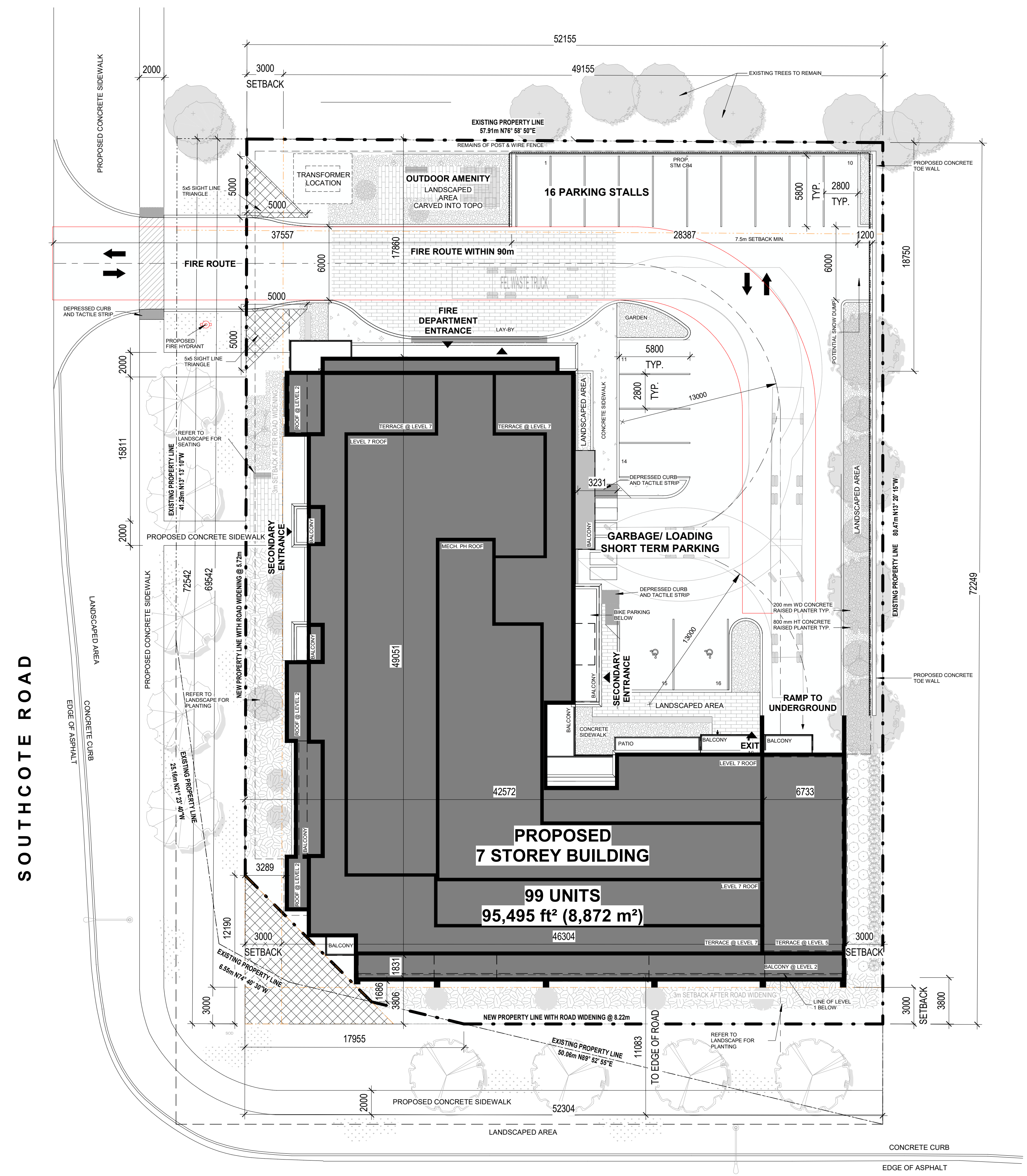


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GARNER ROAD EAST

SOUTHCOTE ROAD

1 SITE PLAN
1:200

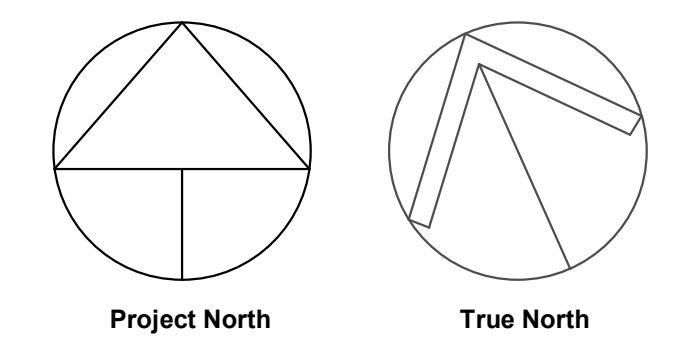
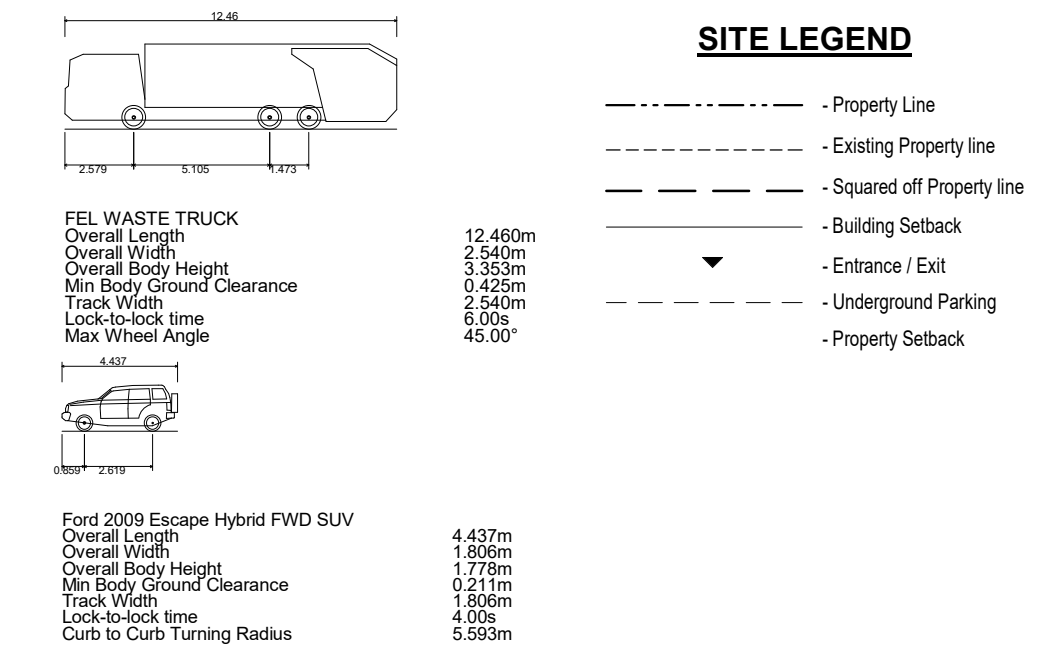
PRELIMINARY ZONING INFORMATION		
559 Garner Road, Ancaster, ON		
DATA	REQUIRED	PROVIDED
ZONING	AGRICULTURAL - ZONE A	REQUIRES REZONING TO RESIDENTIAL MULTIPLE "RMM" ZONE
LOT AREA (m ²)	XX (m ²)	BEFORE ROAD WIDENING = 4,216 m ² AFTER ROAD WIDENING = 3,705 m ²
SETBACKS		
FRONT YARD - SOUTH - (GARNER RD. E.)	3.0 m	1.68 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 (m ²) BEFORE ROAD WIDENING	25%	1,860.5 (m ²) 40%
TOTAL LANDSCAPED AREA (m ²) AFTER ROAD WIDENING		1,195 (m ²) 32%

BUILDING DATA		
DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	250 DWELLING UNITS PER HECTARE	99 UNITS
		1 BED = 18 UNITS (18.18%) 1 BED+D = 40 UNITS (40.40%) 2 BED+D = 41 UNITS (41.41%)
BUILDING AREA (m ²)	---	14,768 (ft ²) (1,372 m ²)
GROSS FLOOR AREA (m ²)	---	95,495 (ft ²) (8,872 m ²)
CONSTRUCTION FLOOR AREA (m ²)	---	170,531 (ft ²) (15,842.0 m ²)
Includes underground levels		
NUMBER OF STOREYS	---	7 STOREYS
BUILDING HEIGHT (m)	24m	24m
AMENITY AREA (m ²) - INDOOR	---	3,635 (ft ²) (338 m ²)
AMENITY AREA (m ²) - OUTDOOR	---	1,092 (ft ²) (101 m ²)
BALCONY TERRACE PATIO	---	12,379 (ft ²) (1,150 m ²)
TOTAL AMENITY AREA		17,106 (ft ²) (1,589 m ²)
COMMERCIAL/RETAIL AREA (m ²)		N/A

VEHICLE PARKING DATA		
DATA	REQUIRED	PROVIDED
RESIDENTIAL PARKING	1.25 / unit = 99 x 1.25 = 124 STALLS	UG = +/- 130 STALLS (81+70) GRADE = 16 STALLS TOTAL = 147 STALLS
		1.25 stalls / unit = 124 STALLS +24 ADDITIONAL STALLS
BARRIER FREE PARKING	101-200 STALLS MIN 1 SPACE + 3% OF TOTAL # R	1 + (124 * 0.03) = 5 ROUNDED & INCLUDED
COMMERCIAL PARKING	1 / 50m ² = 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 survey prepared by:
Barich Grenkle 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



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

Project No: 21002
Project Date:
Drawn by: WC/ECB
Checked by: RH
Plot Date / Time: 2023-02-24 3:07:14 PM

srm
ARCHITECTS INC.

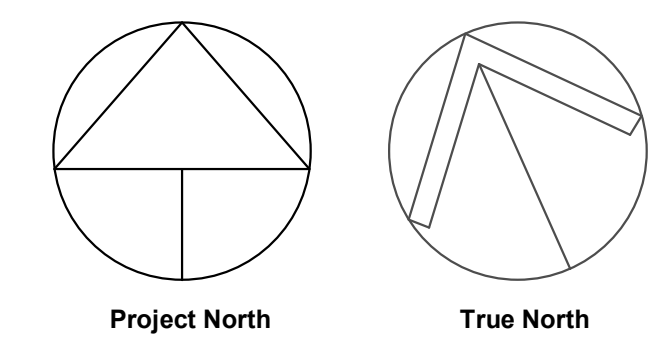
559 GARNER ROAD,
ANCASTER, ONTARIO

SITE PLAN

Ontario Association of Architects
Edward Thomas Licence 5572

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

A1.1 - r3



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ARCHITECTS INC.

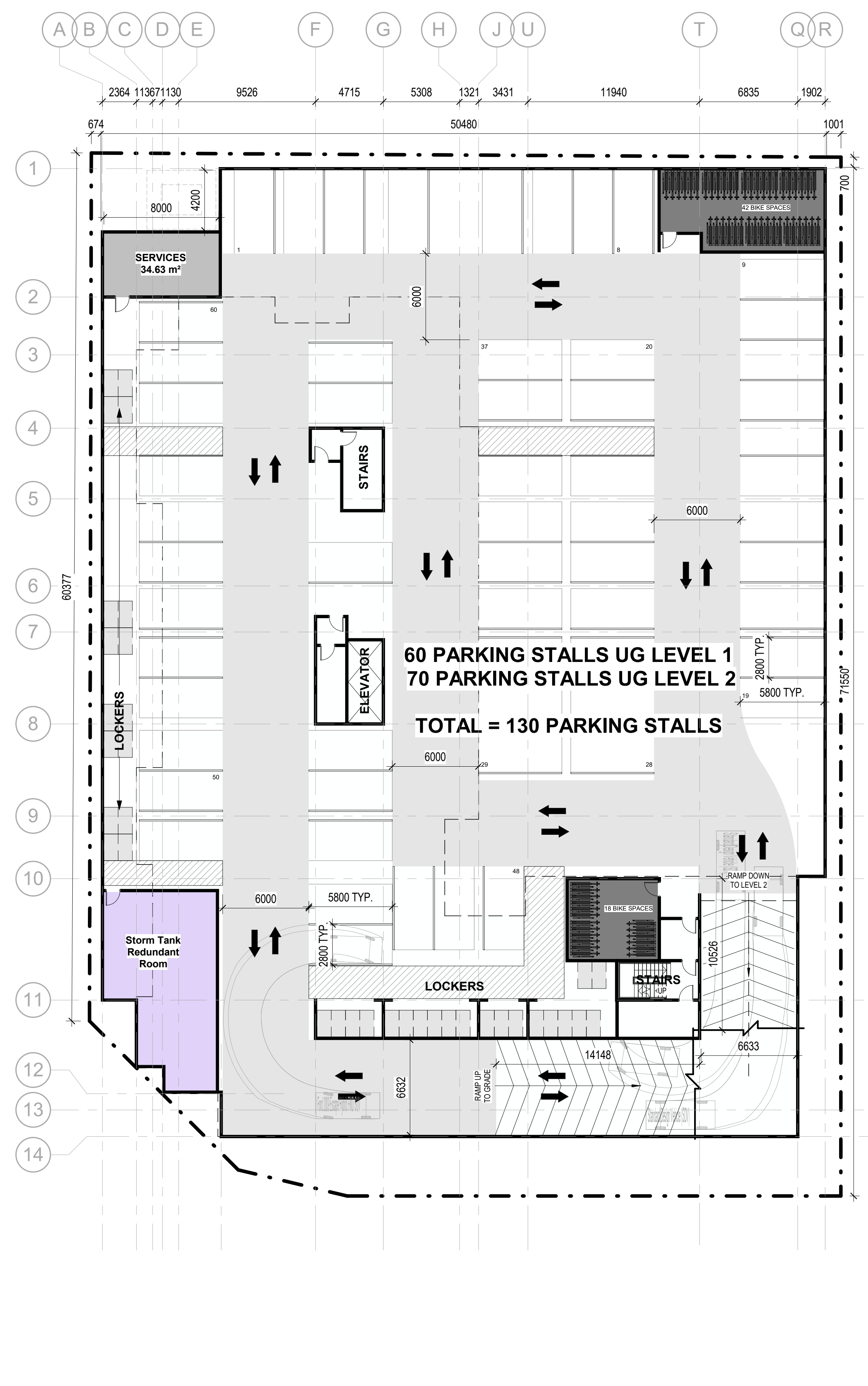
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Checked by: RH
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**559 GARNER ROAD,
ANCASTER, ONTARIO**

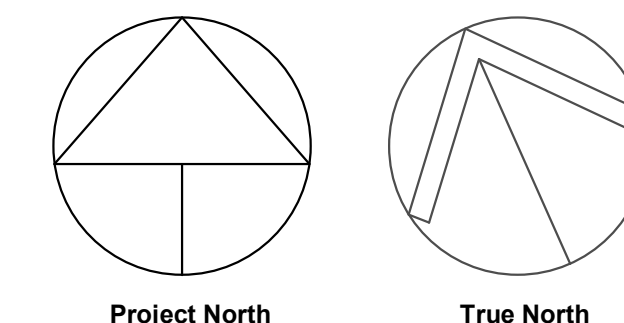
**LEVEL P1 & LEVEL 1
FLOOR PLAN**

Ontario Association of Architects
Edward Thomas Licence 5572

Drawing Scale: 1:200
Status:
Drawing No.: Revision No.:
A2.1 - r3



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	Project No.	21002
	Project Date	
	Drawn by	WC
	Checked by	RH
	Plot Date / Time	2023-02-24 3:07:22 PM

**559 GARNER ROAD,
ANCASTER, ONTARIO**

LEVEL 2 & 3-4 FLOOR PLANS

	Drawing Scale	1 : 200
	Status	
	Drawing No.	Revision No.
	A2.2 - r3	



1 LEVEL 2 FLOOR PLAN
1 : 200



2 LEVELS 3-4 FLOOR PLAN
1 : 200

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1 LEVELS 5&6 FLOOR PLAN
1:200



2 LEVEL 7 FLOOR PLAN
1:200

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srm ARCHITECTS INC.

