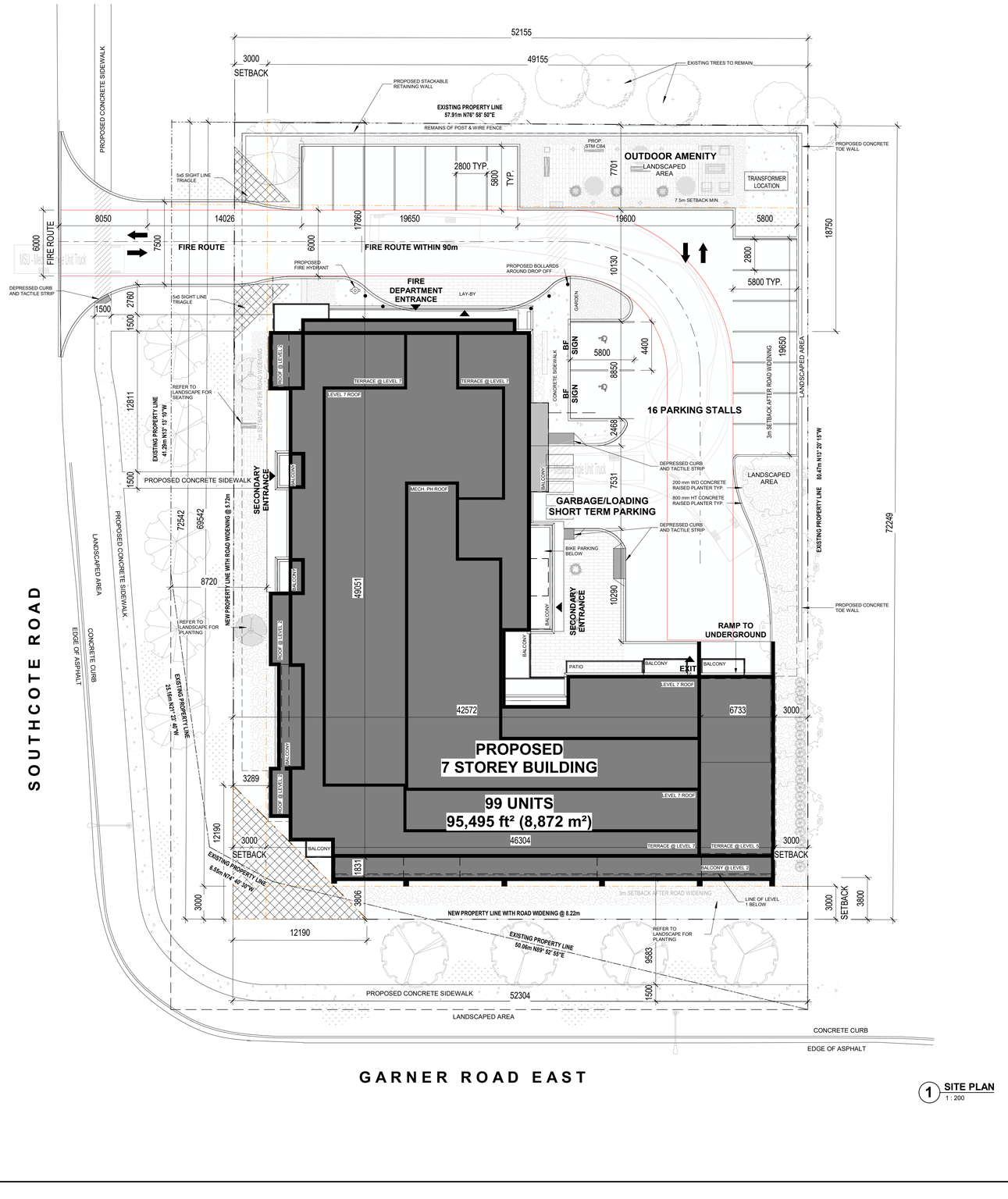

1 SITE PLAN
1 : 200

PRELIMINARY ZONING INFORMATION

559 Garner Road, Ancaster, ON

DATA		REQUIRED	PROVIDED
ZONING		AGRICULTURAL - ZONE A	REQUIRES REZONING TO RESIDENTIAL MULTIPLE "RM6" ZONE
LOT AREA (m²)		XX (m²)	BEFORE ROAD WIDENING = 4,216 m² AFTER ROAD WIDENING = 3,707 m²
SETBACKS	FRONT YARD - SOUTH - (GARNER RD. E.)	3.0 m	3.0 m
	SIDE YARD - WEST - (SOUTHCOTE RD.)	3.0 m	3.0 m
	SIDE YARD - EAST - (INTERIOR)	MEET 45 DEGREE	3.0 m
	REAR YARD - NORTH	7.5 m + MEET 45 DEGREE	17.86 m
ROAD WIDENING	FRONT YARD - SOUTH - (GARNER RD. E.)	8.22 m	8.22 m
	SIDE YARD - WEST - (SOUTHCOTE RD.)	5.72 m	5.72 m
	SIDE YARD - EAST - (INTERIOR)	N/A	N/A
	REAR YARD - NORTH	N/A	N/A
TOTAL LANDSCAPED AREA (m²) BEFORE ROAD WIDENING			1,660.5 (m²)
TOTAL LANDSCAPED AREA (m²) AFTER ROAD WIDENING			1,151.5 (m²)

