KEY PLAN

LIST OF DRAWINGS

A101 - Site Plan and Project Statistics
A102 - Context Plan
A201 - P2 Underground
A202 - P1 Underground
A301 - Ground Floor Plan
A302 - 2nd Floor Plan
A303 - 3rd Floor Plan
A304 - 4th Floor Plan
A305 - 5th Floor Plan
A306 - 6th-10th Floor Plan
A307 - 11th-15th Floor Plan
A308 - Mechanical Floor Plan
A401 - Elevation North
A402 - Elevation East
A403 - Elevation West
A404 - Elevation South
A501 - Section North-South
A502 - Section East-West
A601 - Perspective Albany St. & Albert St.
A602 - Perspective Albany St. & Front St.
A603 - Perspective Front St.

GENERAL NOTES

1. Three buildings proposed as defined in the Ontario Building Code.

2. Be advised that should any party, including the applicant or any subsequent owner, apply for more than one condominium corporation encompassing any or all of this development or make an application that results in a land division, Staff may require legal assurances, including but not limited to easements, with respect to the approved services. Such assurances will be determined at the time of application for condominium approval.

3. All access driveways to be used by the collection vehicle will be level (+/- 8%), have a minimum vertical clearance of 4.4 meters throughout, a minimum 4.5 meters wide throughout and 6 meters wide at point of ingress and egress.

4. All overhead doors through which collection vehicles will pass are to have a minimum width of 4 metres and a minimum overhead clearance of 4.4 metres.

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1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED.
2. TRANSMISSION OF ANY VIRUS OR DAMAGE TO THE RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

1. APR.01.2022 ISSUED FOR REZONING BG

01. SITE STATS		(m2)	(ha)	(ft2)	(ac)	
SITE AREA		7005	0.7005	75401	1.7310	

02. G.F.A. (m2)	TOWER (By-Law 60-94)	TOWNHOUSE (By-Law 60-94)
RESIDENTIAL	19,691.40	2,858.10
TOTAL	22,549.50	

03. F.S.I	PROPOSED	By-Law 60-94
	3.22	

04. SETBACKS * (m)		PROPOSED	By-Law 60-94 (124-2019)
BELOW GRADE	NORTH	1.5m	
	EAST	0.0m	
	SOUTH	1.2m	
	WEST	2.5m	
ABOVE GRADE	NORTH	3.0m	3.0m
	EAST	3.0m	3.0m
	SOUTH	4.8m	3.0m
	WEST	5.5m	4.5m

05. UNIT BREAKDOWN	TOWER			TOWNHOUSE		
RESIDENTIAL UNITS	Studio	9	3%	3 Bedroom	18	100%
	1 Bedroom	178	62%			
	2 Bedroom	92	32%			
	3 Bedroom	7	2%			
SUB TOTAL		286	100%		18	100%
TOTAL		304				

06. PARKING	PROPOSED				IBI Approved Parking Study		
RESIDENTIAL	GF	P1	P2	TOTAL	RATIO	# of UNITS	REQUIRED
Studio/1 Bedroom					0.5	187	93
2 Bedroom	20	158	168	346	0.75	92	69
3 Bedroom					1	25	25
VISITOR				0	0.25	304	76
TOTAL				346			263

07. BIKE PARKING	PROPOSED	IBI Approved Parking Study		
		RATIO	# of UNITS	REQUIRED
LONG TERM	210	0.68	304	207
SHORT TERM	38	0.1	304	31
TOTAL	248			238