Project No: 21002
 Project Date: _____
 Drawn by: WC
 Checked by: RH
 Plot Date / Time: 2023-02-24 3:07:24 PM

**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. _____ Revision No. _____

A2.3 - r3



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	PRE-FINISHED METAL SIDING COLOUR: WOOD LOOK TYPE / MANUFACTURER: TO BE DETERMINED	INTERIOR OF BALCONY SOFFIT	PRE-FINISHED METAL SIDING COLOUR: WOOD LOOK TYPE / MANUFACTURER: TO BE DETERMINED

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1 NORTH ELEVATION
1:150



2 WEST ELEVATION
1:150

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3	2023-02-22	RE-ISSUED FOR OPA/ZBA
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1	2021-08-20	ISSUED FOR OPA/ZBA

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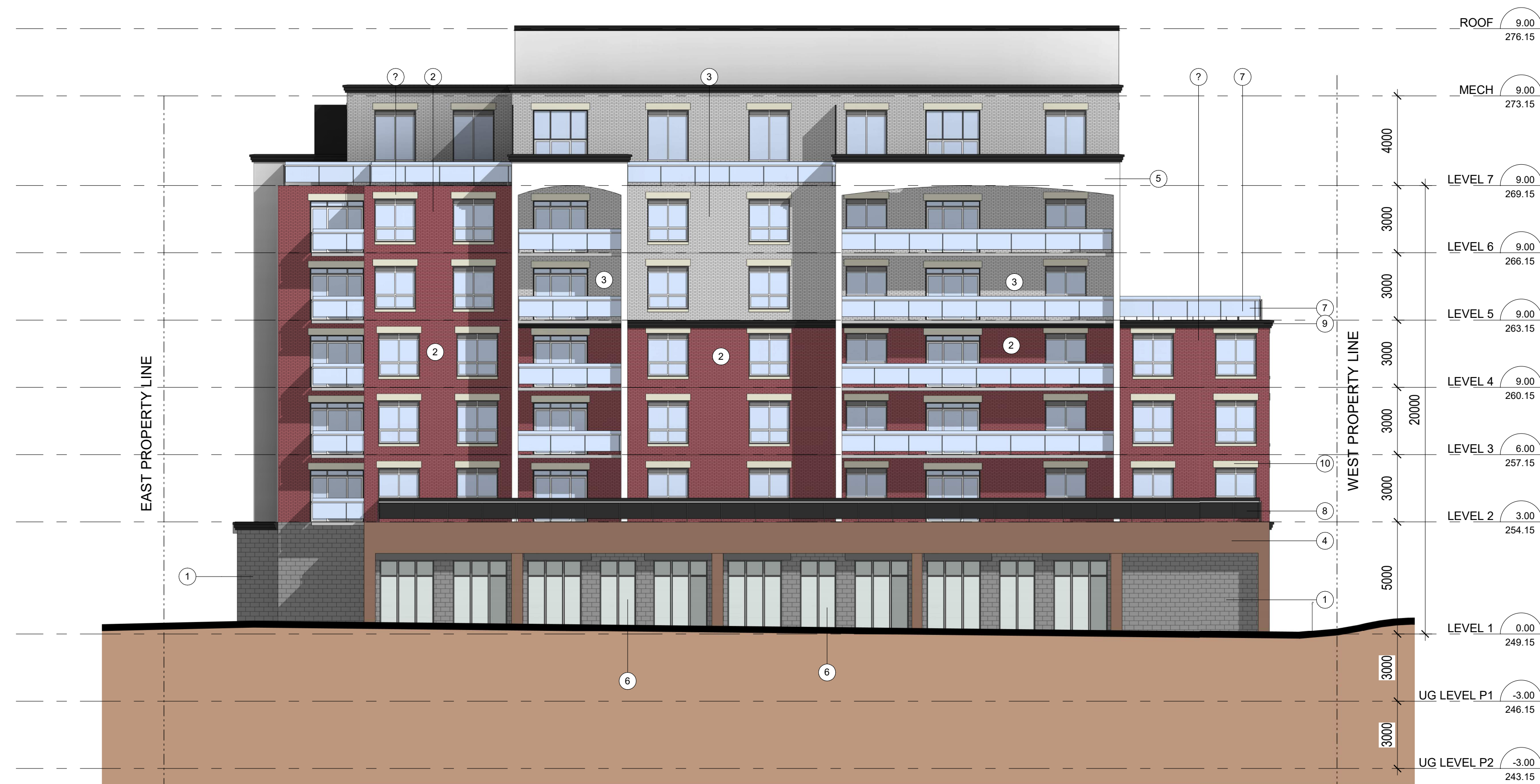
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Checked by: GG
Plot Date / Time: 2023-02-24 3:08:45 PM

**559 GARNER ROAD,
ANCASTER, ONTARIO**

**NORTH & WEST
ELEVATIONS**

ONTARIO ASSOCIATION
OF
ARCHITECTS
EDWARD THOMAS
LICENCE
5572

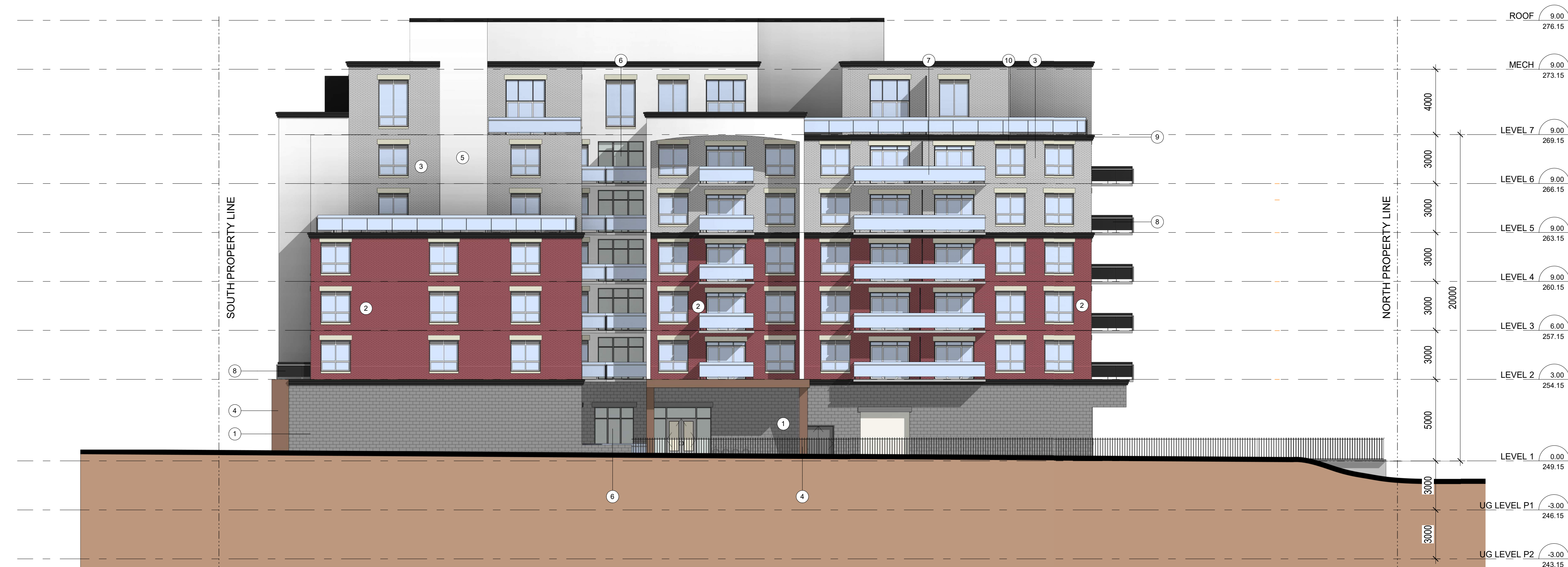
Drawing Scale: 1:150
Status:
Drawing No.: Revision No.:
A3.1 - r3



1 SOUTH ELEVATION
1:150

EXTERIOR FINISH LEGEND			
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2 EAST ELEVATION
1:150

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1	2021-08-20	ISSUED FOR OPA/ZBA

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ARCHITECTS INC.

Project No: 21002
Project Date: _____
Drawn by: WC/ECB
Checked by: GG
Plot Date / Time: 2023-02-24 3:09:04 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.: _____ Revision No.: _____

A3.2 - r3

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Shadow Studies March 21st (Spring Equinox)

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

The proposed building is a 7 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

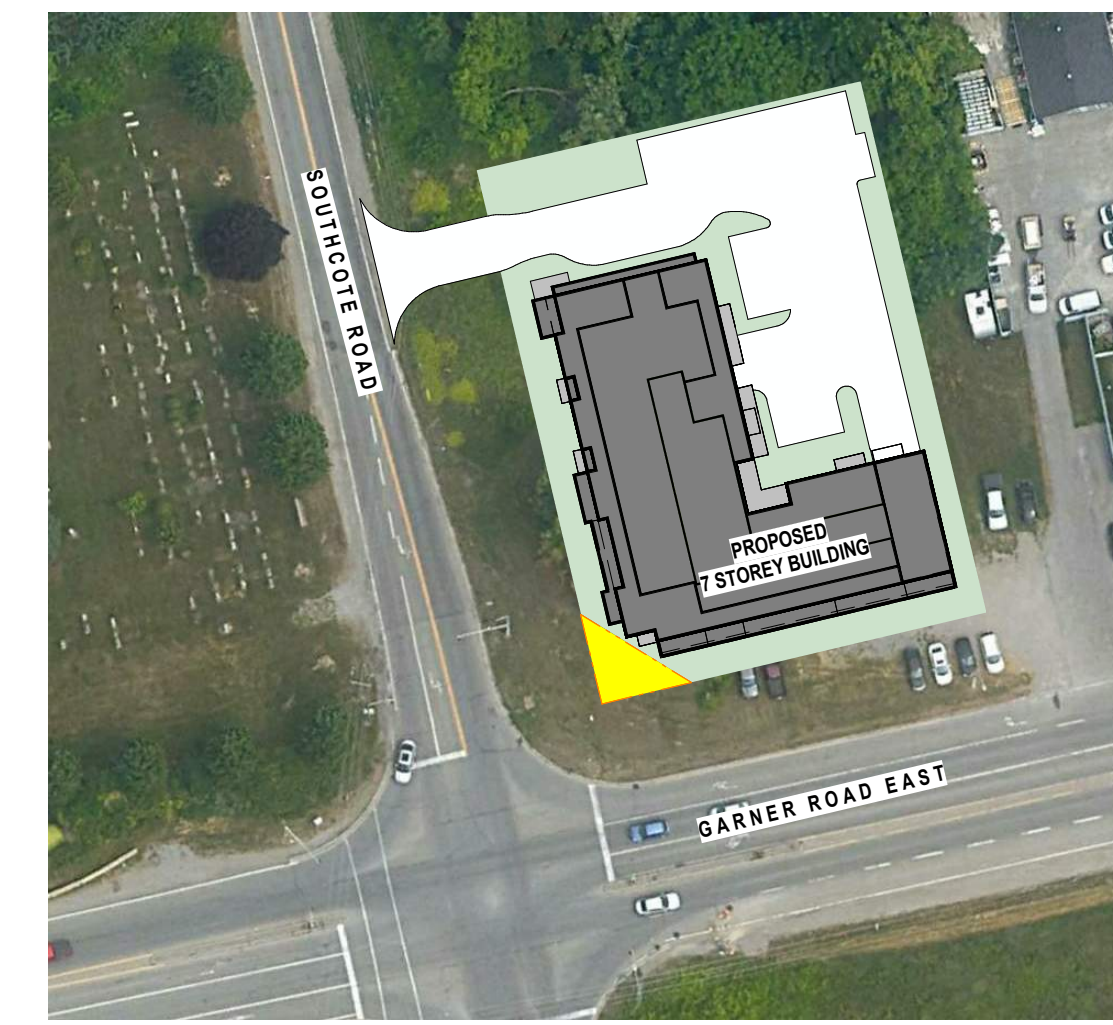
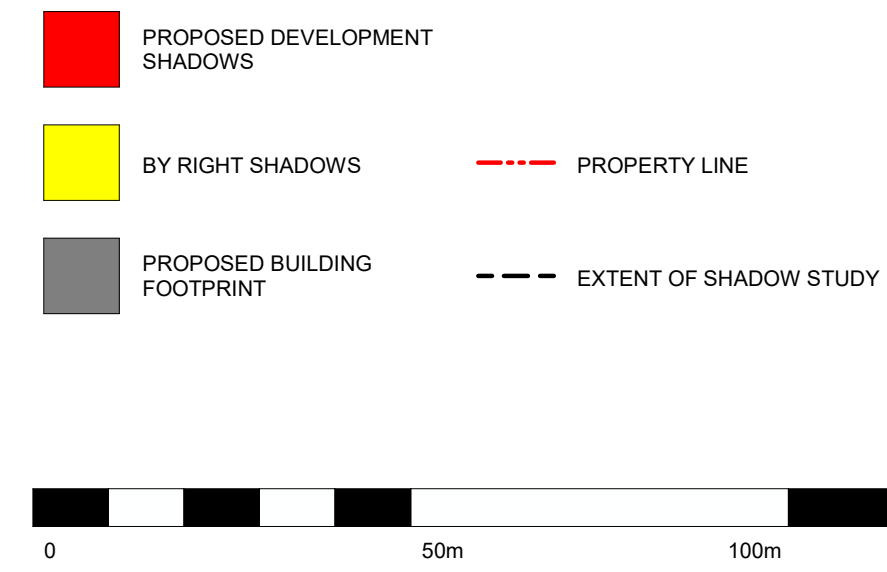
March 21st Sunrise: ±7:20am
 March 21st Sunset: ±7:33pm

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

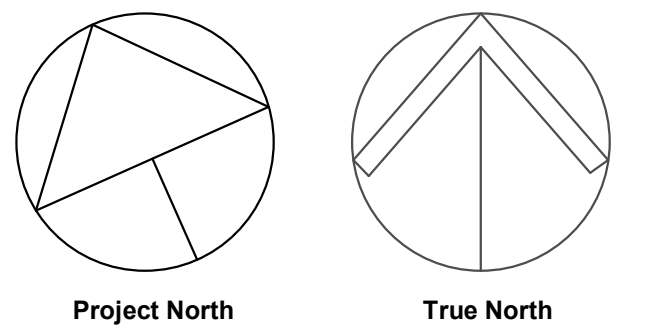
Latitude: N43 degrees: 14' 30"
 Longitude: W79 degrees: 51' 00"

