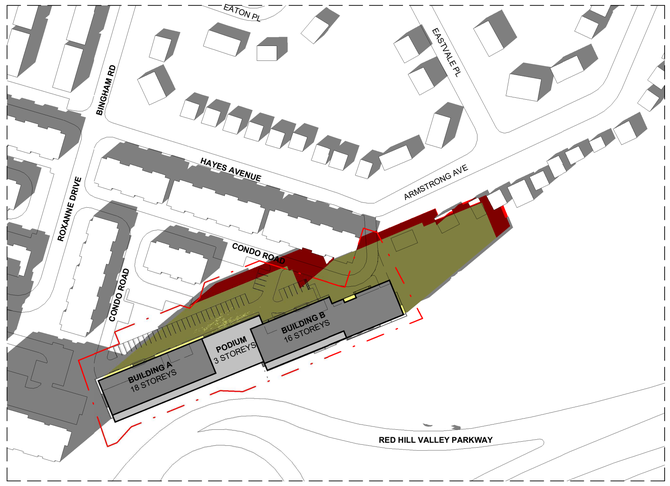
A.T. McLaren Limited
69 John St. S. Suite 230, Hamilton On. L8N 2B9
Completed on: December 3, 2021
Signed by: S. Dan McLaren

0m 50m 100m 200m

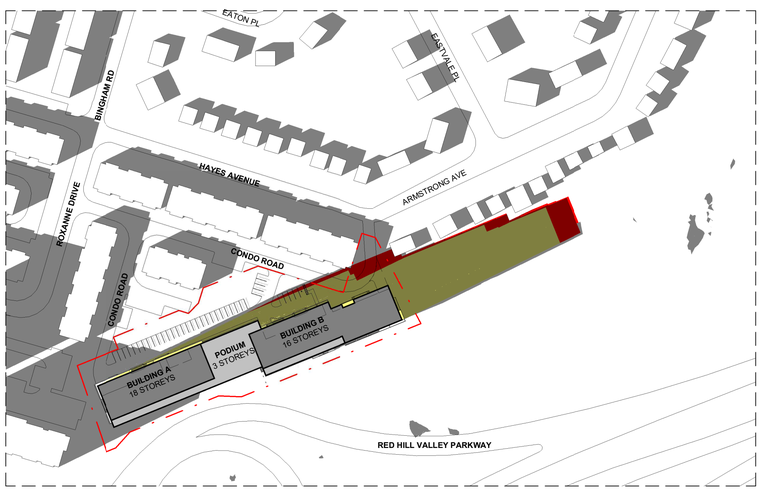
PROPOSED DEVELOPMENT SHADOWS
BY RIGHT SHADOWS
PROPOSED BUILDING FOOTPRINT
PROPERTY LINE
EXTENT OF SHADOW STUDY