BUILDING DATA

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)		99 UNITS 1 BED = 16 UNITS (16.4%) 1 BED+D = 41 UNITS (41.8%) 2 BED+D = 41 UNITS (41.8%)
BUILDING AREA (m²)	---	14,768 ft² (1,372 m²)
GROSS FLOOR AREA (m²)	---	95,495 ft² (8,872 m²)
CONSTRUCTION FLOOR AREA (m²) Includes underground levels	---	170,531 ft² (15,842.0 m²)
NUMBER OF STOREYS	---	7 STOREYS
BUILDING HEIGHT (m)	22m MAX. REF C2-551 (08-062)	23m
AMENITY AREA (m²) - INDOOR	---	3,635 ft² (338 m²)
AMENITY AREA (m²) - OUTDOOR	---	1,092 ft² (101 m²)
BALCONY TERRACE PATIO	---	12,379 ft² (1,150 m²)
TOTAL AMENITY AREA		17,106 ft² (1,589 m²)
COMMERCIAL/RETAIL AREA (m²)		N/A

VEHICLE PARKING DATA

DATA	REQUIRED	PROVIDED
RESIDENTIAL PARKING	1.25 / unit = 99 x 1.25 = **124 STALLS**	UG = +/- 130 STALLS (60+70) GRADE = 16 STALLS **TOTAL = 146 STALLS** **1.25 stalls / unit = 124 STALLS +24 ADDITIONAL STALLS**
BARRIER FREE PARKING	101-200 STALLS MIN 1 SPACE + 3% OF TOTAL # REQ	**1 + (124*0.03) = 5 ROUNDED & INCLUDED**
COMMERCIAL PARKING	1 / 50m² = N/A	N/A
TOTAL		**146**

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 survery prepared by:
Barich Grenkie Surveying Ltd.
297 HWY No.8 (Unit 101) - Stoney Creek,ON
Completed on: January 27, 2020
Signed on: Febrary 4, 2020 by Matthew Di Cosmo

SITE LEGEND

- Property Line
- Existing Property line
- Squared off Property line
- Building Setback
- Entrance / Exit
- Underground Parking
- Property Setback

Project North

True North

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No.	Date	Revision
2	2022-05-20	RE-ISSUED FOR OPA/ZBA
1	2021-08-20	ISSUED FOR OPA/ZBA

srm ARCHITECTS INC.

Project No: 21002
Project Date:
Drawn by: WC/ECB
Checked by: GG
Plot Date / Time: 2022-05-19 9:53:09 AM

559 GARNER ROAD, ANCASTER, ONTARIO

SITE PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS
LICENCE 5572

Drawing Scale: As indicated
Status:
Drawing No.: A1.1
Revision No.: - r2

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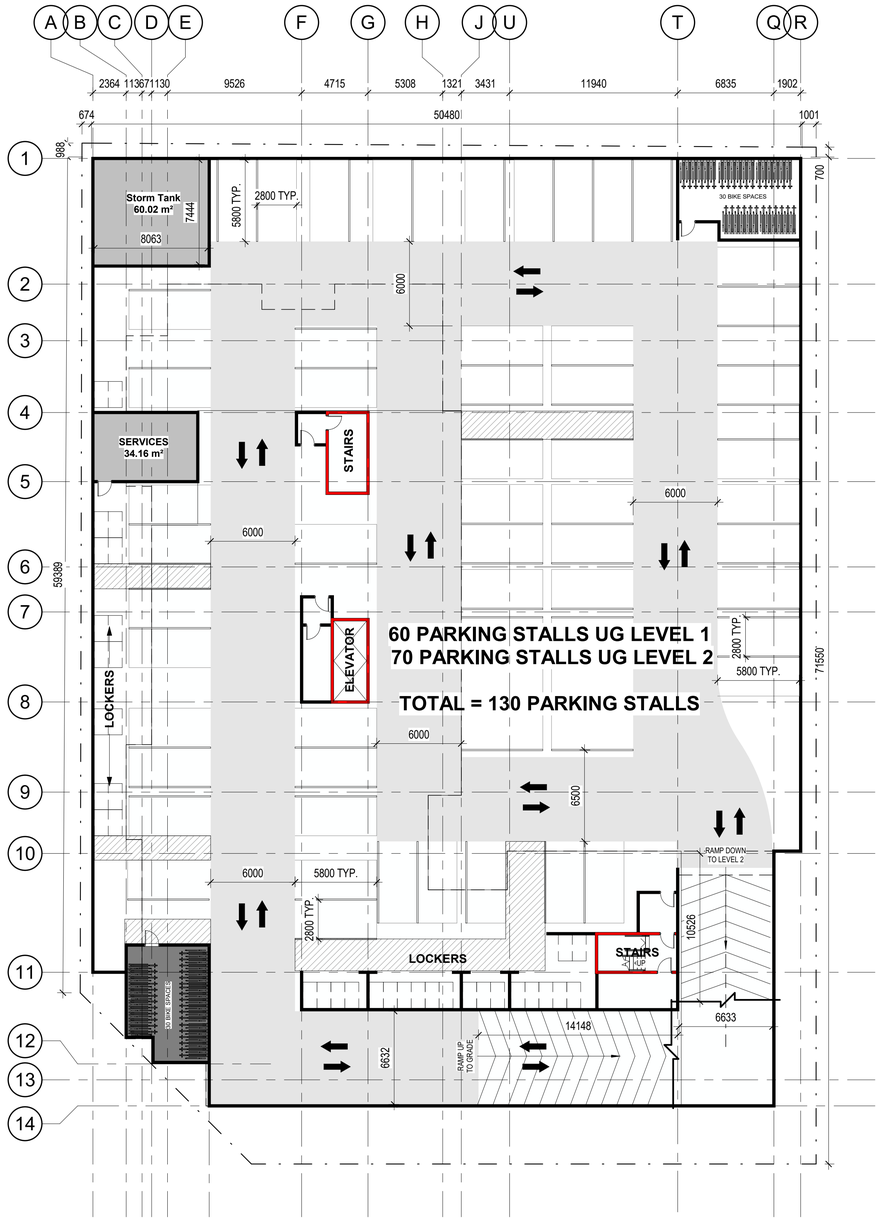

1 **UNDERGROUND LEVELS P1-P2**
1 : 200

2 **LEVEL 1 FLOOR PLAN**
1 : 200

Project North

True North

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srm ARCHITECTS INC.