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

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

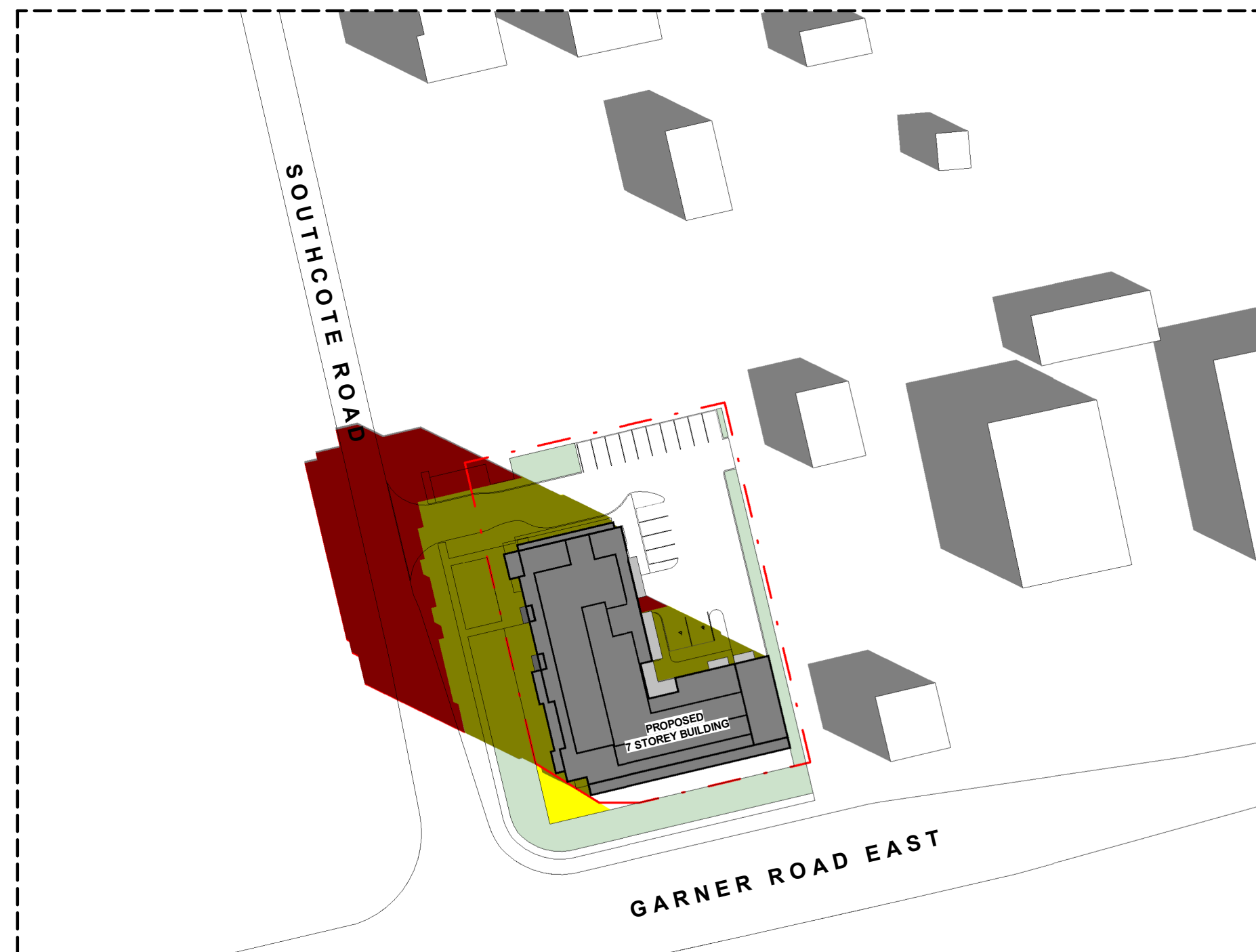


KEY PLAN
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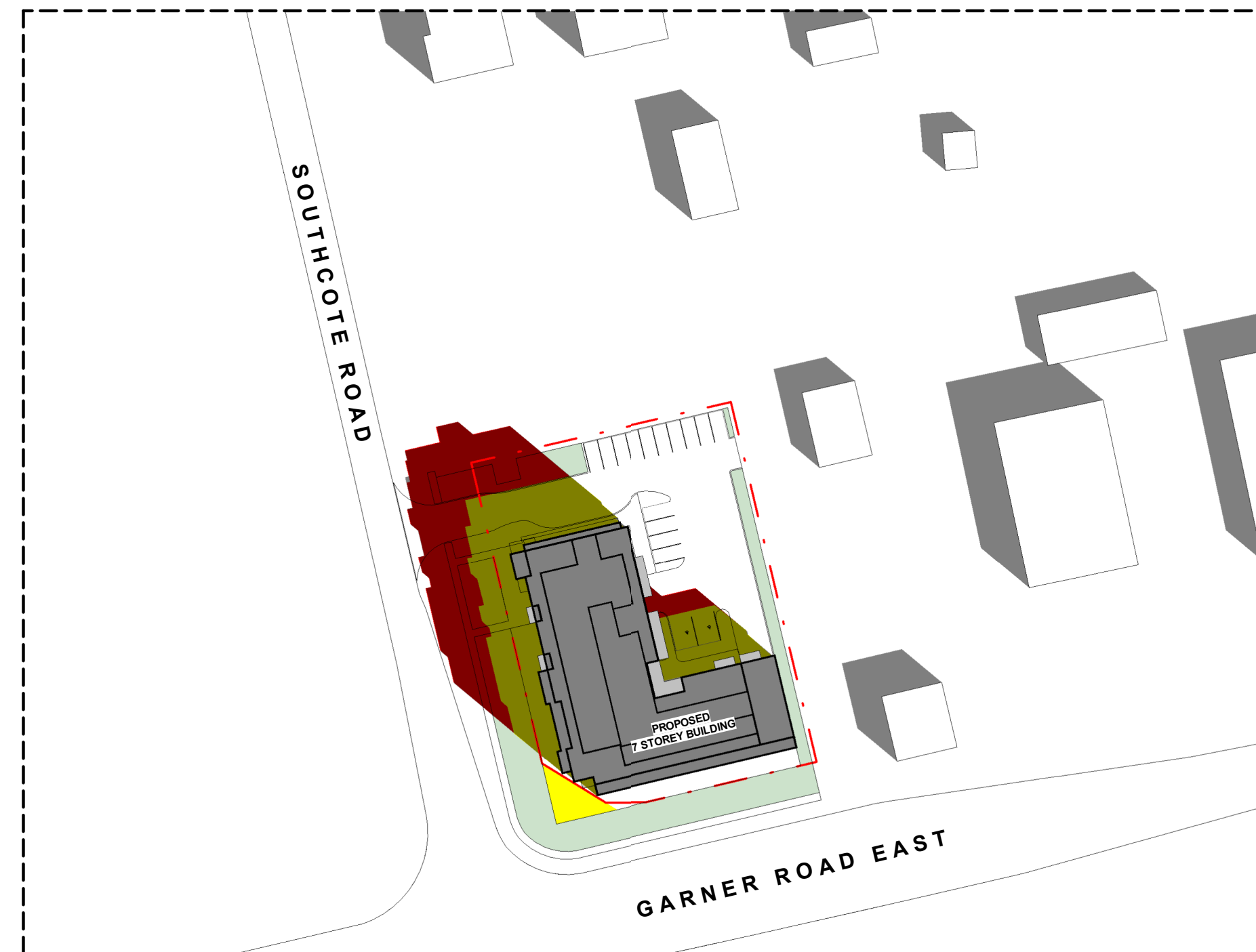


GENERAL NOTES

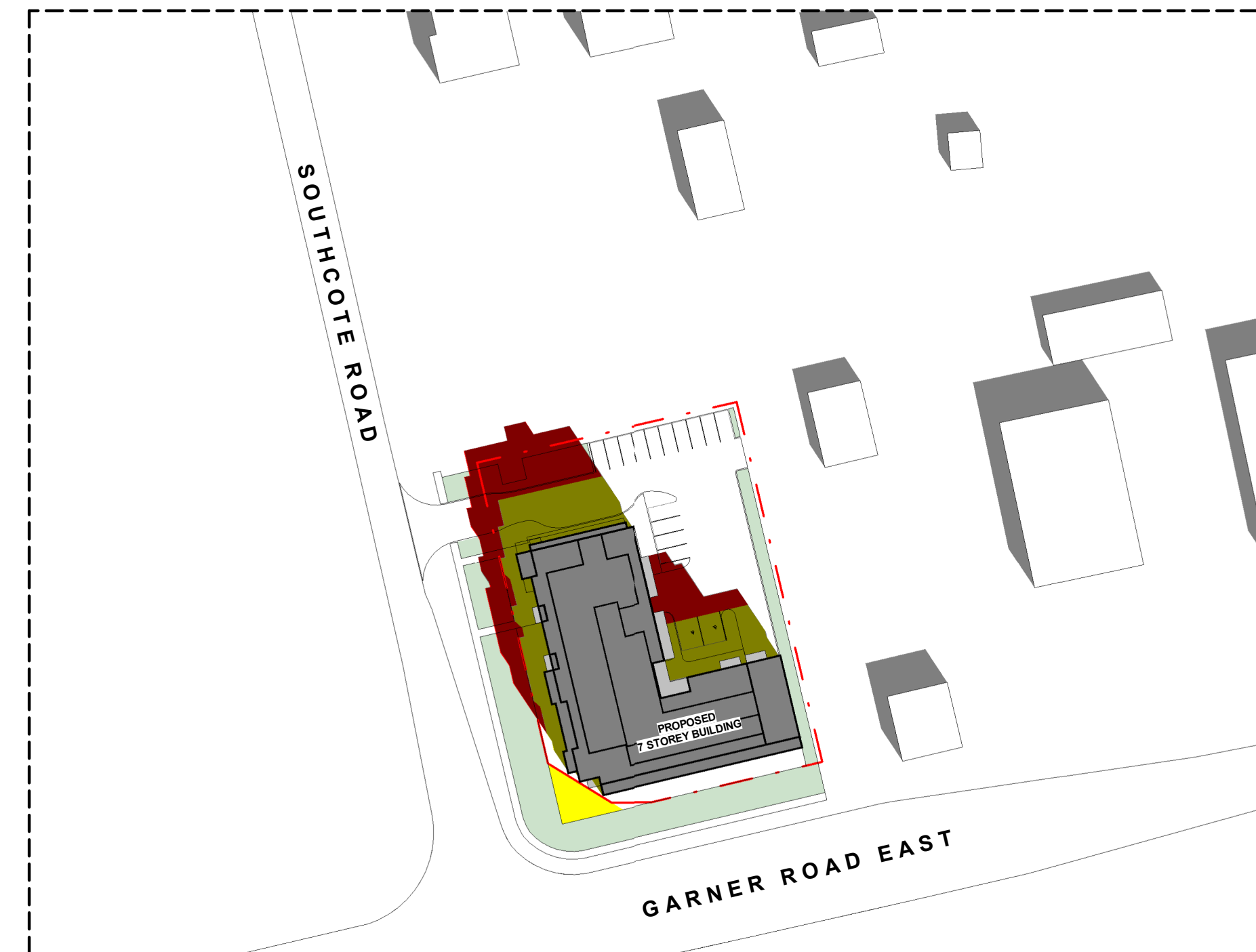
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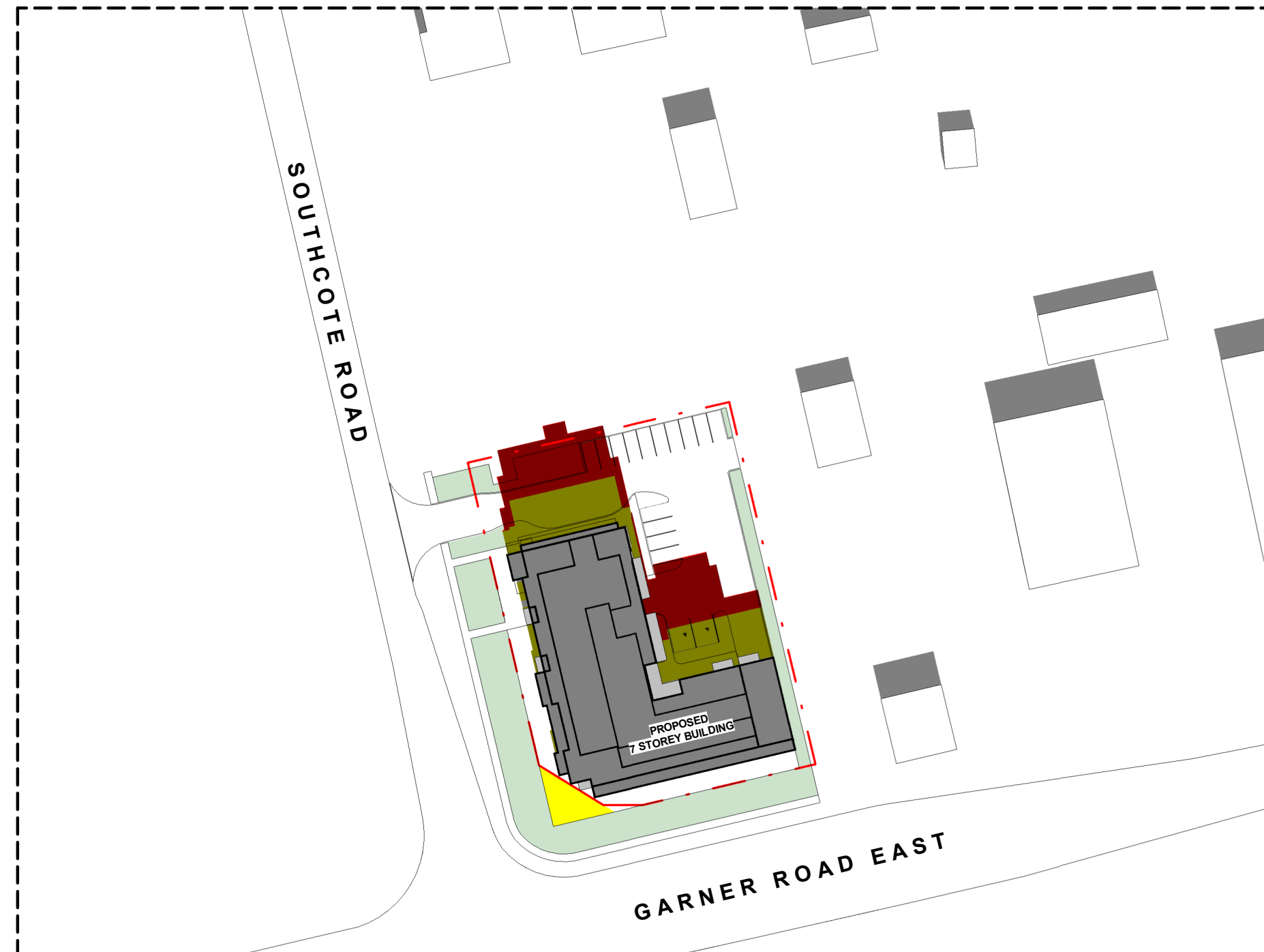
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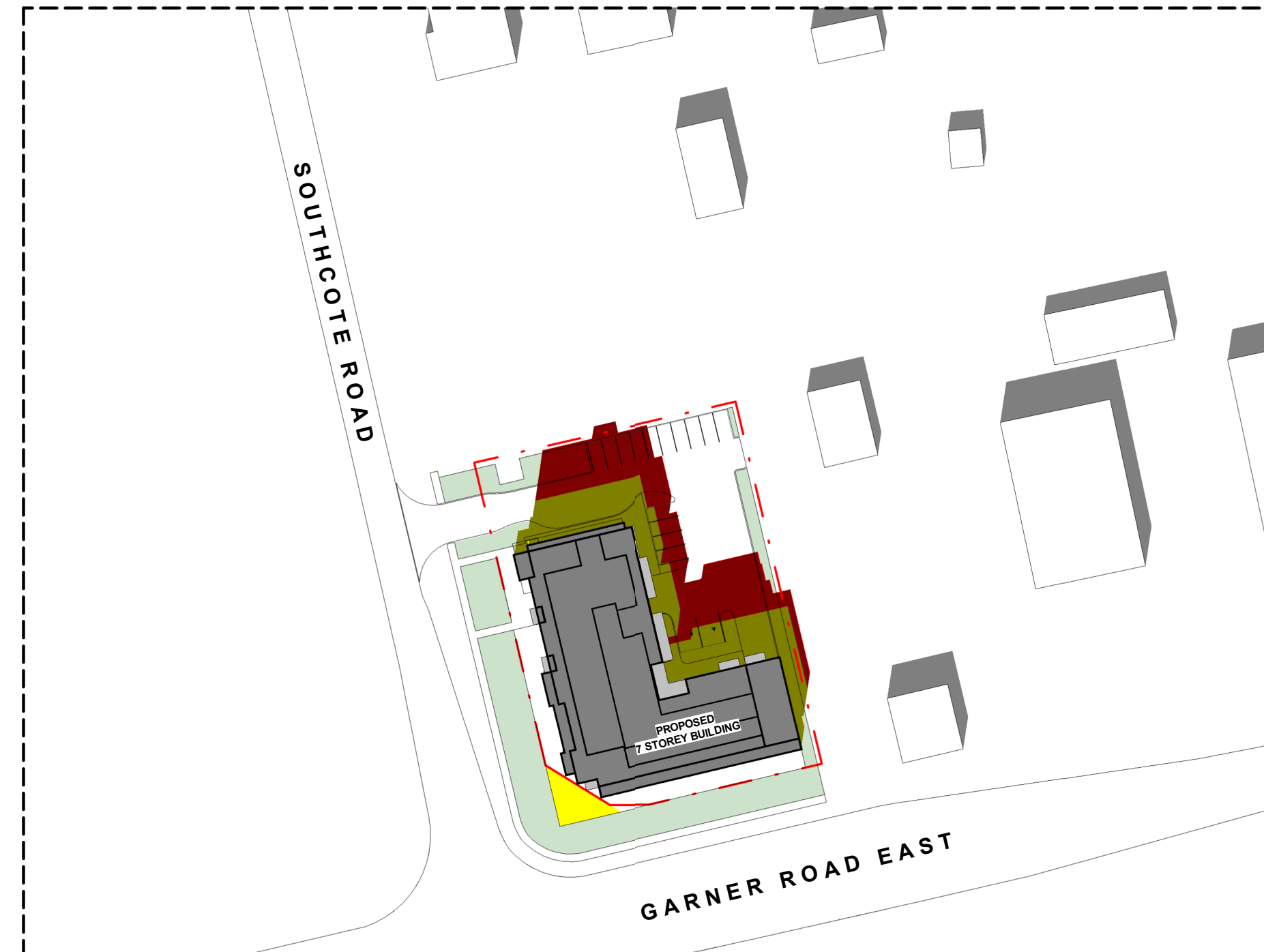
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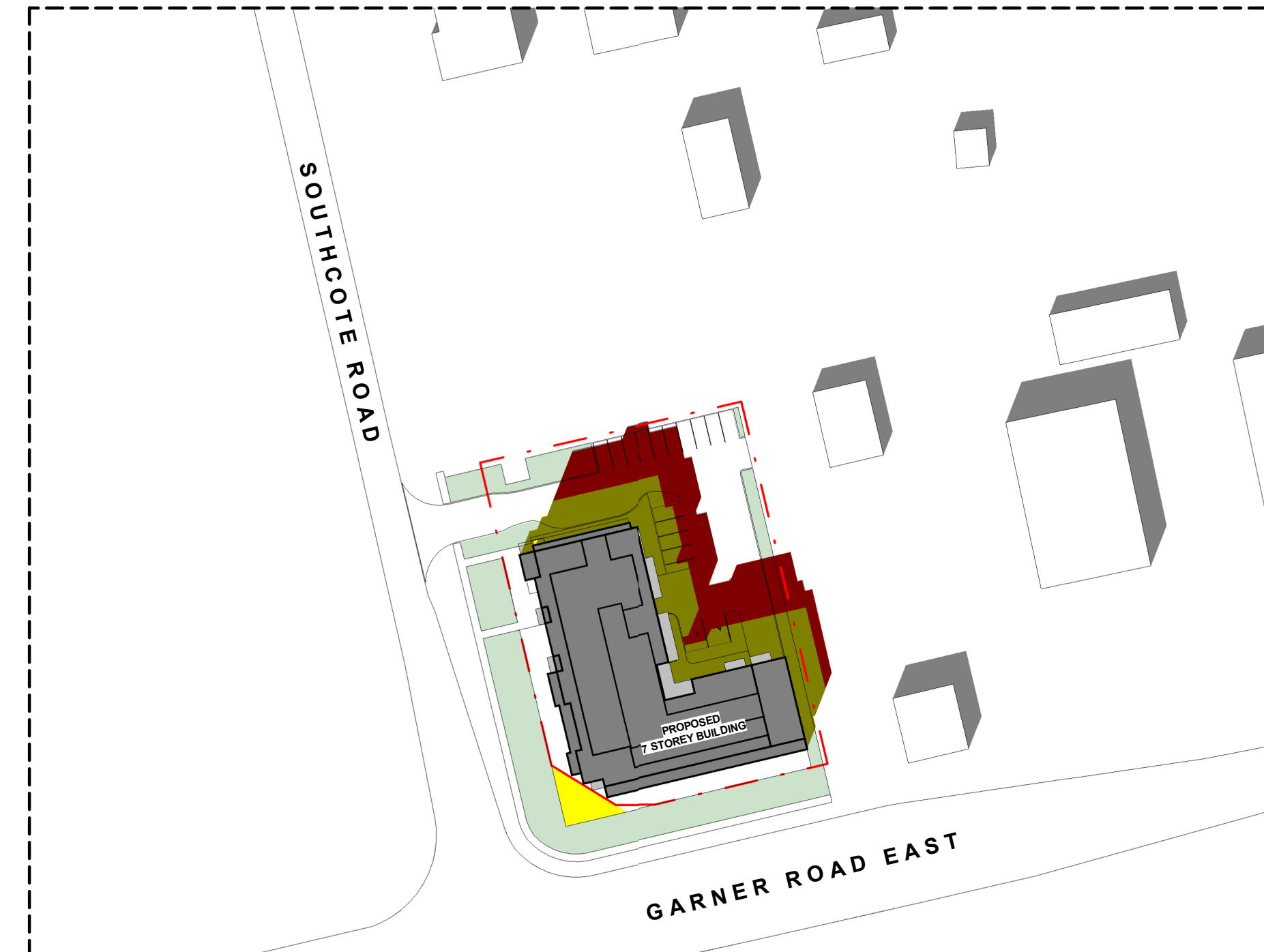
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4 MARCH 21 @ 11:50AM
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5 MARCH 21 @ 12:50PM
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2	2023-02-23	RE-ISSUED FOR OPA/ZPA
1	2021-08-20	ISSUED FOR OPA/ZPA
No.	Date	Revision

