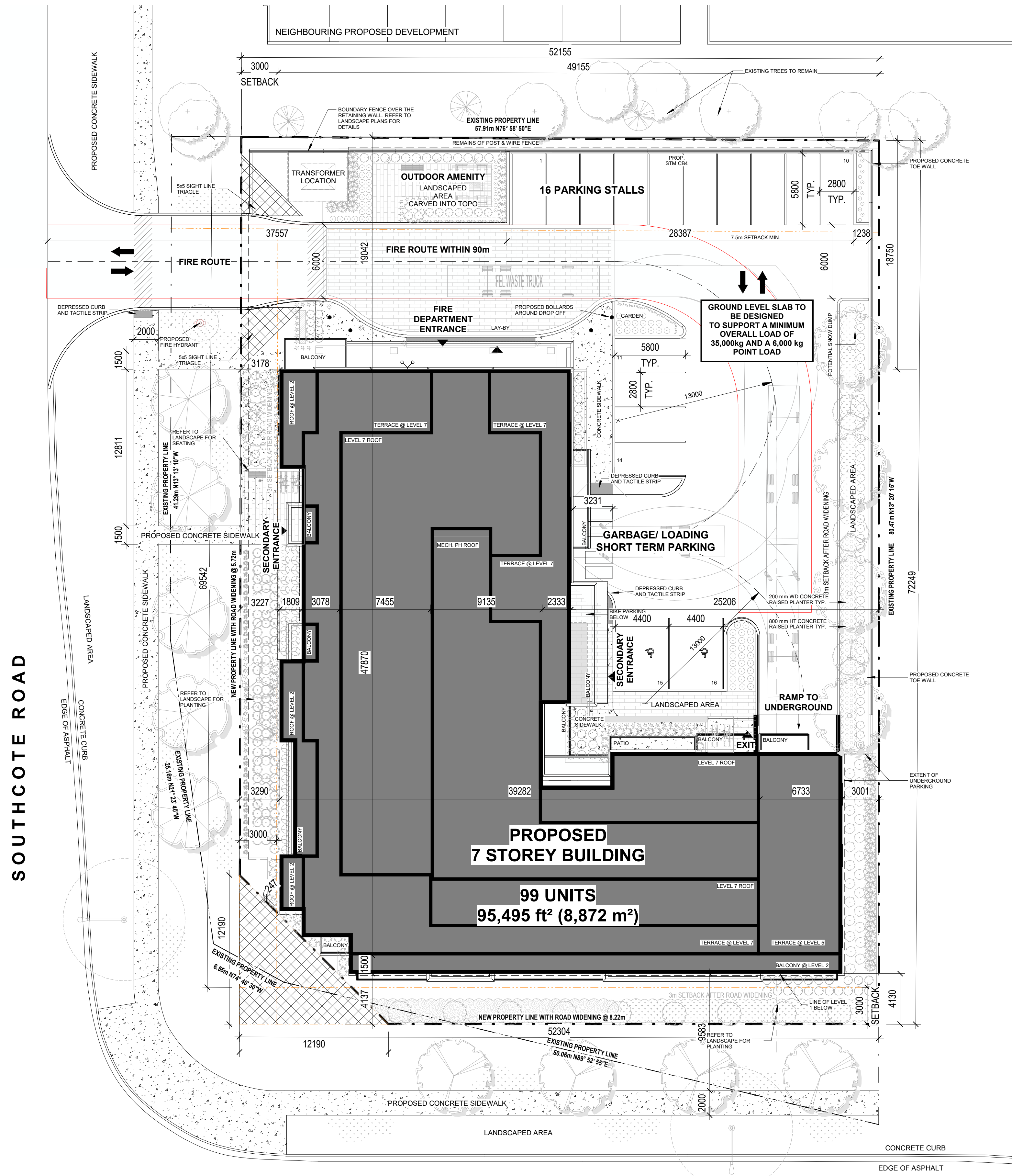


C:\Users\mohammed\Documents\21002_559 Garner Road, Ancaster_V16_2023_ofMohammed\FBUB.rvt