Project No	21002
Project Date	
Drawn by	WC/ECB
Checked by	GG
Plot Date / Time	2022-05-17 1:44:12 PM

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.	A2.1
Revision No.	- r2

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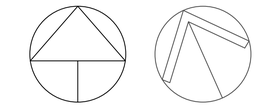
1 LEVEL 2 FLOOR PLAN
1 : 200

2 LEVELS 3-4 FLOOR PLAN
1 : 200



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559 GARNER ROAD, ANCASTER, ONTARIO

LEVEL 2 & 3-4 FLOOR PLANS

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale	1 : 200
Status	
Drawing No.	A2.2
Revision No.	- r2

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1 **LEVELS 5&6 FLOOR PLAN**
1 : 200

2 **LEVEL 7 FLOOR PLAN - OPTION 02**
1 : 200

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Project Date
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559 GARNER ROAD, ANCASTER, ONTARIO

LEVELS 5-6 & 7 FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 200
Status
Drawing No. A2.3 Revision No. - r2

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1 NORTH ELEVATION
1 : 150

2 WEST 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	PREFINISHED 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	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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Project Date:
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Plot Date / Time: 2022-05-17 3:37:30 PM

559 GARNER ROAD, ANCASTER, ONTARIO

NORTH & WEST ELEVATIONS

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale: 1 : 150
Status:
Drawing No.: A3.1
Revision No.: - r2

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1 SOUTH ELEVATION
1 : 150

2 EAST ELEVATION
1 : 150

EXTERIOR FINISH LEGEND

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Project No 21002
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Drawn by WC/ECB
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Plot Date / Time 2022-05-17 3:37:51 PM

559 GARNER ROAD, ANCASTER, ONTARIO

SOUTH AND EAST ELEVATIONS

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale 1 : 150
Status
Drawing No. A3.2 Revision No. - r2

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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 a 7 Storey residential building consisting of 99 units.

Lot Area:
Building Area: 1,372 m²
Gross Floor Area: 8,872 m²
Building Height: 23m + 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 survery prepared by:
Barich Grenkie Surveying Ltd.
297 HWY No.8 (Unit 101) - Stoney Creek,ON
Completed on: January 27, 2020
Signed on: Febrary 4, 2020 by Matthew Di Cosmo

PROPOSED DEVELOPMENT SHADOWS

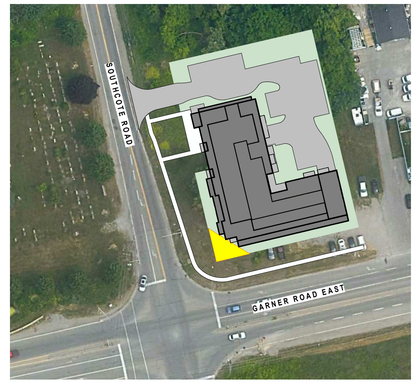
BY RIGHT SHADOWS

PROPOSED BUILDING FOOTPRINT

PROPERTY LINE

EXTENT OF SHADOW STUDY

0 50m 100m 200m



KEY PLAN
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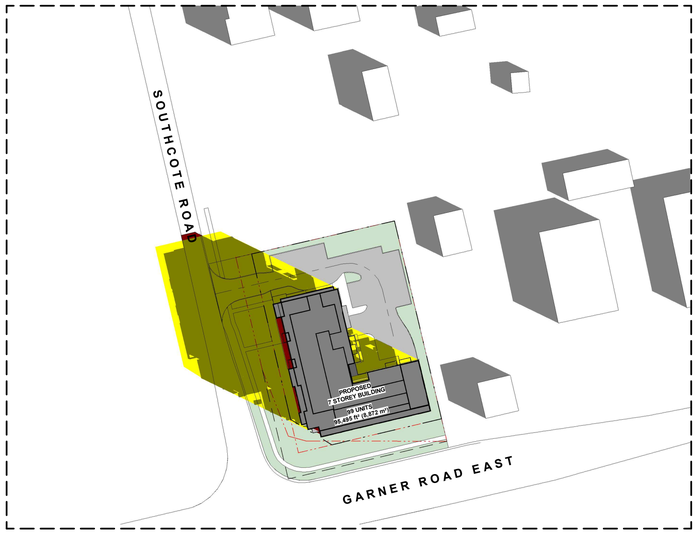