	Project No.	21002
	Project Date	
	Drawn by	ECB
	Checked by	RPH
	Plot Date / Time	2023-02-24 3:42:21 PM

559 GARNER ROAD,
ANCASTER, ONTARIO

MARCH 21 - SHADOW
STUDY

	Drawing Scale	As indicated
	Status	
	Drawing No.	Revision No.
	<p>EDWARD THOMAS LICENCE 5572</p>	

D4.1 - r2

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 95 units.

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

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

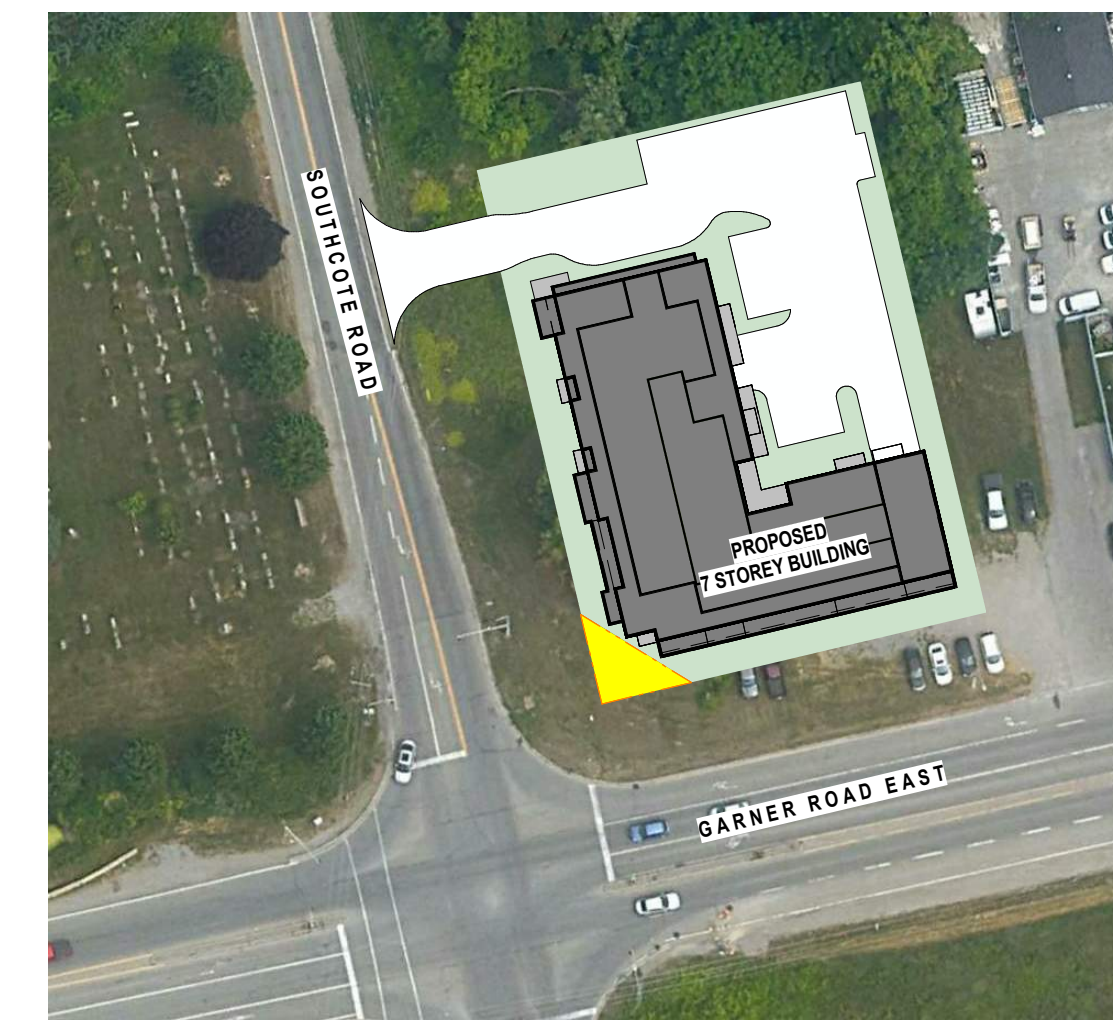
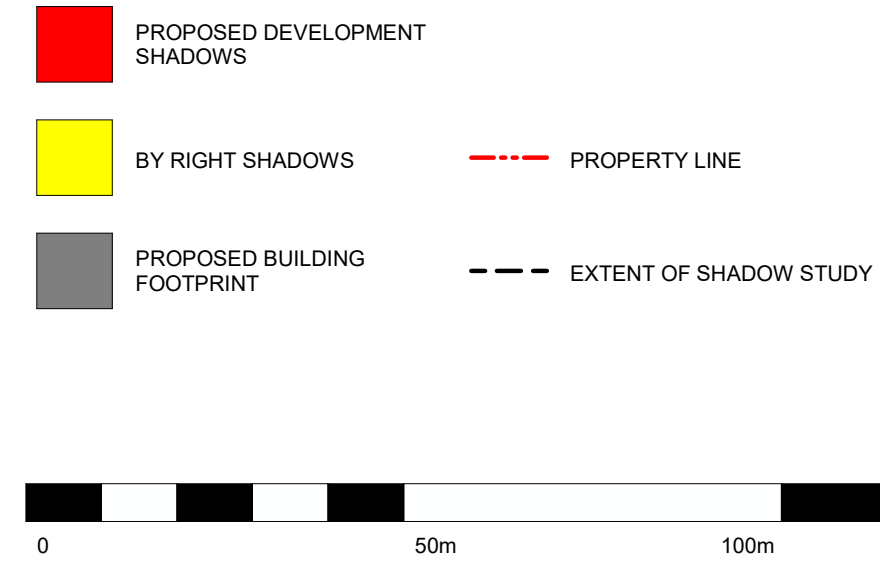
March 21st Sunrise: 7:20am
 March 21st Sunset: 7:33pm

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

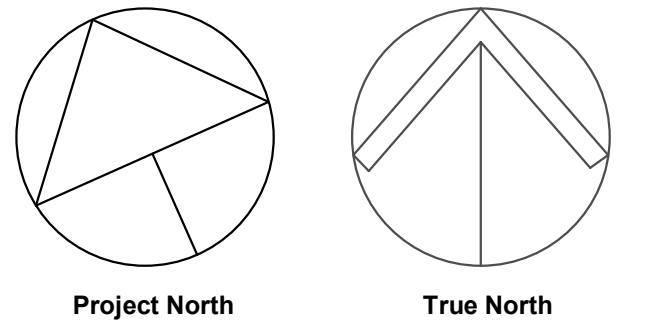
Latitude: N43 degrees: 14' 30"
 Longitude: W79 degrees: 51' 00"

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

True North is determined by survey prepared by:
 Baich 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



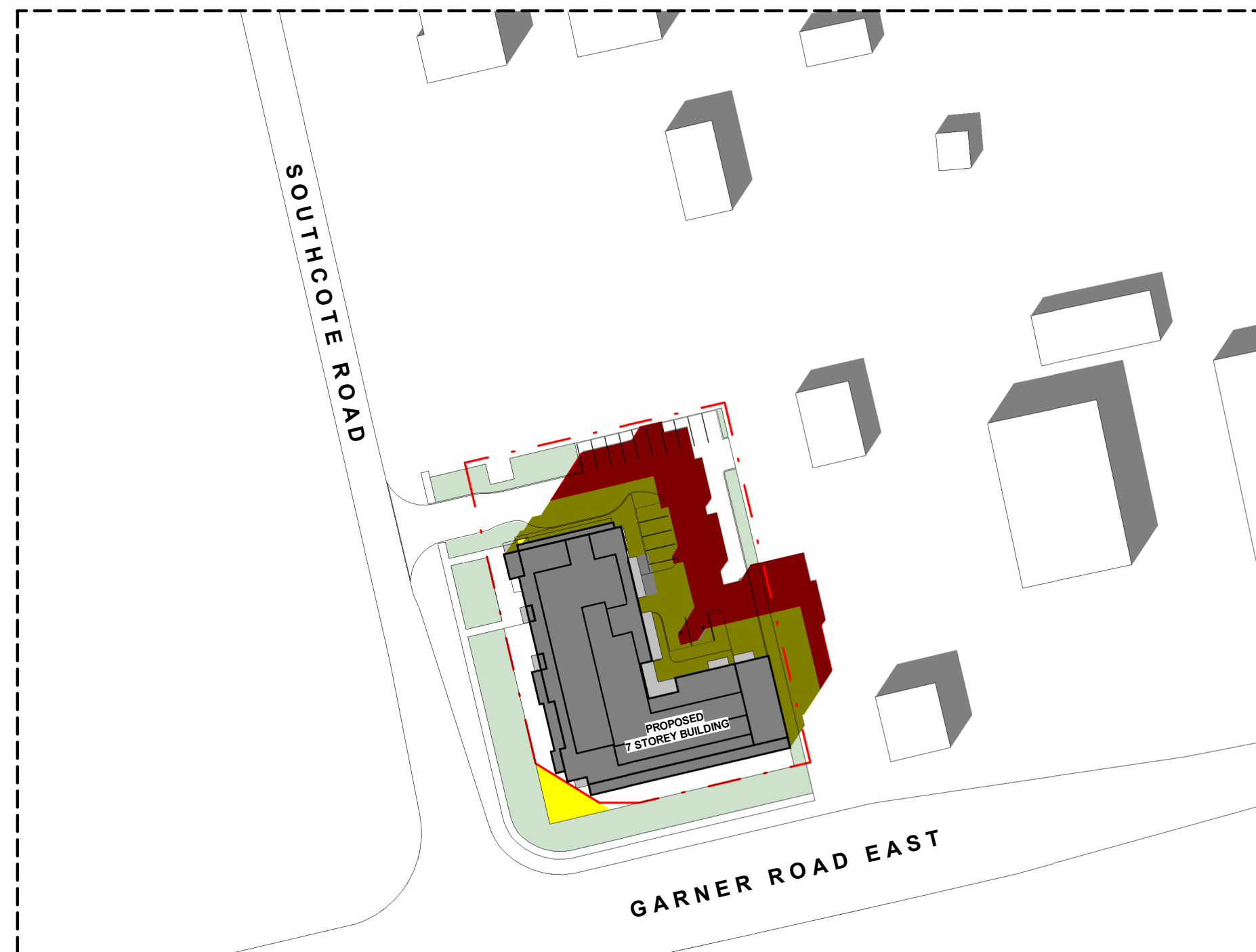
KEY PLAN
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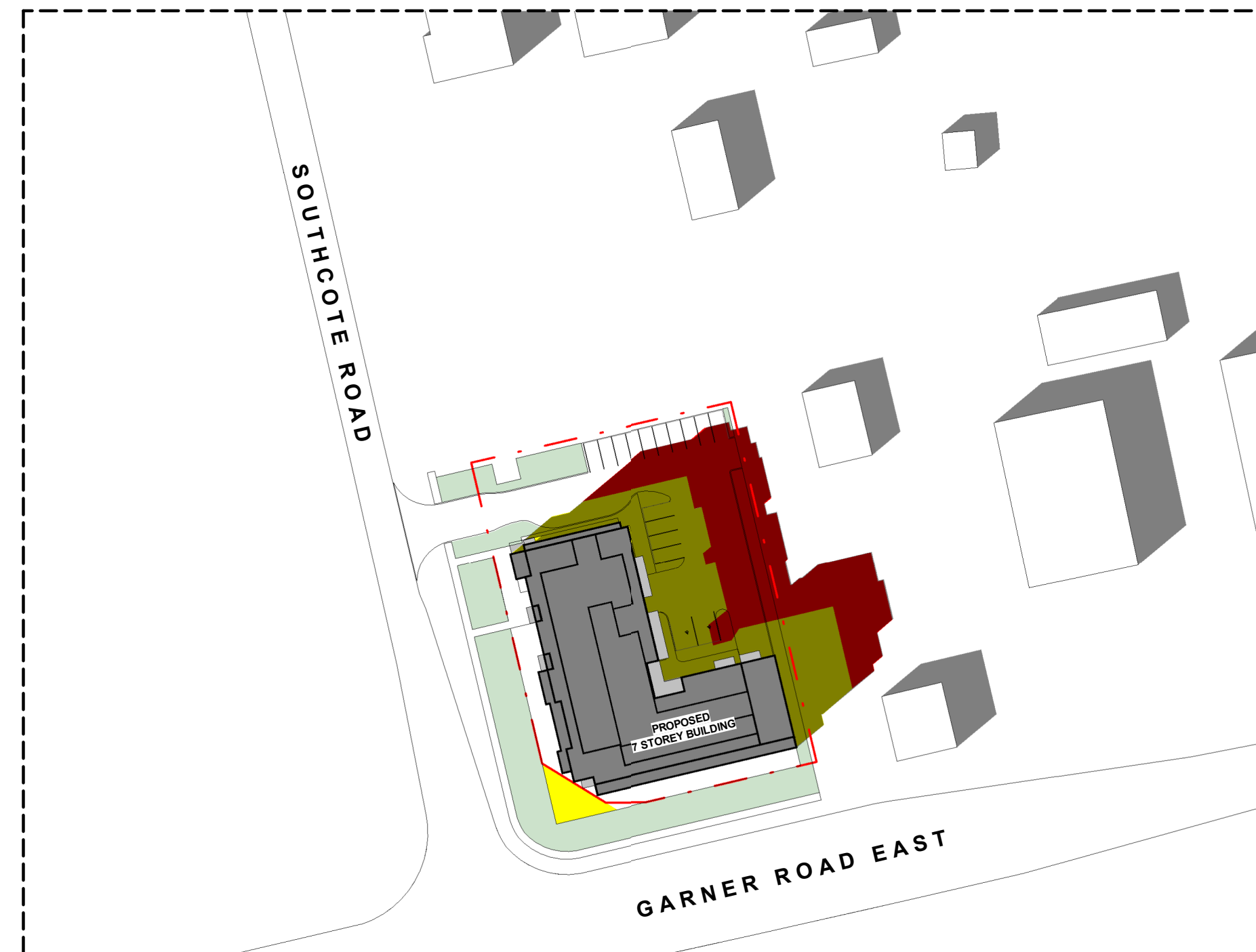
GENERAL NOTES