1 SHADOW STUDY - MARCH 21 @203
1 : 1500

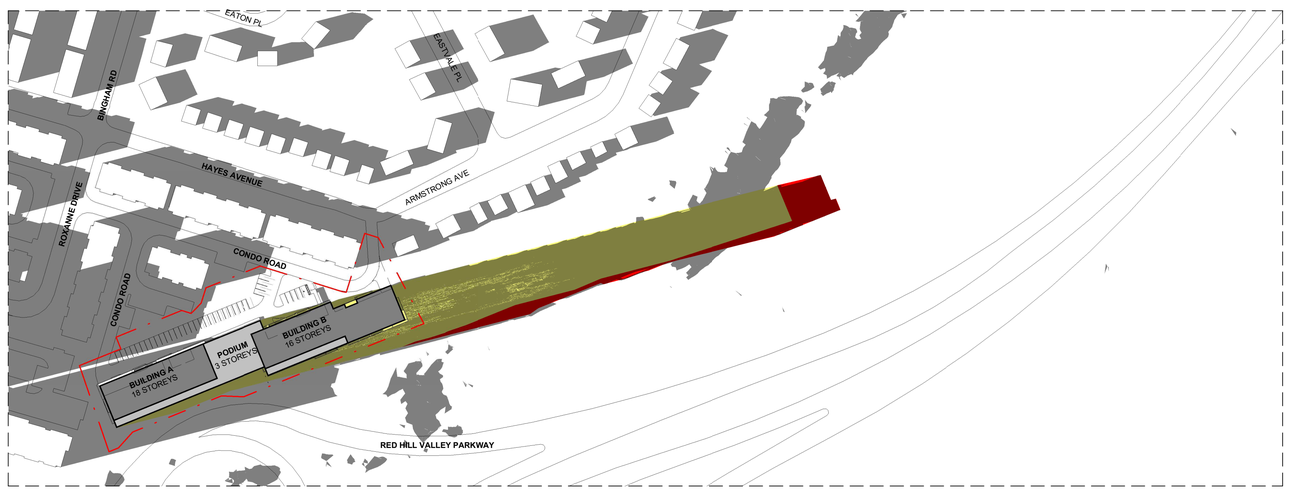
2 SHADOW STUDY - MARCH 21 @303
1 : 1500



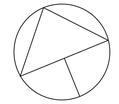
3 SHADOW STUDY - MARCH 21 @403
1 : 1500



4 SHADOW STUDY - MARCH 21 @503
1 : 1500



5 SHADOW STUDY - MARCH 21 @603
1 : 1500



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srm ARCHITECTS INC.

Project No	22045
Project Date	2022-02-24
Drawn by	CRZ
Checked by	ET
Plot Date / Time	2022-03-01 3:57:18 PM

ROXBOROUGH BLOCK 6

SHADOW STUDY - MARCH 21

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale	As indicated
Status	
Drawing No.	Revision No.
D1.3	- r1

C:\Users\thowell\Documents\22045_Roxborough Block 6_Building_thowellTE45M.rvt

SHADOW STUDIES - SEPTEMBER 21st (FALL EQUINOX)

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

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Completed on: December 3, 2021
Signed by: S. Dan McLaren

0m 50m 100m 200m

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

1 SHADOW STUDY - SEPTEMBER 21 @ 835
1 : 1500

2 SHADOW STUDY - SEPTEMBER 21 @ 935
1 : 1500

3 SHADOW STUDY - SEPTEMBER 21 @ 1035
1 : 1500

4 SHADOW STUDY - SEPTEMBER 21 @ 1135
1 : 1500

5 SHADOW STUDY - SEPTEMBER 21 @ 1235
1 : 1500

6 SHADOW STUDY - SEPTEMBER 21 @ 112 Solar Noon
1 : 1500

Project North

True North

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Project No	22045
Project Date	2022-02-24
Drawn by	CRZ
Checked by	ET
Plot Date / Time	2022-03-01 3:58:29 PM

ROXBOROUGH BLOCK 6

SHADOW STUDY - SEPTEMBER 21

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale	As indicated
Status	
Drawing No.	Revision No.

D1.4 - r1

C:\Users\thowell\Documents\22045_Roxborough Block 6_Building_thowell7E4SM.rvt

SHADOW STUDIES - SEPTEMBER 21st (FALL EQUINOX)

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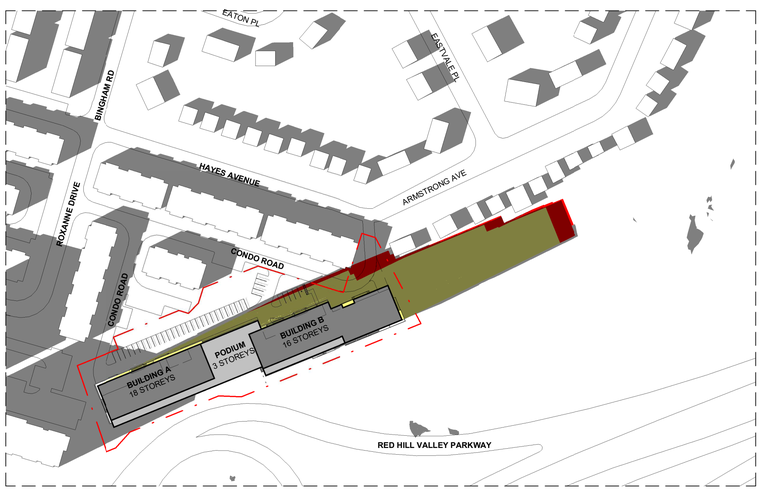
0m 50m 100m 200m