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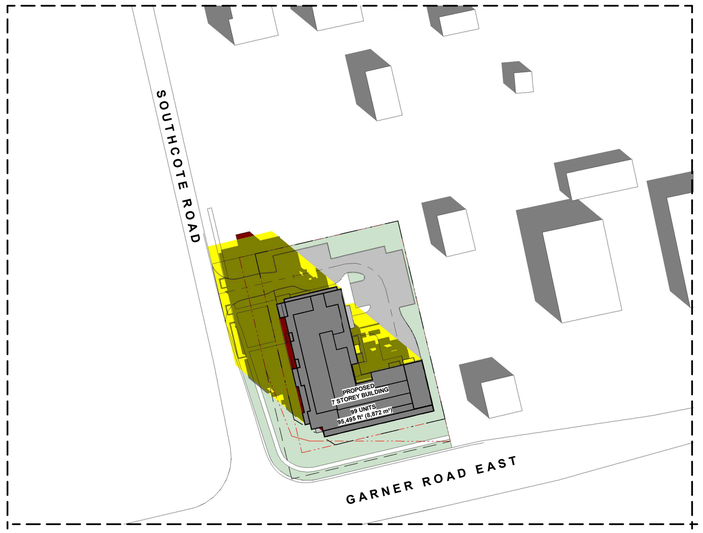

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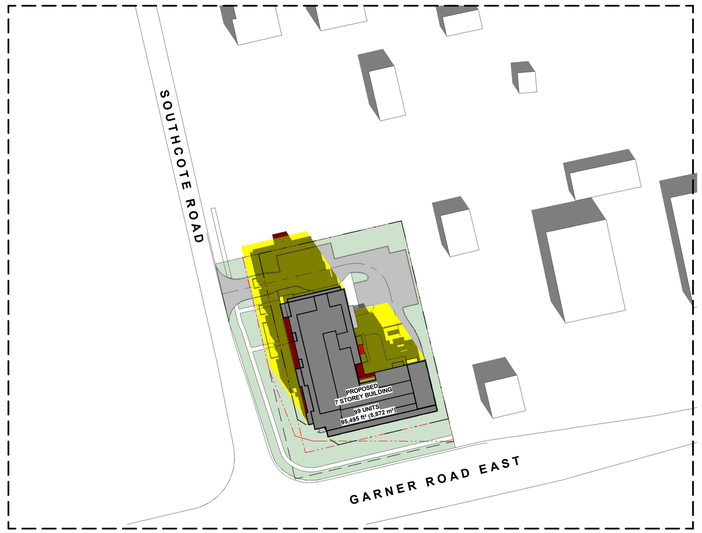

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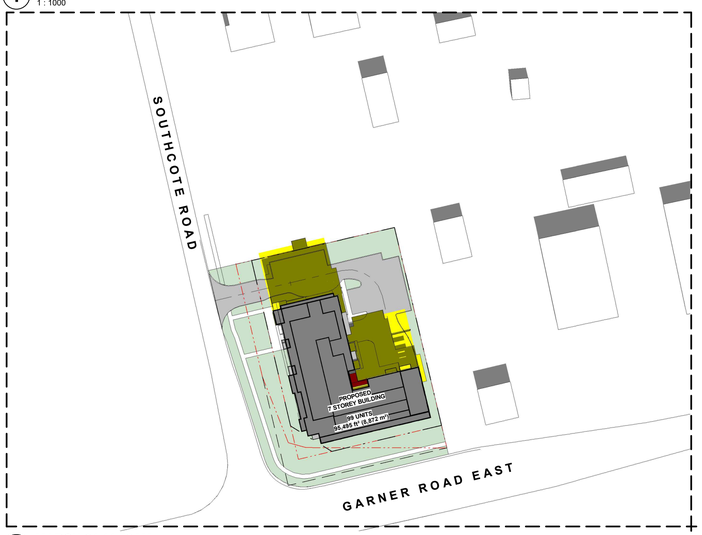

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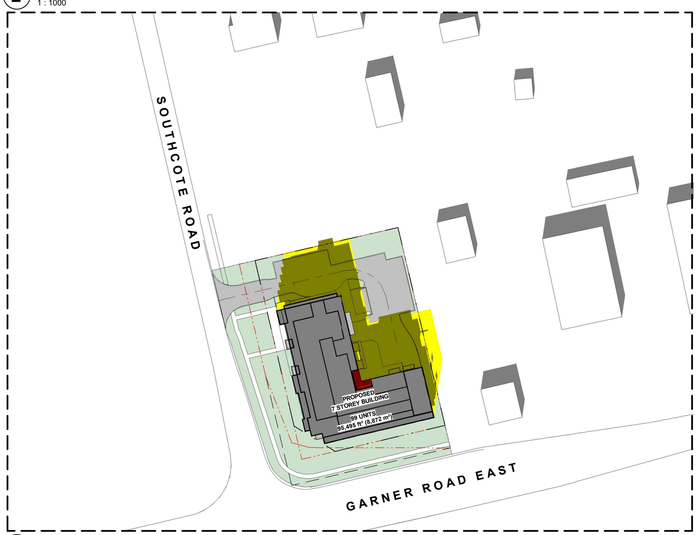

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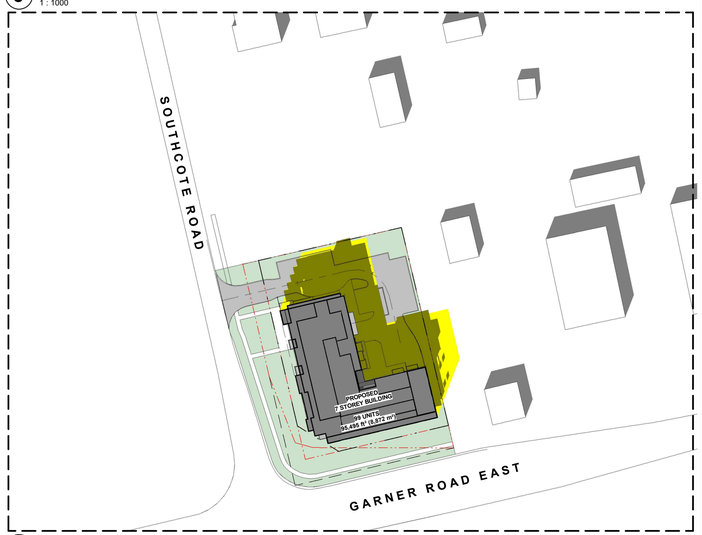

6 MARCH 21 1.26PM SOLAR NOON
1 : 1000

Project North

True North

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srm ARCHITECTS INC.