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- ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
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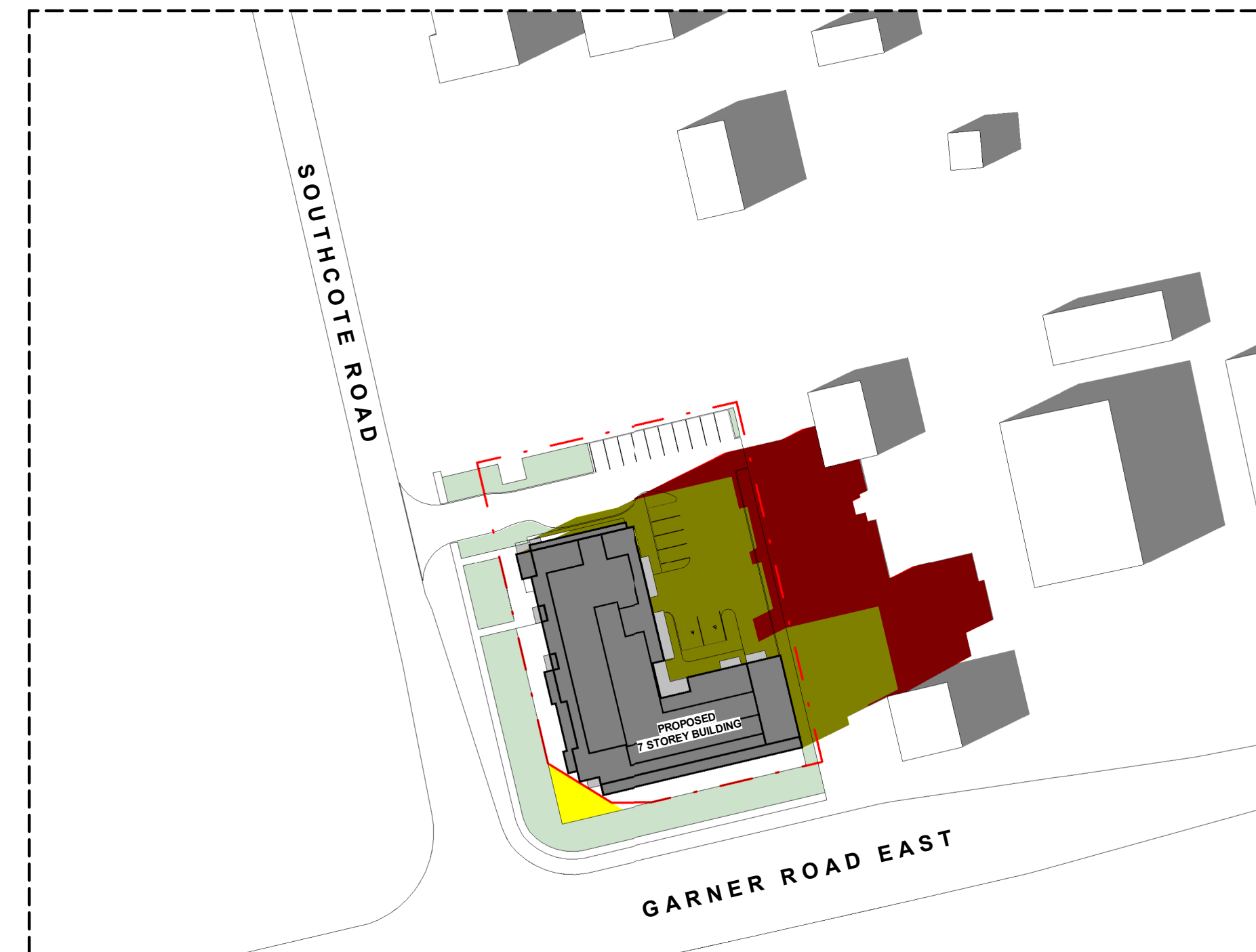
2	2023-02-23	RE-ISSUED FOR OPA/ZPA
1	2021-08-20	ISSUED FOR OPA/ZPA
No.	Date	Revision



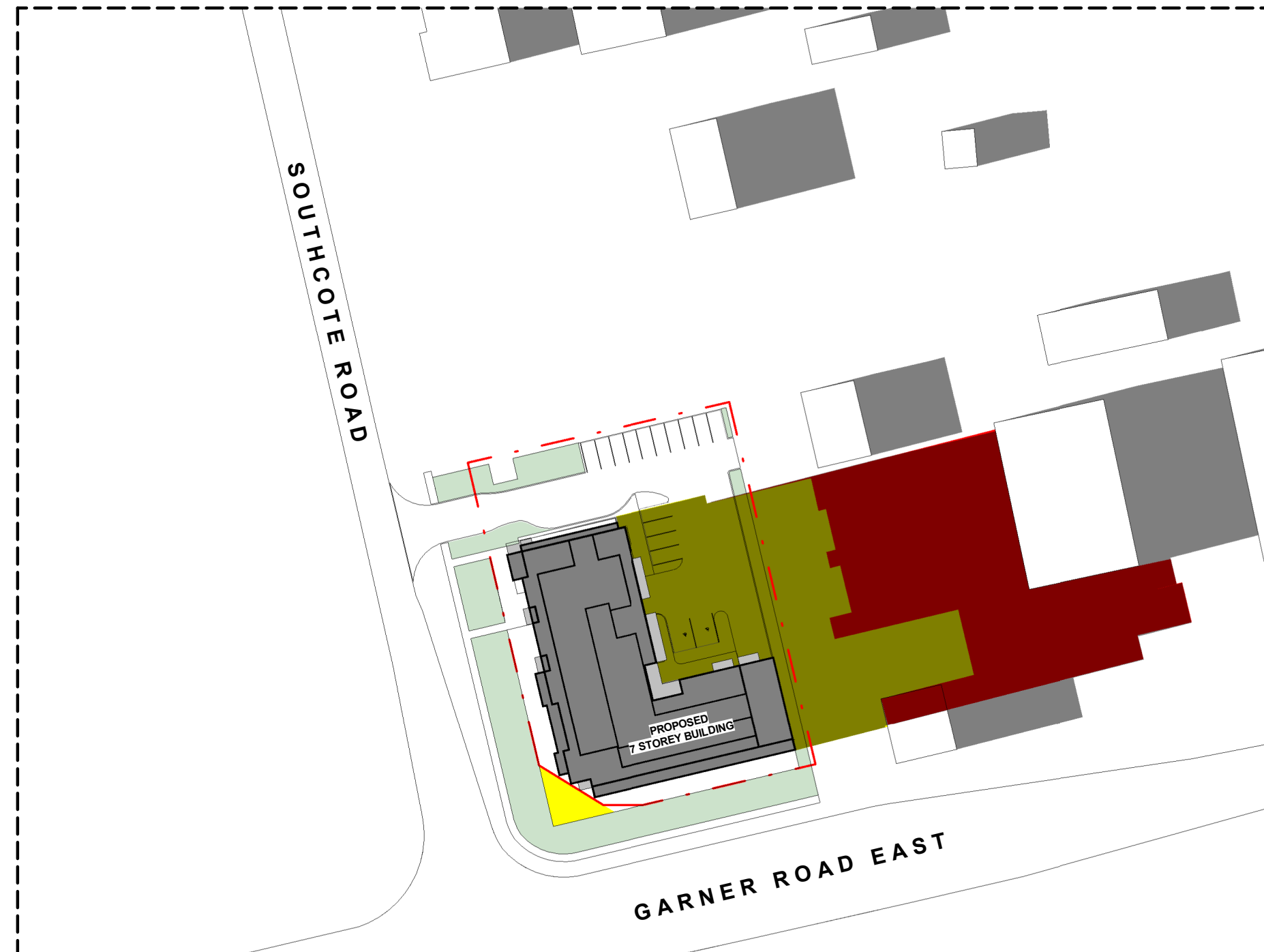
1 MARCH 21 @ 2:03PM
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2 MARCH 21 @ 3:03PM
1:1000



3 MARCH 21 @ 4:03PM
1:1000



4 MARCH 21 @ 5:03PM
1:1000



5 MARCH 21 @ 6:03PM
1:1000

	Project No.	21002
	Project Date	
	Drawn by	ECB
	Checked by	RPH
	Plot Date / Time	2023-02-24 3:42:23 PM

559 GARNER ROAD,
ANCASTER, ONTARIO

MARCH 21 - SHADOW
STUDY

	Drawing Scale	As indicated
	Status	
	Drawing No.	Revision No.
	<p>EDWARD THOMAS LICENCE 5572</p>	

D4.2 - r2

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 7 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

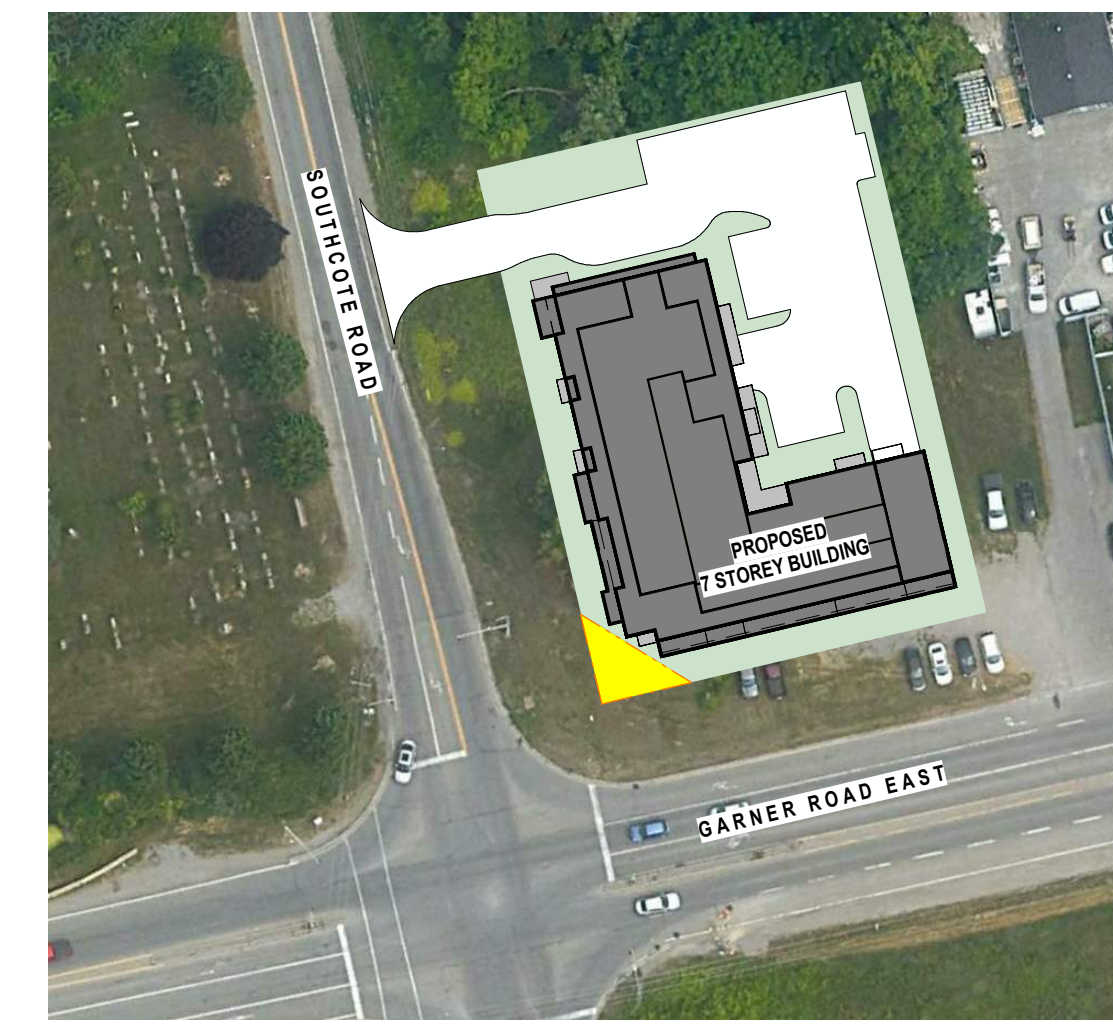
September 21st Sunrise: ±7:06am
 September 21st Sunset: ±7:17pm

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

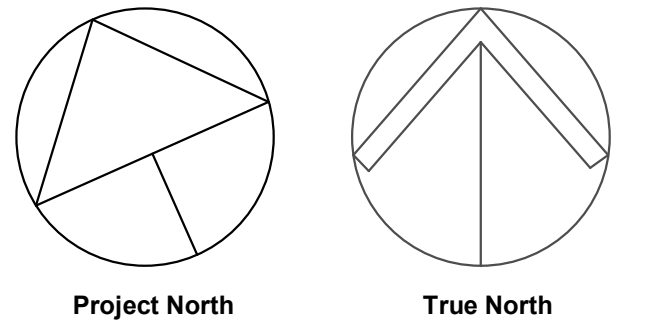
Latitude: N43 degrees: 14' 30"
 Longitude: W79 degrees: 51' 00"