08. STORAGE LOCKERS			
PROPOSED	138		
	45%	TOTAL # OF UNITS	304

09. ESTABLISHED GRADE	
	F.F.E. 103.20M

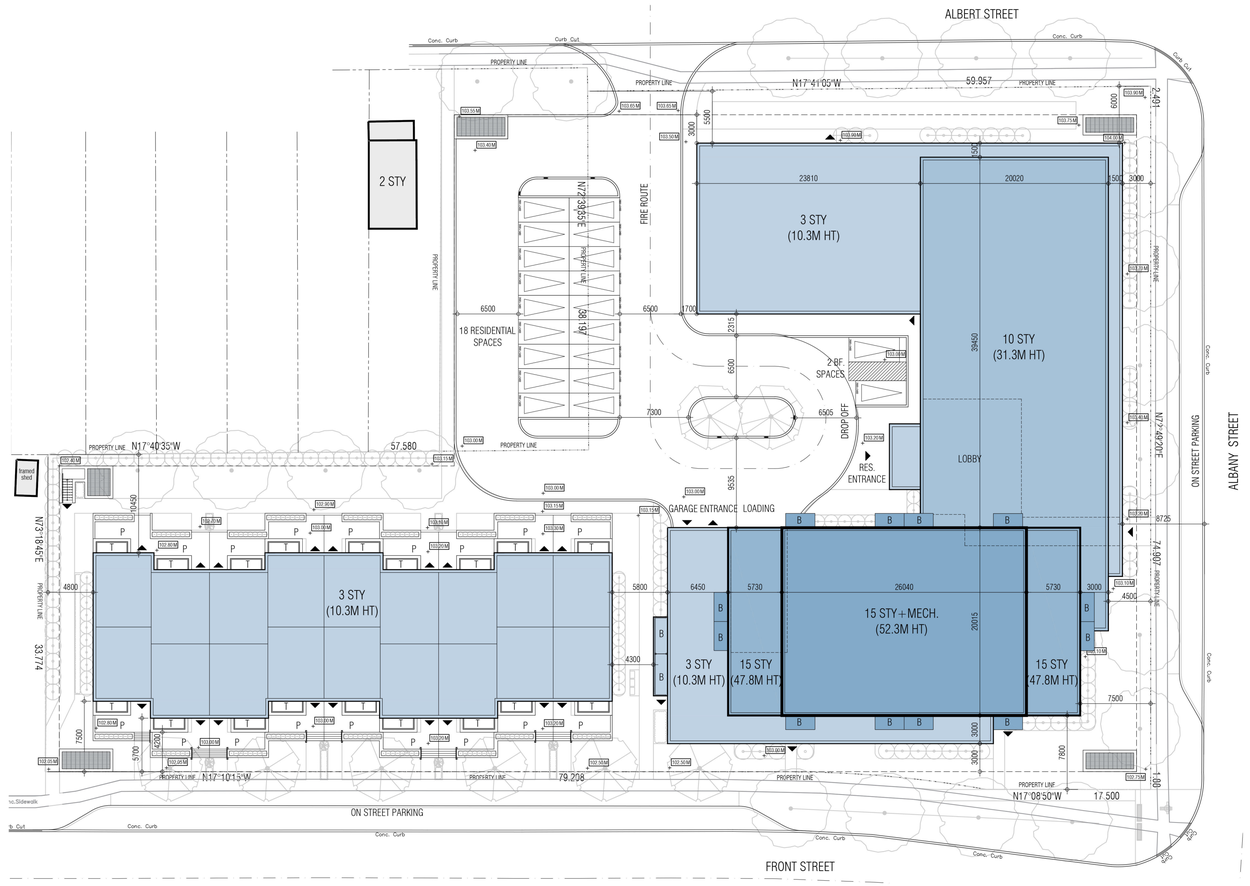
10. BUILDING HEIGHT (m)	PROPOSED	By-Law 60-94
TO MAIN ROOF SLAB	47.8 M	
TO MECH. PENTHOUSE	52.3M	

11.AMENITY (m2)	PROPOSED	By-Law 60-94		
		RATIO	# of UNITS	REQ'D
INDOOR	611	2	304	608 MIN.
OUTDOOR	637	2	304	608 MIN.
TOTAL	1,249			1216 MIN.

NOTES:

* setbacks to main building face

** actual unit count may vary depeding on market demand



issued for revisions

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RESIDENTIAL

63 Albany Street

Albany Street Investments Ltd

Oshawa Ontario

PROJECT ARCHITECT:	B.Graziani
ASSISTANT DESIGNER:	A.Tanoko
DRAWN BY:	E.Muldagalieva
CHECKED BY:	
PLOT DATE:	APR.01.2022
JOB #	1893.21

SITE PLAN & PROJECT STATISTICS

1:300 A101

TITLEBLOCK SIZE: 610 x 900