Project No: 21002
Project Date:
Drawn by: HSH/ECB
Checked by: Checker
Plot Date / Time: 2022-05-17 1:45:13 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.: D4.1
Revision No.: - r2

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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 a 7 Storey residential building consisting of 99 units.

Lot Area:
Building Area: 1,372 m²
Gross Floor Area: 8,872 m²
Building Height: 23m + 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 survery prepared by:
Barich Grenkie Surveying Ltd.
297 HWY No.8 (Unit 101) - Stoney Creek,ON
Completed on: January 27, 2020
Signed on: Febrary 4, 2020 by Matthew Di Cosmo

PROPOSED DEVELOPMENT SHADOWS

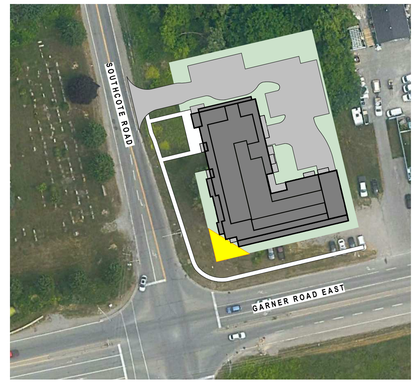
BY RIGHT SHADOWS

PROPOSED BUILDING FOOTPRINT

PROPERTY LINE

EXTENT OF SHADOW STUDY

0 50m 100m 200m



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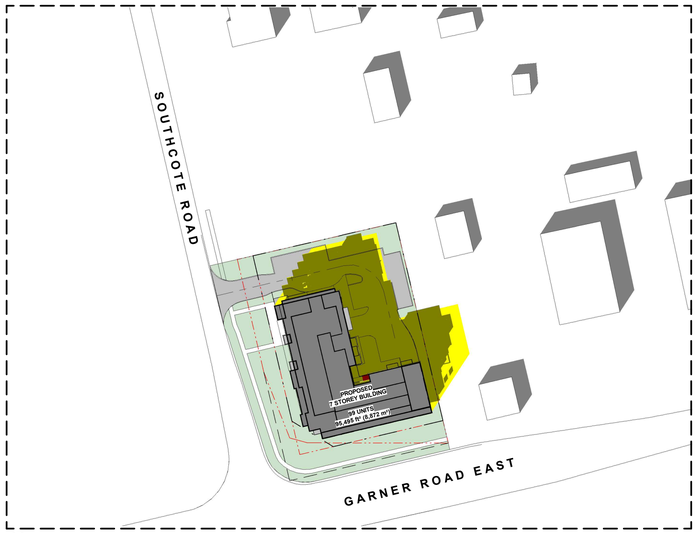

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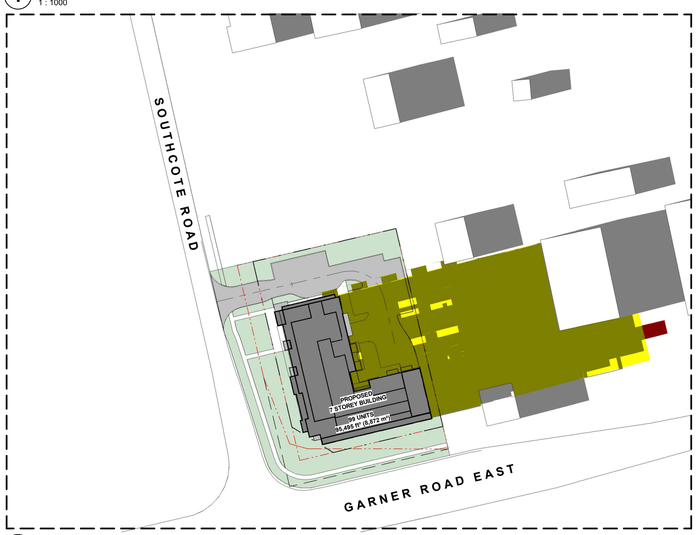