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
1:1000



GENERAL NOTES

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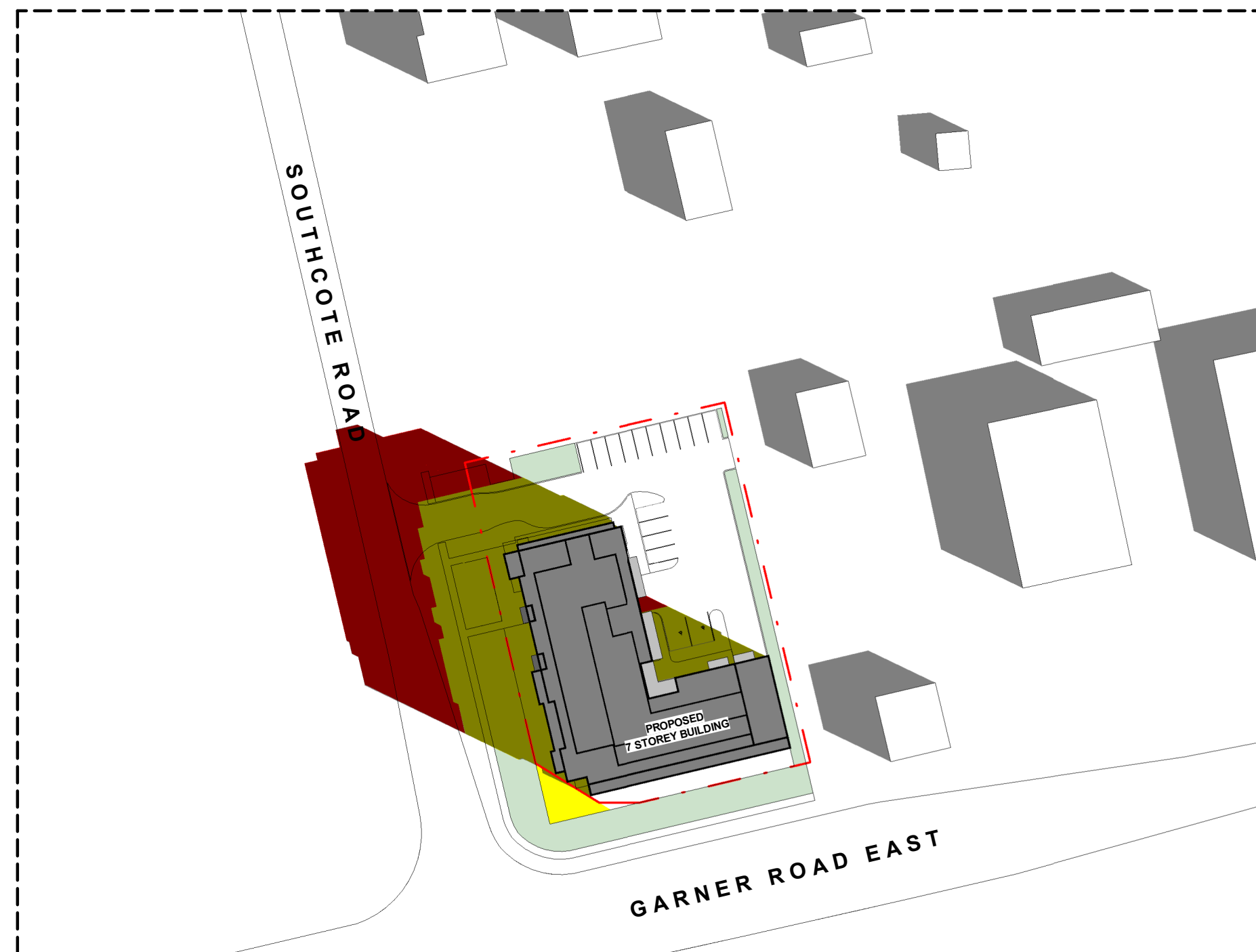
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1	2021-08-20	ISSUED FOR OPA/ZPA
No.	Date	Revision

	Project No.	21002
	Project Date	
	Drawn by	ECB
	Checked by	RPH
	Plot Date / Time	2023-02-24 3:42:25 PM

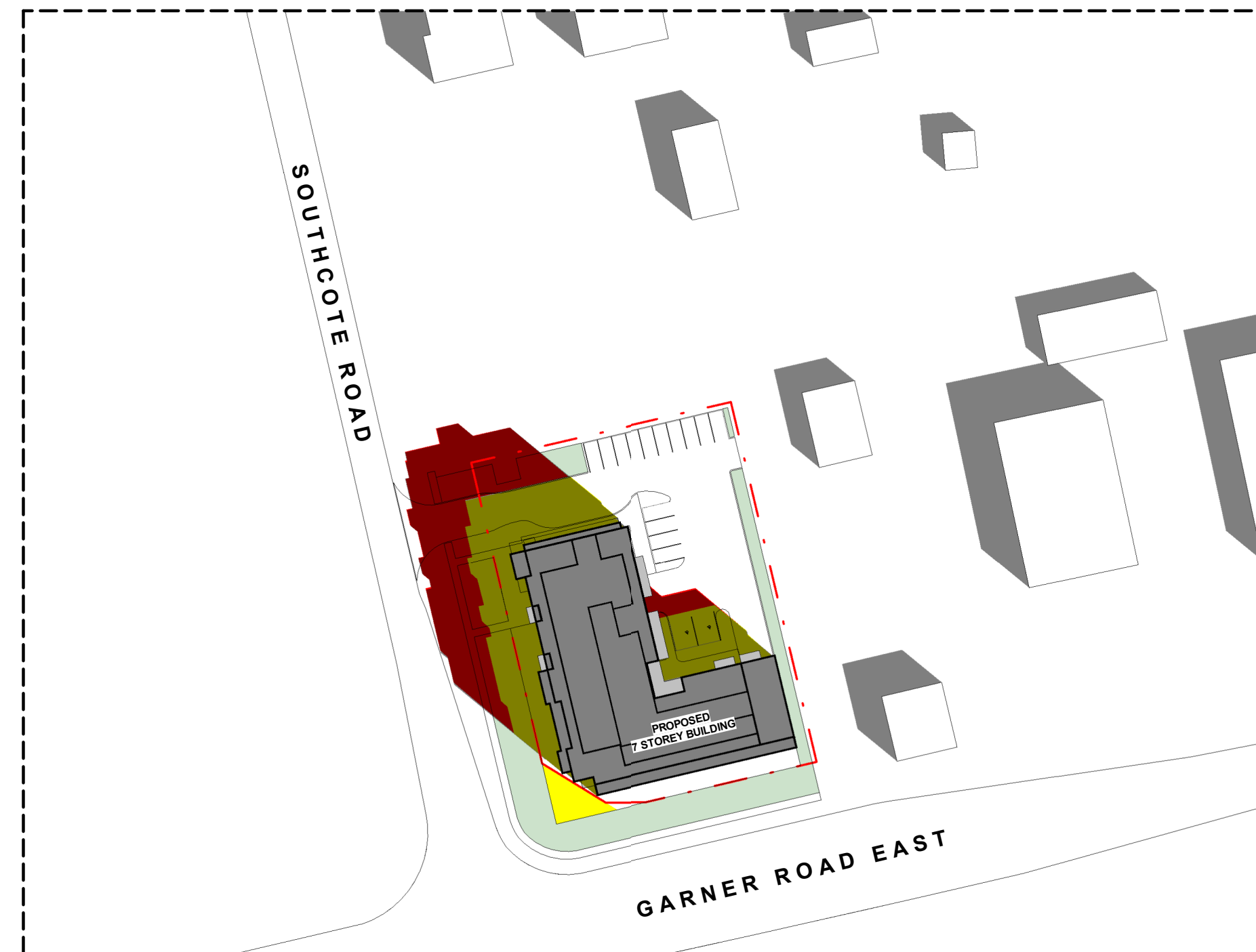
559 GARNER ROAD,
ANCASTER, ONTARIO

SEP. 21 - SHADOW STUDY

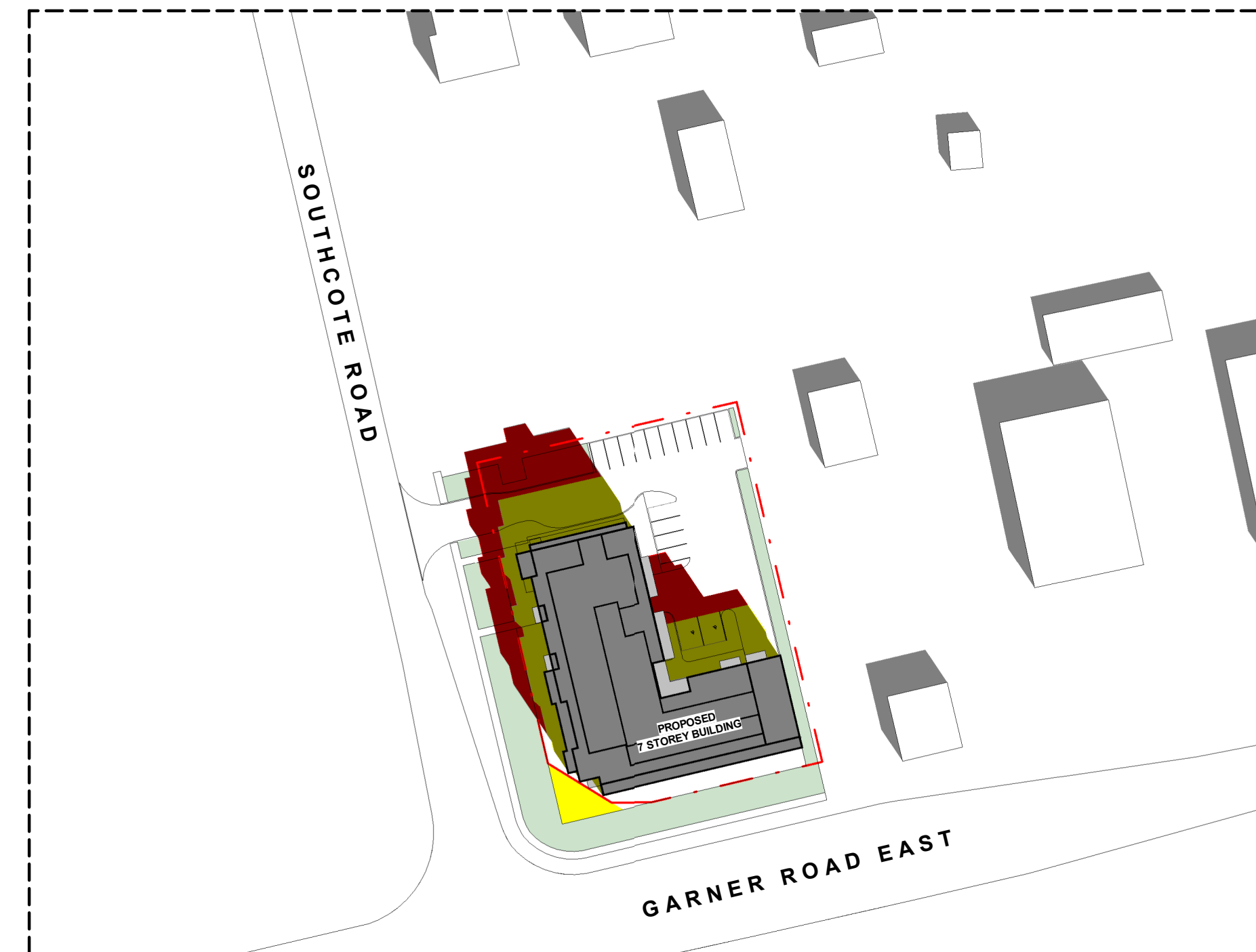
	Drawing Scale	As indicated
	Status	
	Drawing No.	Revision No.
	D4.3 - r2	