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

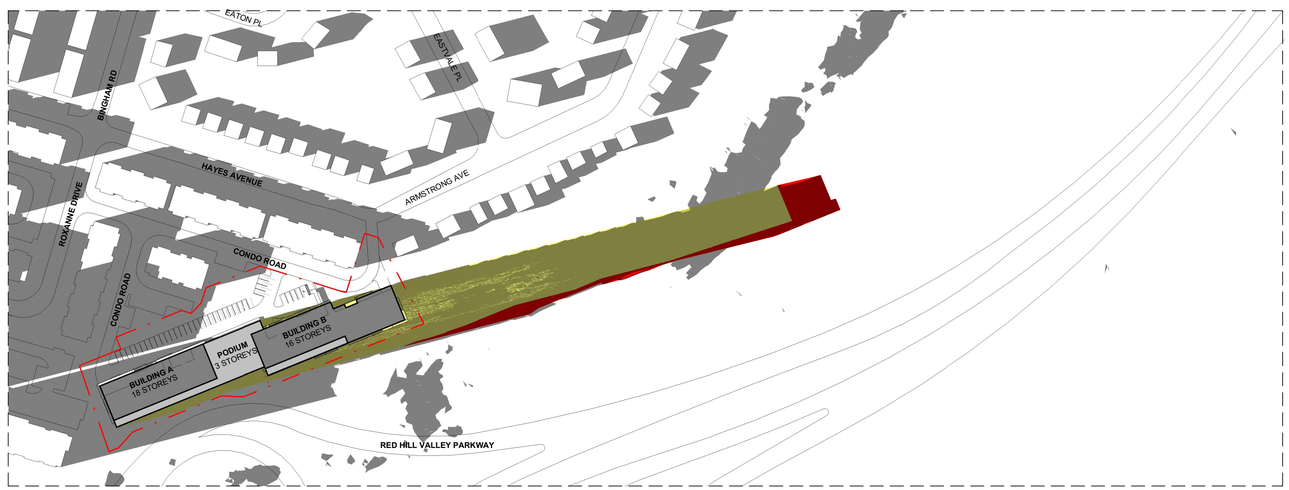
1 SHADOW STUDY - SEPTEMBER 21 @ 147
1 : 1500

2 SHADOW STUDY - SEPTEMBER 21 @ 247
1 : 1500

3 SHADOW STUDY - SEPTEMBER 21 @ 347
1 : 1500



4 SHADOW STUDY - SEPTEMBER 21 @ 447
1 : 1500



5 SHADOW STUDY - SEPTEMBER 21 @ 547
1 : 1500

Project North

True North

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srm ARCHITECTS INC.

Project No	22045
Project Date	2022-02-24
Drawn by	CRZ
Checked by	ET
Plot Date / Time	2022-03-01 3:59:38 PM