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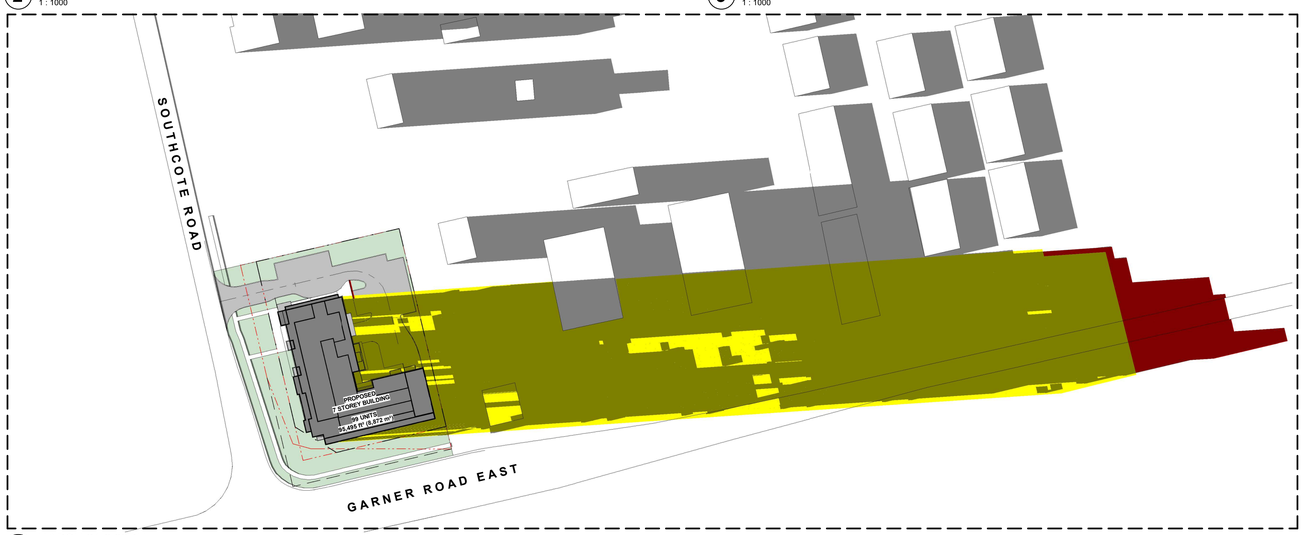

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Project North

True North

GENERAL NOTES

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No.	Date	Revision
2	2022-05-20	RE-ISSUED FOR OPA/ZBA
1	2021-08-20	ISSUED FOR OPA/ZBA

srm ARCHITECTS INC.

Project No 21002
Project Date
Drawn by HSH/ECB
Checked by Checker
Plot Date / Time 2022-05-17 1:45:21 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. D4.2 Revision No. r2

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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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PROPOSED DEVELOPMENT SHADOWS

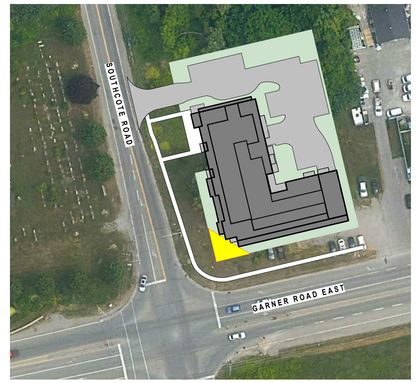
BY RIGHT SHADOWS

PROPOSED BUILDING FOOTPRINT

PROPERTY LINE

EXTENT OF SHADOW STUDY

0 50m 100m 200m



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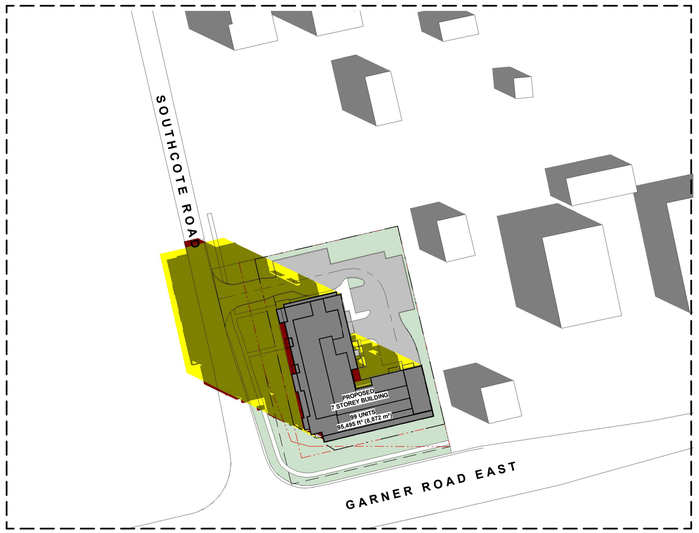

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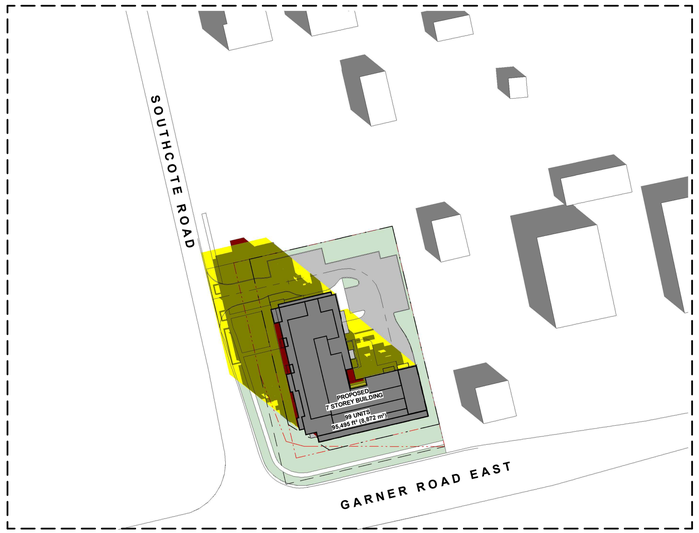