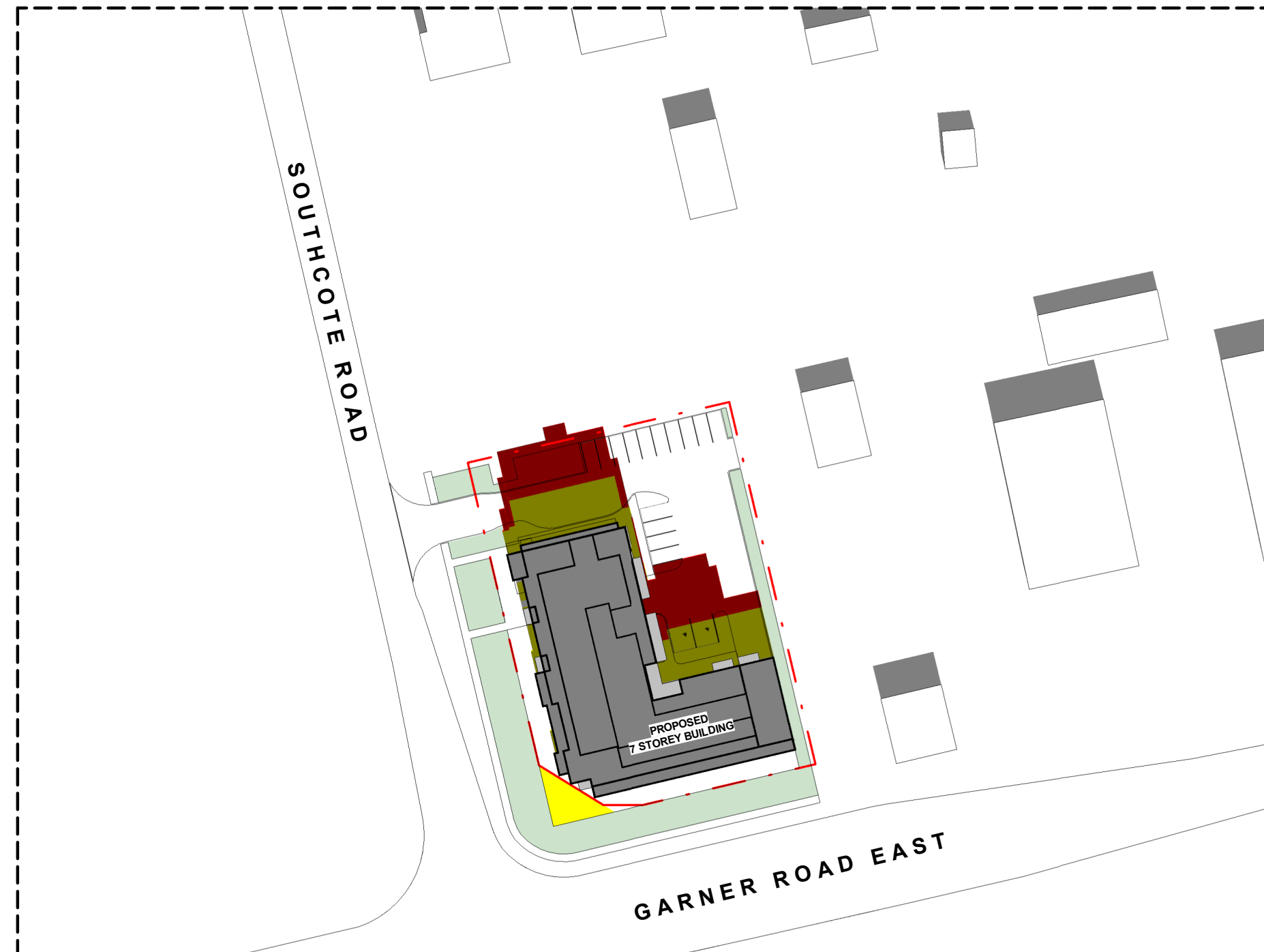
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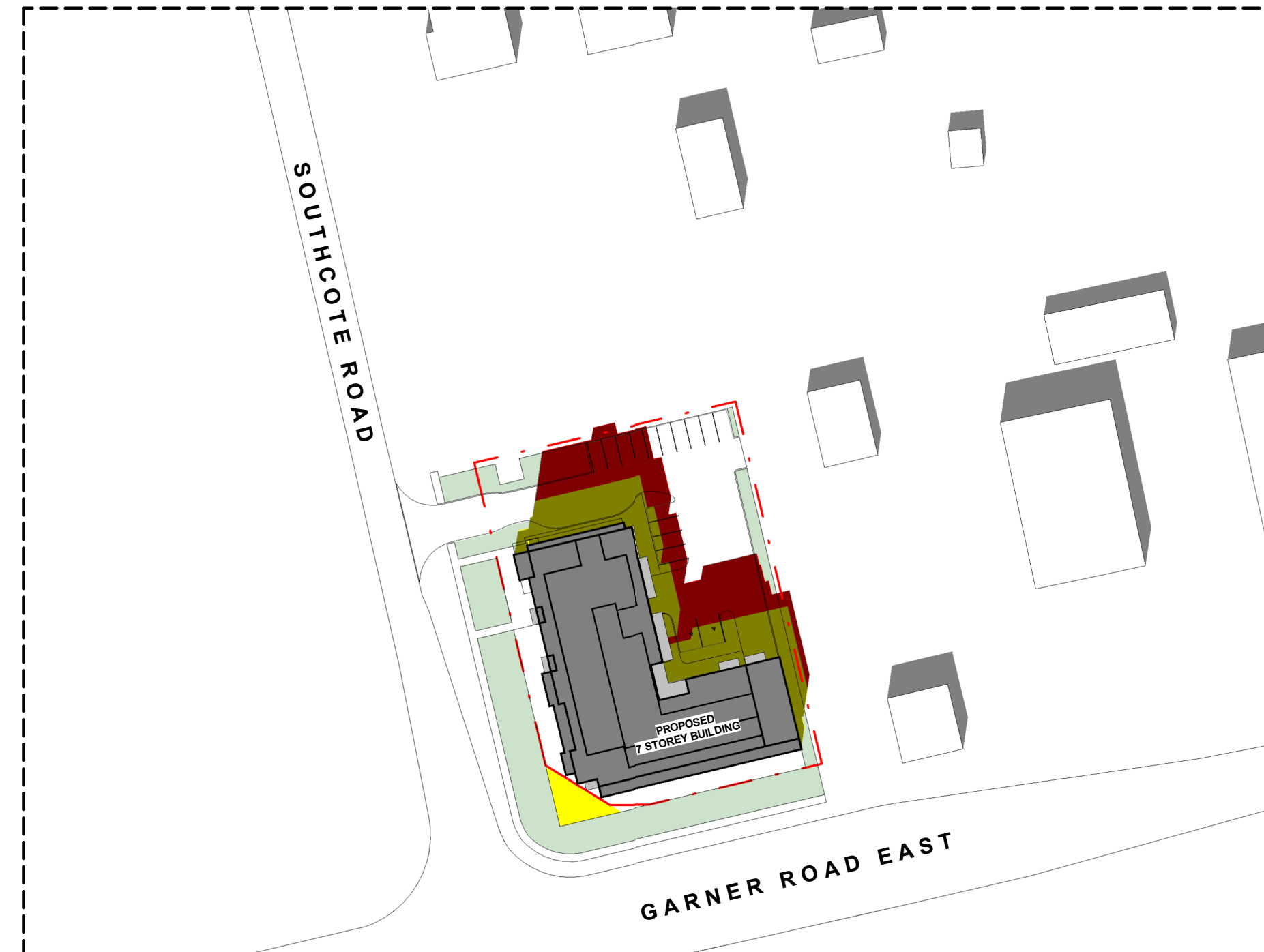
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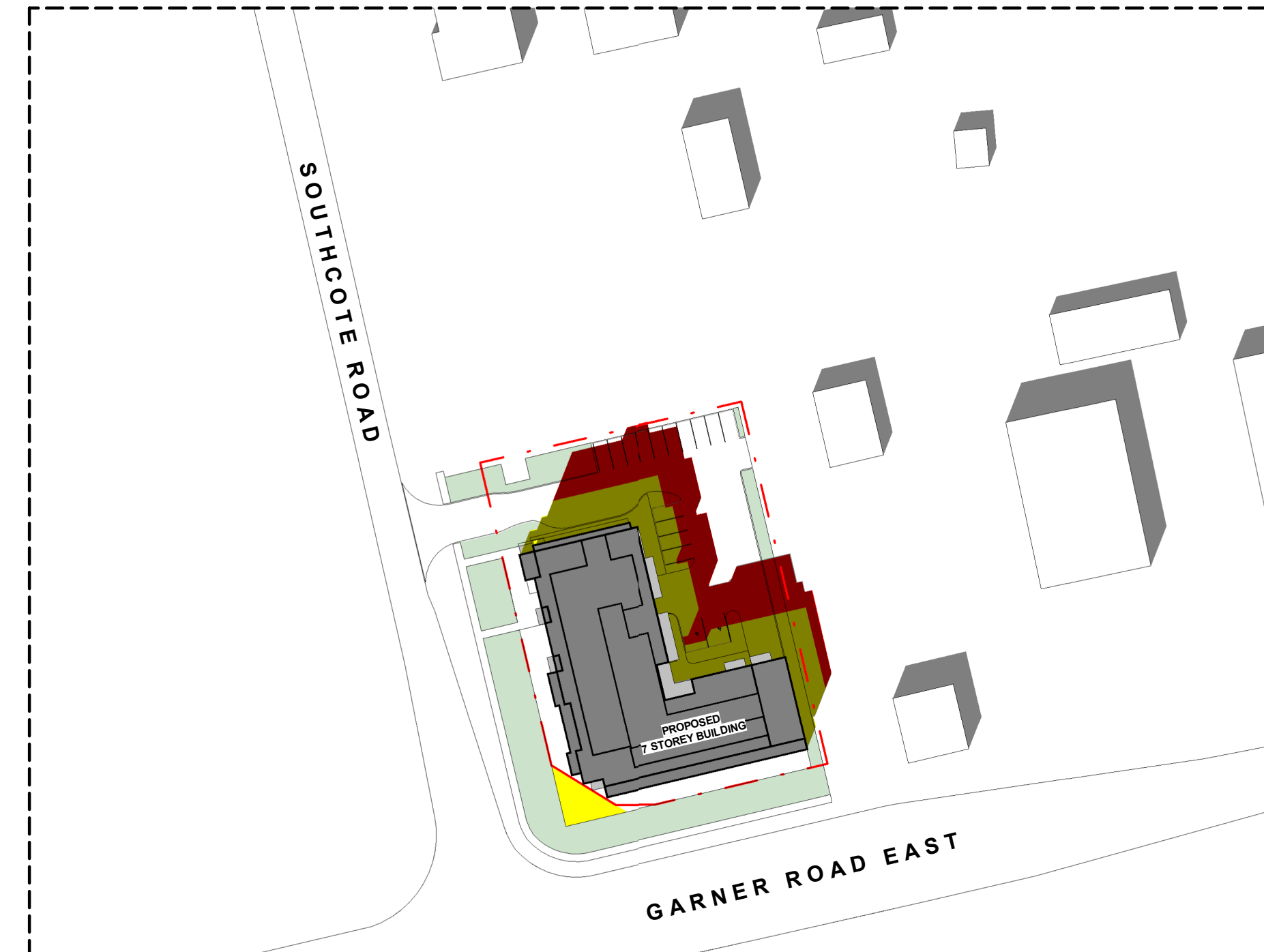
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4 SEP. 21 @ 11:35AM
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5 SEP. 21 @ 12:35PM
1:1000



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

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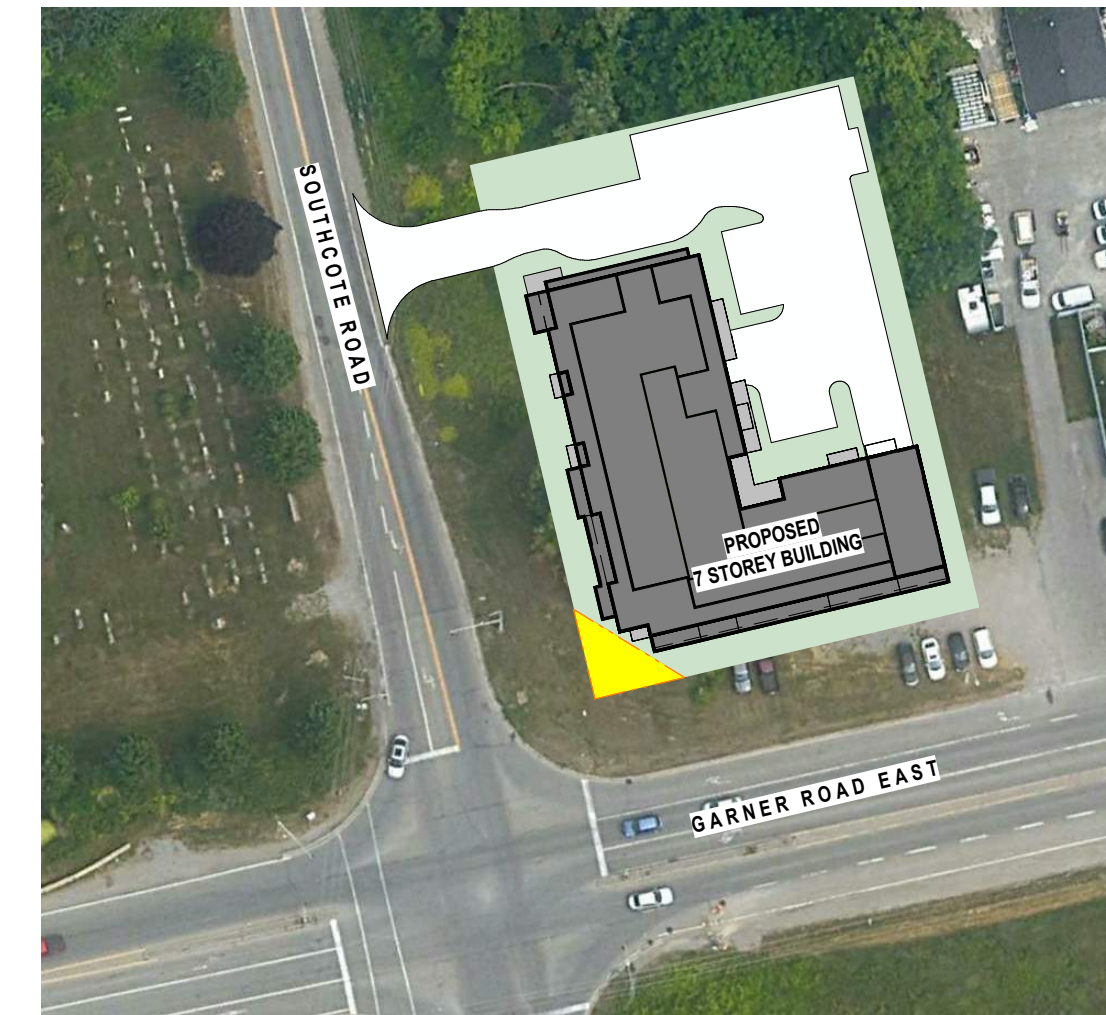
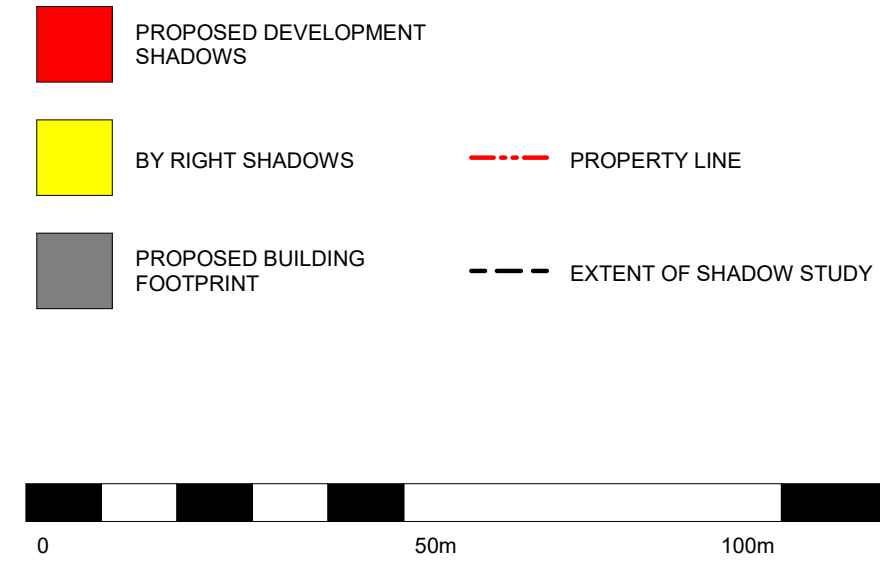
September 21st Sunrise: ±7:06am
 September 21st Sunset: ±7:17pm

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

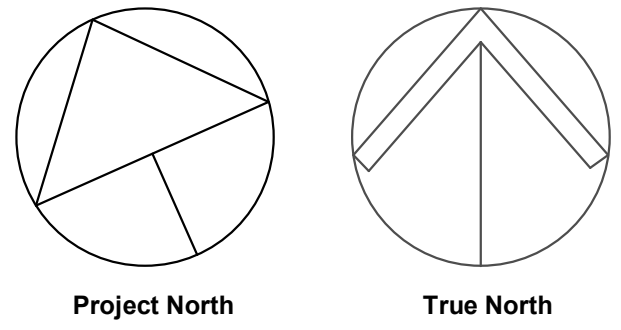
Latitude: N43 degrees: 14' 30"
 Longitude: W79 degrees: 51' 00"

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

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 Completed on: January 27, 2020
 Signed on: February 4, 2020 by Matthew Di Cosmo