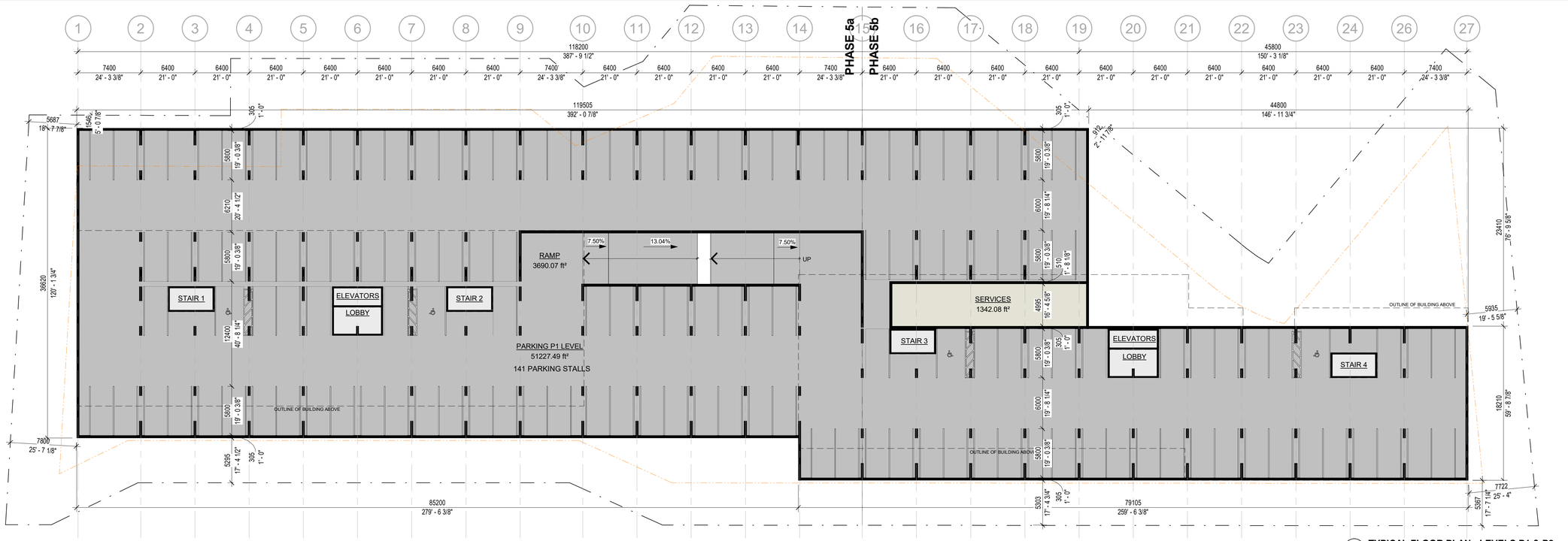
ROXBOROUGH BLOCK 6

SHADOW STUDY - SEPTEMBER 21

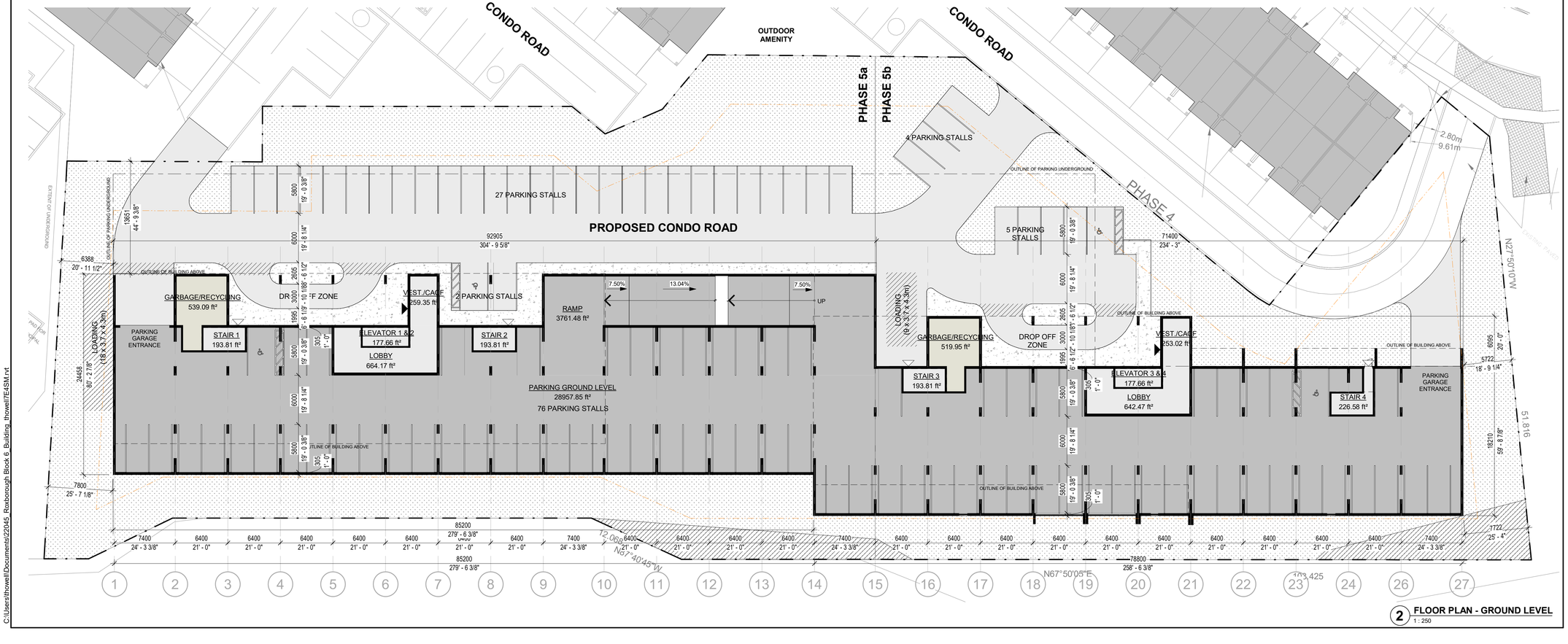
ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale	As indicated
Status	
Drawing No.	Revision No.
D1.5	- r1