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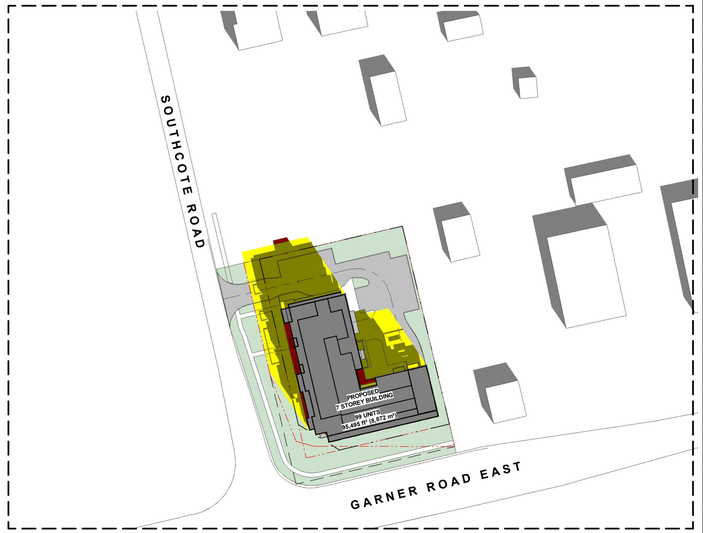

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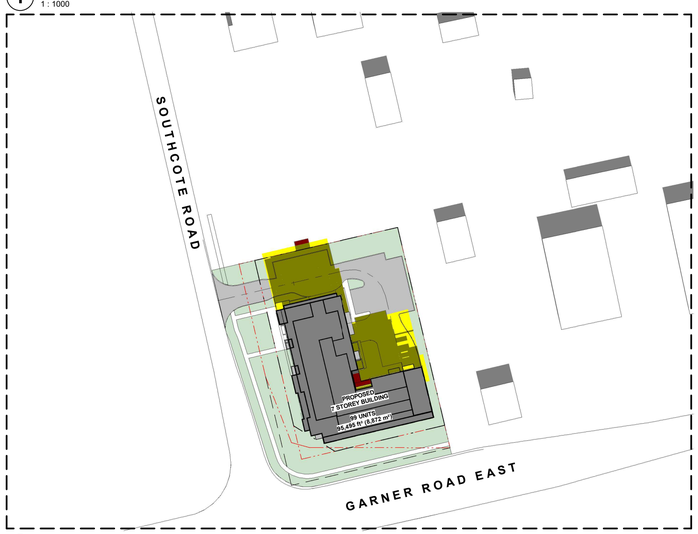

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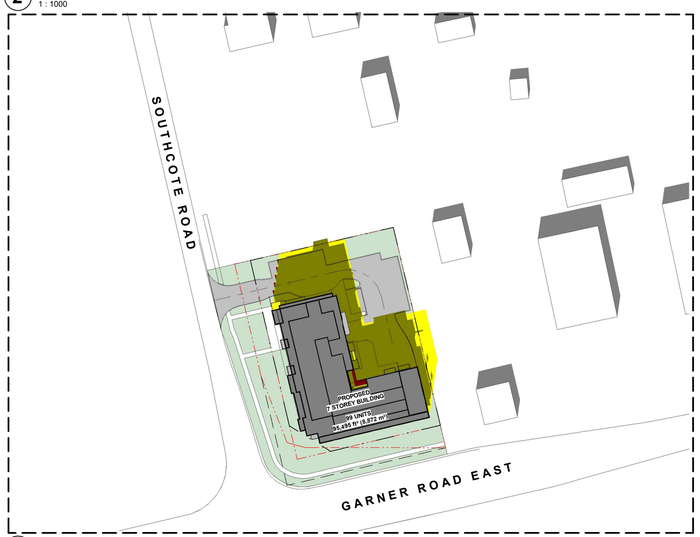

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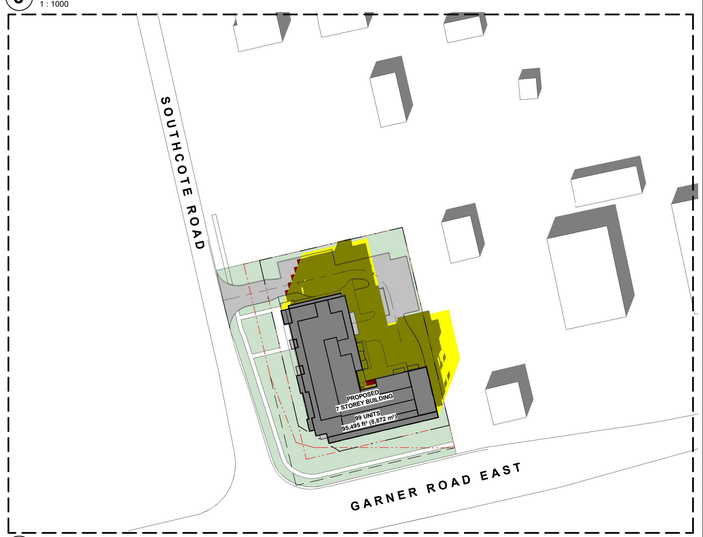

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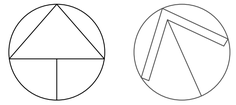

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srm ARCHITECTS INC.