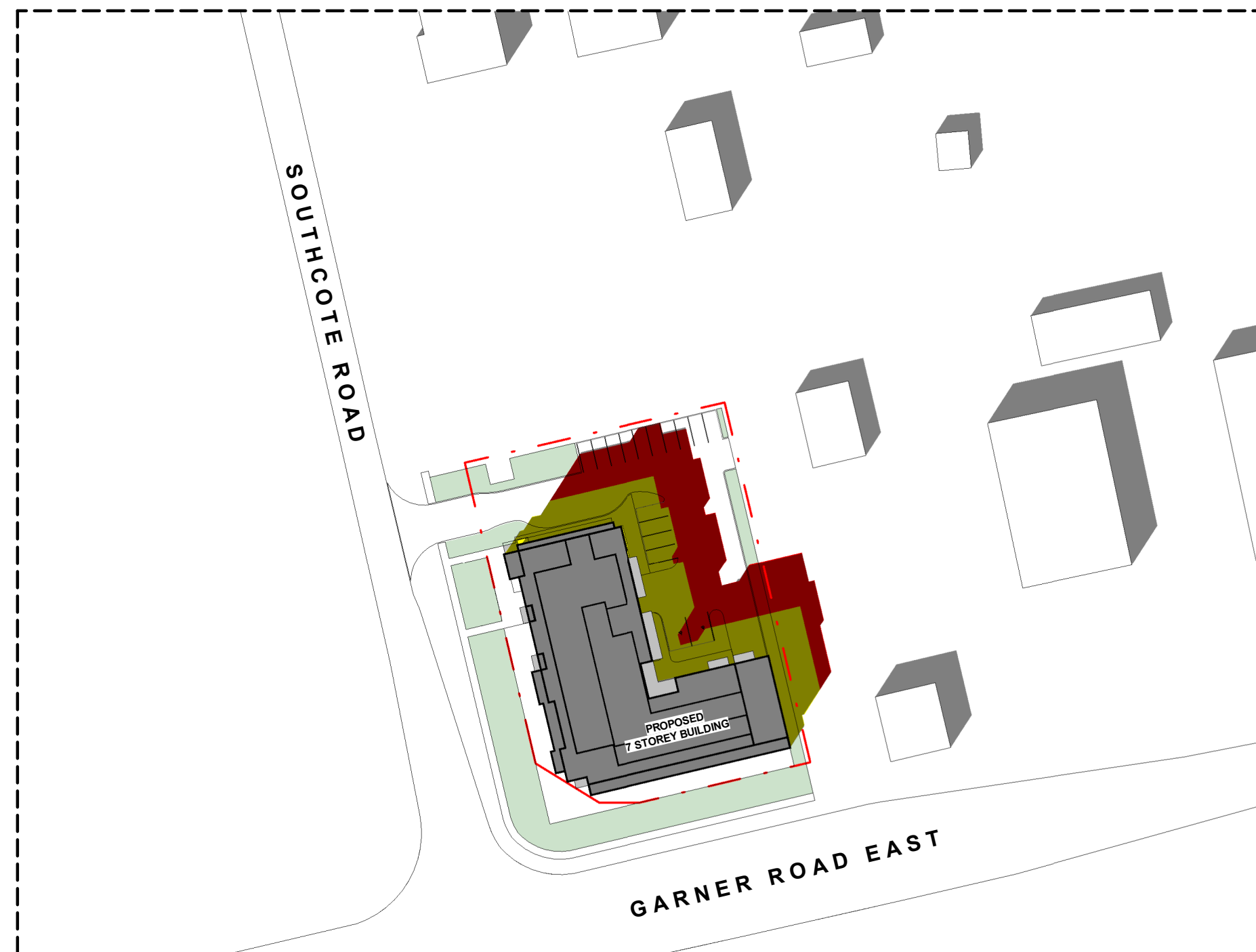
KEY PLAN
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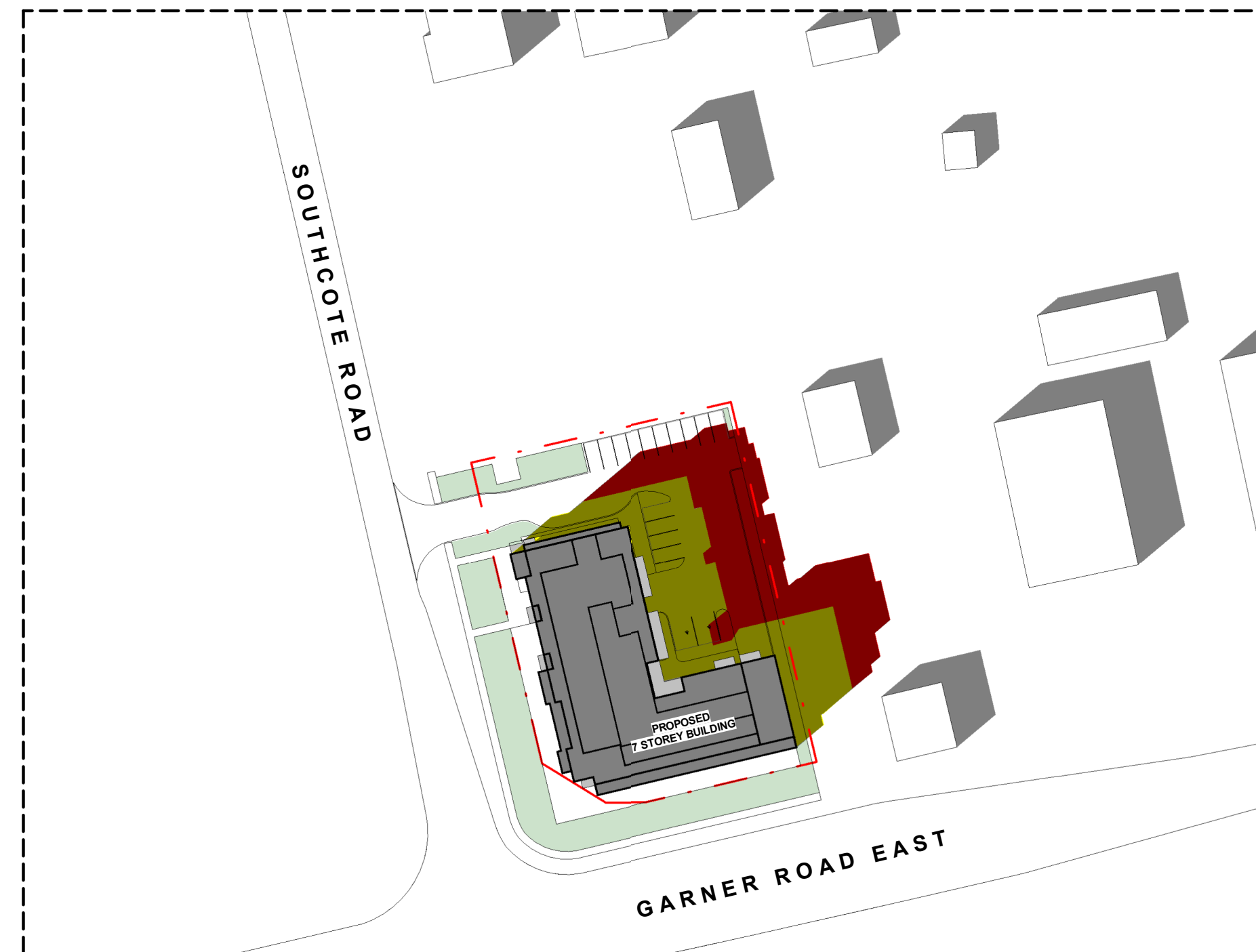
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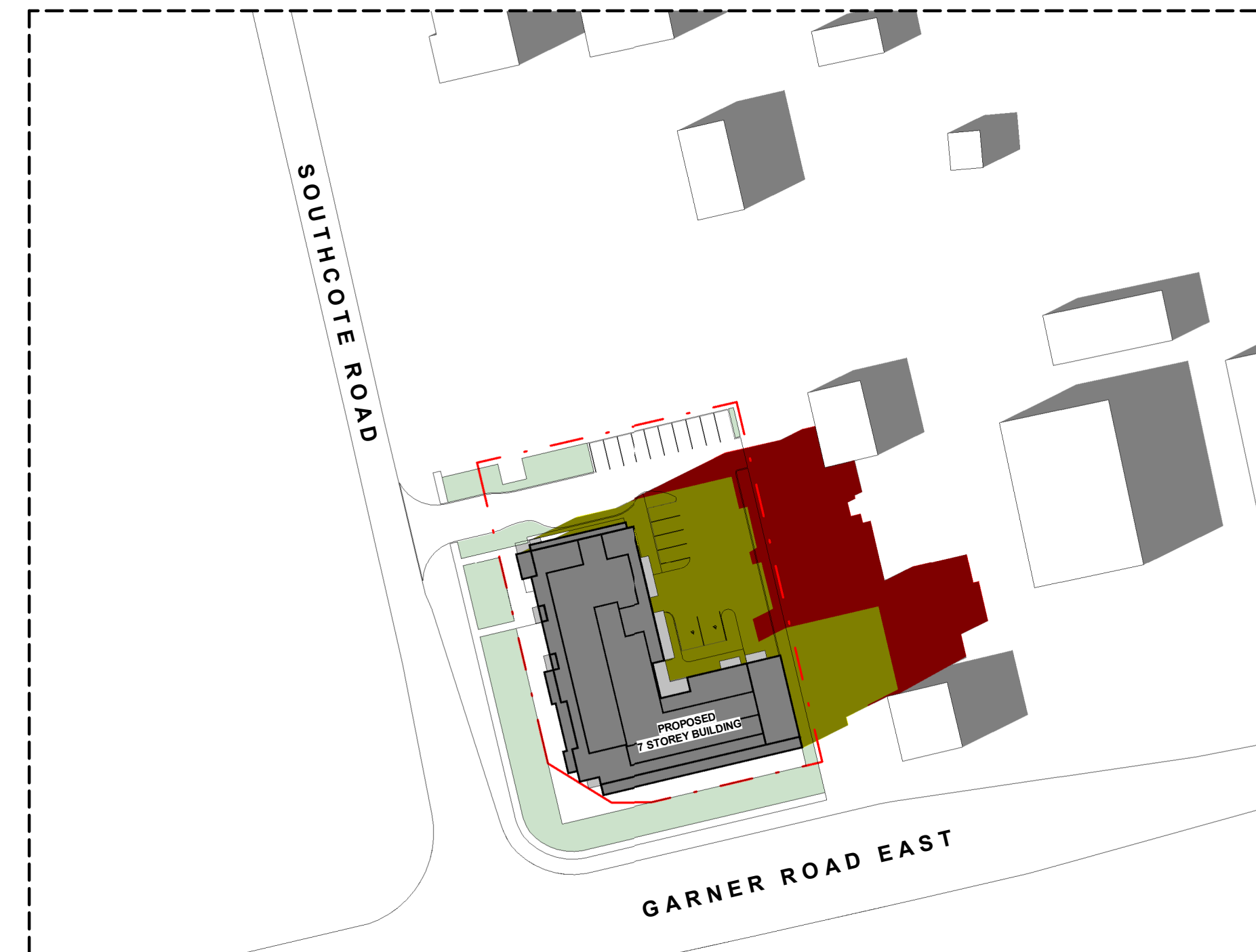
2	2023-02-23	RE-ISSUED FOR OPA/ZPA
1	2021-08-20	ISSUED FOR OPA/ZPA
No.	Date	Revision



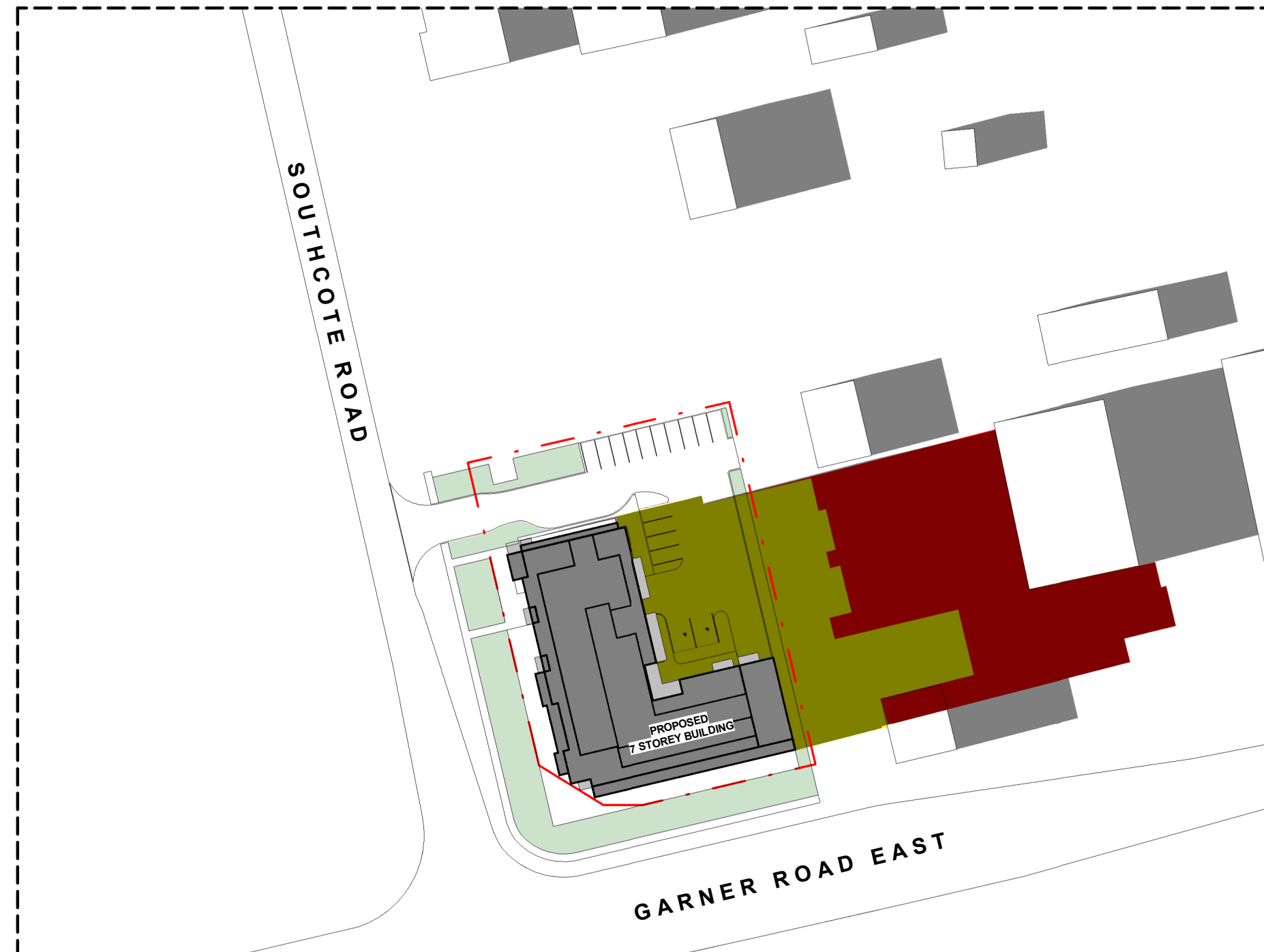
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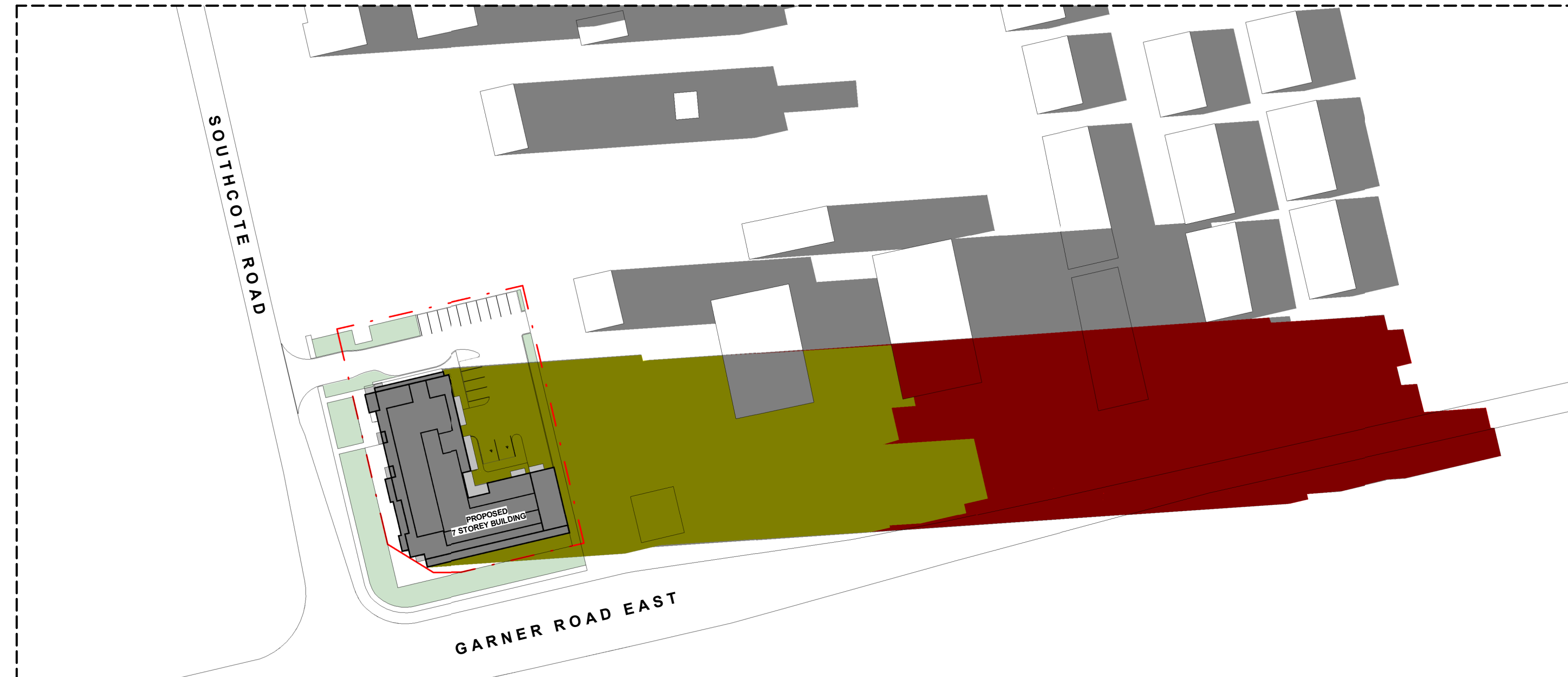
2 SEP. 21 @ 2:47PM
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3 SEP. 21 @ 3:47PM
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4 SEP. 21 @ 4:47PM
1:1000



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

C:\Users\leboettcher\Documents\21002_559 Garner Road, Ancaster_V8_For Shadow study_detached_eboettcherB881QJ.rvt

	Project No.	21002
	Project Date	
	Drawn by	ECB
	Checked by	RPH
	Plot Date / Time	2023-02-24 3:42:27 PM

**559 GARNER ROAD,
 ANCASTER, ONTARIO**

**SEP. 21 - SHADOW
 STUDY**

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