C:\Users\thowell\Documents\22045_Roxborough Block 6_Building_thowellTE45M.rvt



1 TYPICAL FLOOR PLAN - LEVELS P1 & P2
1 : 250



2 FLOOR PLAN - GROUND LEVEL
1 : 250

Project North

True North

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1	25/01/2022	ISSUED FOR REVIEW

srm ARCHITECTS INC.

Project No	22045
Project Date	2022-02-24
Drawn by	TH
Checked by	ET
Plot Date / Time	2022-03-01 3:47:00 PM

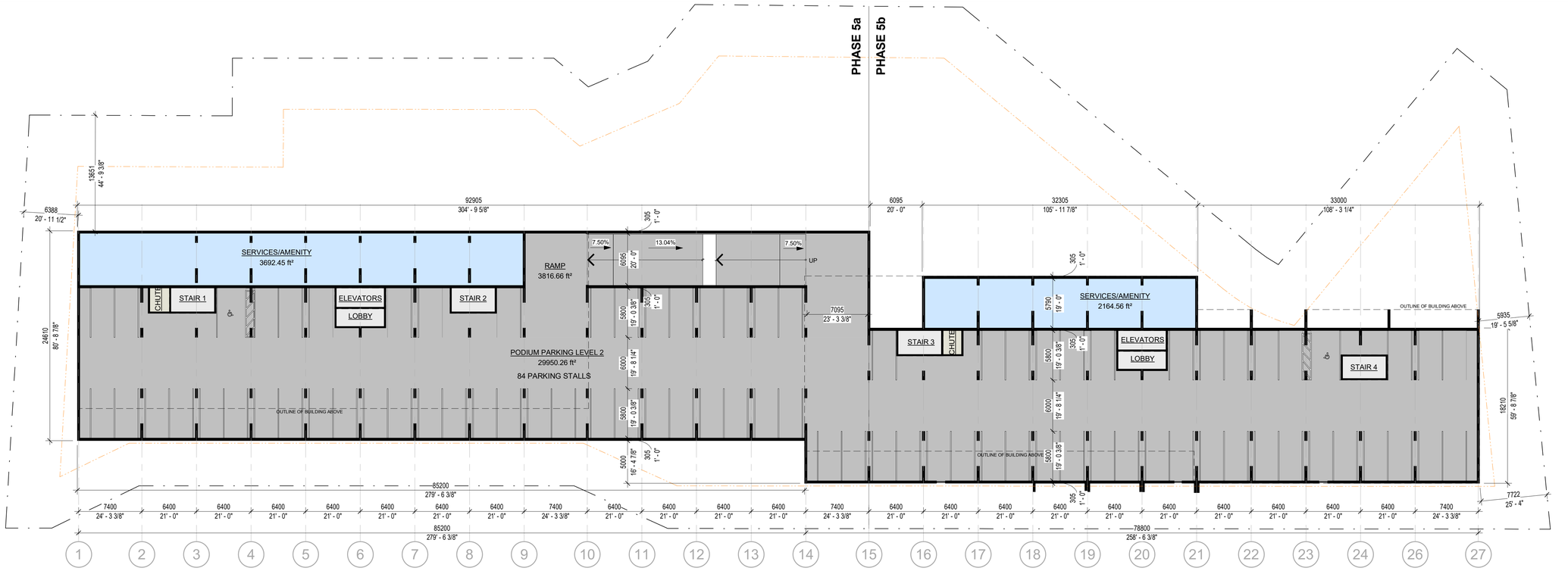
ROXBOROUGH BLOCK 6

FLOOR PLAN - PARKING P1 & GROUND LEVEL

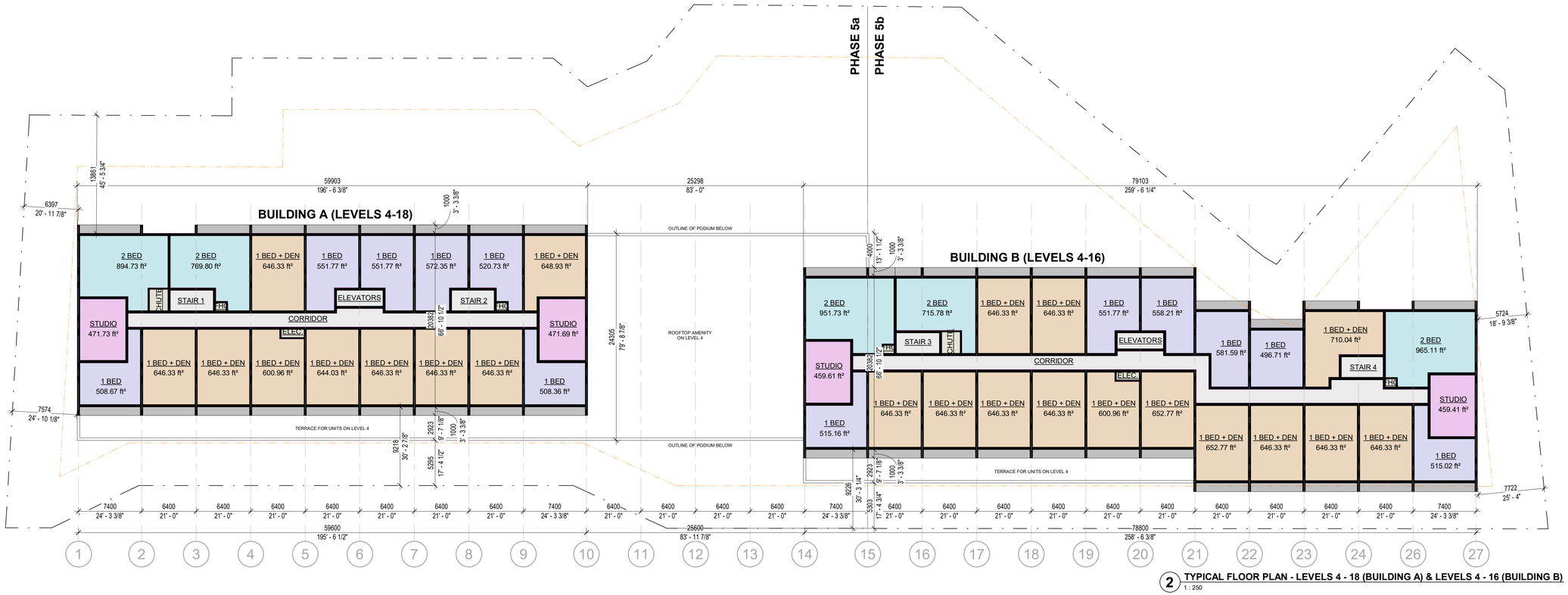
ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale	1 : 250
Status	
Drawing No.	D2.1
Revision No.	r3

C:\Users\thowell\Documents\22045_Roxborough Block 6_Building_thowellTE45M.rvt



1 TYPICAL FLOOR PLAN - LEVELS 2 -3 (PODIUM)
1 : 250



2 TYPICAL FLOOR PLAN - LEVELS 4 - 18 (BUILDING A) & LEVELS 4 - 16 (BUILDING B)
1 : 250

Project North

True North

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.
4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONTRACT DOCUMENTS WERE PREPARED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.
6. THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANTS BEST JUDGEMENT IN LIGHT OF THE INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY USE WHICH A THIRD PARTY MAKES OF THE CONTRACT DOCUMENTS, OR ANY RELIANCE ON/OR DECISIONS TO BE MADE BASED ON THEM ARE THE RESPONSIBILITY OF SUCH THIRD PARTIES.
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.

No.	Date	Revision
3	01/03/2022	ISSUED TO CLIENT
2	03/02/2022	ISSUED FOR REVIEW
1	25/01/2022	ISSUED FOR REVIEW

srm ARCHITECTS INC.

Project No	22045
Project Date	2022-02-24
Drawn by	TH
Checked by	ET
Plot Date / Time	2022-03-01 3:47:05 PM

ROXBOROUGH BLOCK 6

FLOOR PLAN - TYPICAL PODIUM & TOWER LEVEL

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS
LICENCE 5572

Drawing Scale	1 : 250
Status	
Drawing No.	D2.2
Revision No.	r3

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