Project No: 21002
Project Date:
Drawn by: HSH/ECB
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Plot Date / Time: 2022-05-17 1:45:30 PM

559 GARNER ROAD, ANCASTER, ONTARIO

SEP. 21 - SHADOW STUDY

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale: As indicated
Status:
Drawing No.: D4.3
Revision No.: - r2

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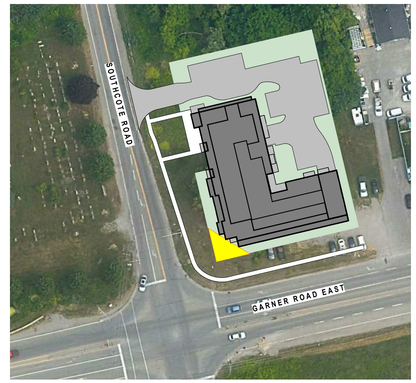

KEY PLAN
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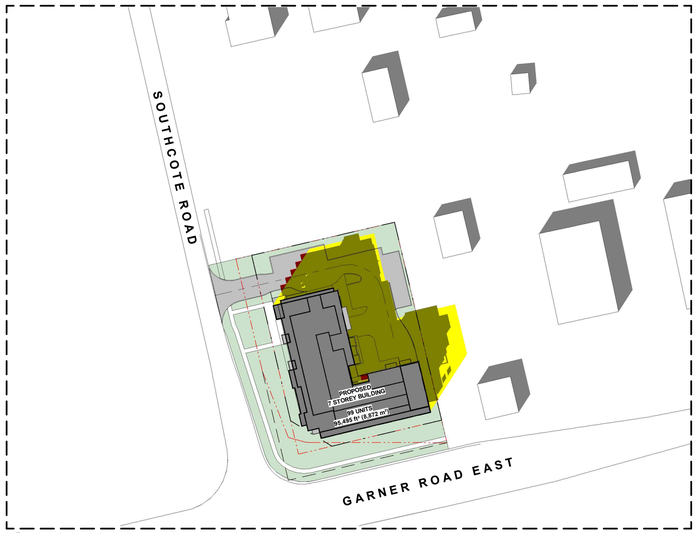

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2 **SEP. 21 2.47AM**
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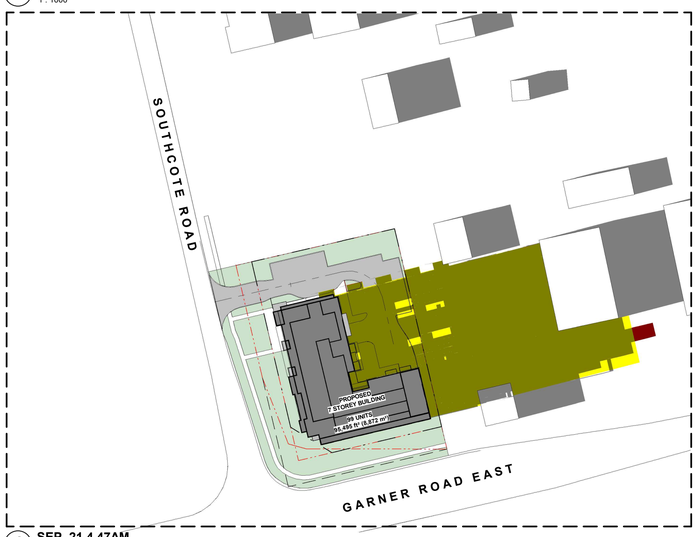
3 **SEP. 21 3.47AM**
1 : 1000



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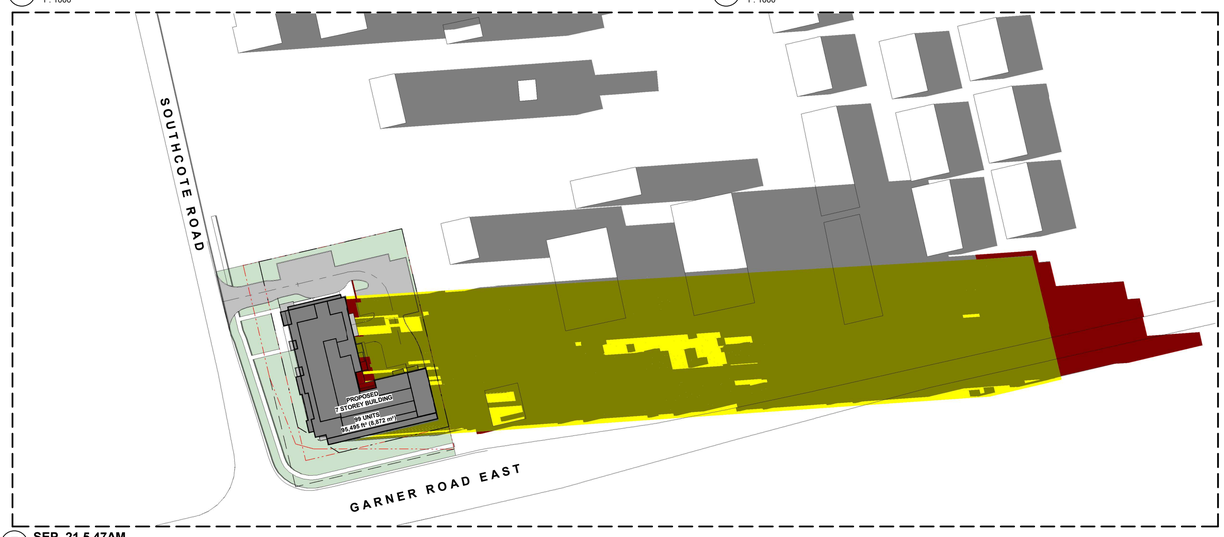

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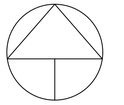

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559 GARNER ROAD, ANCASTER, ONTARIO

SEP. 21 - SHADOW STUDY

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS
LICENCE
5572

Drawing Scale: As indicated
Status:
Drawing No.: D4.4
Revision No.: - r2

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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 2022-05-19 4:34:36 PM

559 GARNER ROAD, ANCASTER, ONTARIO

RENDERINGS

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale
Status
Drawing No. D1.0A
Revision No. - r2

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