GARNER ROAD EAST

1 SITE PLAN
1:200

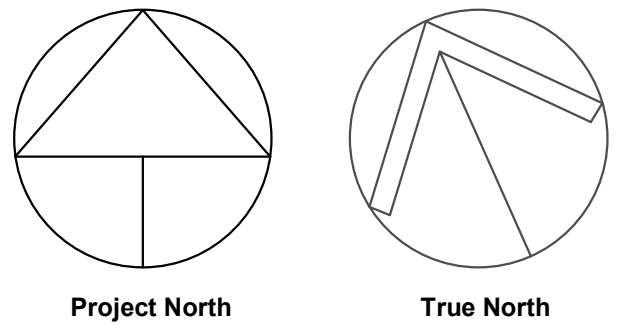
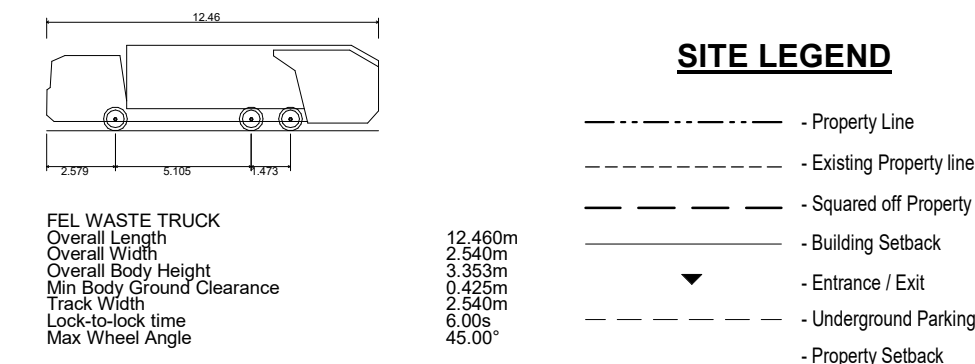
PRELIMINARY ZONING INFORMATION		
559 Garner Road, Ancaster, ON		
DATA	REQUIRED	PROVIDED
ZONING	AGRICULTURAL - ZONE A	REQUIRES REZONING TO RESIDENTIAL MULTIPLE "RM6" ZONE
LOT AREA (m ²)	XX (m ²)	BEFORE ROAD WIDENING = 4,216 m ² AFTER ROAD WIDENING = 3,707 m ²
FRONT YARD - SOUTH - (GARNER RD. E.)	3.0 m	3.0 m
SIDE YARD - WEST - (SOUTHCOLE 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
FRONT YARD - SOUTH - (GARNER RD. E.)	8.22 m	8.22 m
SIDE YARD - WEST - (SOUTHCOLE 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%	1,660.5 (m ²) 40%
TOTAL LANDSCAPED AREA (m ²) AFTER ROAD WIDENING		1,040 (m ²) 28%
TOTAL HARDCAPE (m ²) AFTER ROAD WIDENING	MAX. 35%	32%
BUILDING AREA (m ²) AFTER ROAD WIDENING		1,173 (m ²) 40%

BUILDING DATA		
DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	250 DWELLING UNITS PER HECTARE	99 UNITS
BUILDING AREA (m ²)		16,081 ft ² (1,494 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)
NUMBER OF STOREYS		7 STOREYS
BUILDING HEIGHT (m)	24m	23m
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 = 131 STALLS (60+69) GRADE = 16 STALLS TOTAL = 147 STALLS
BARRIER FREE PARKING	101-200 STALLS MIN 1 SPACE + 3% OF TOTAL # REQ 1 = (124*0.03) = 4.72	1.25 stalls / unit = 124 STALLS +23 ADDITIONAL STALLS = 6 (INCLUDED)
COMMERCIAL PARKING	1 / 50m ² = N/A	N/A
TOTAL		147

BICYCLE PARKING DATA		
DATA	REQUIRED	PROVIDED
BICYCLE PARKING - RESIDENTIAL OUTDOOR	5 STALLS	6 STALLS
BICYCLE PARKING - RESIDENTIAL INDOOR	49 STALLS	49 STALLS
TOTAL		55

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



- GENERAL NOTES**
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 - ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
 - CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
 - 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.
 - THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S 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.
 - 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
1	2024-01-19	RE-ISSUED FOR OPA/ZBA

Project No. 21002
Project Date 2023-06-07
Drawn by WC/ECB
Checked by GG
Plot Date / Time 2024-01-18 5:06:07 PM

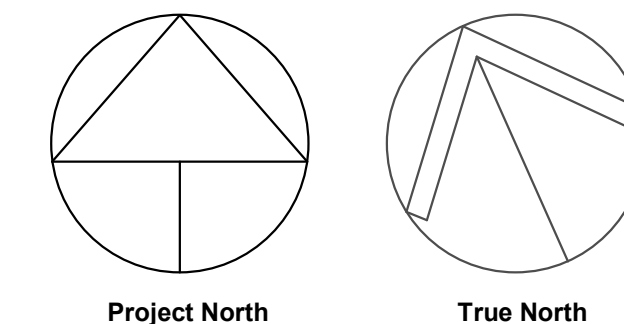
559 GARNER ROAD,
ANCASTER, ONTARIO

SITE PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

Drawing Scale As indicated
Status
Drawing No. Revision No.

A1.1 - r1



- GENERAL NOTES**
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 - ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
 - CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
 - 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.
 - THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S 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.
 - 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.

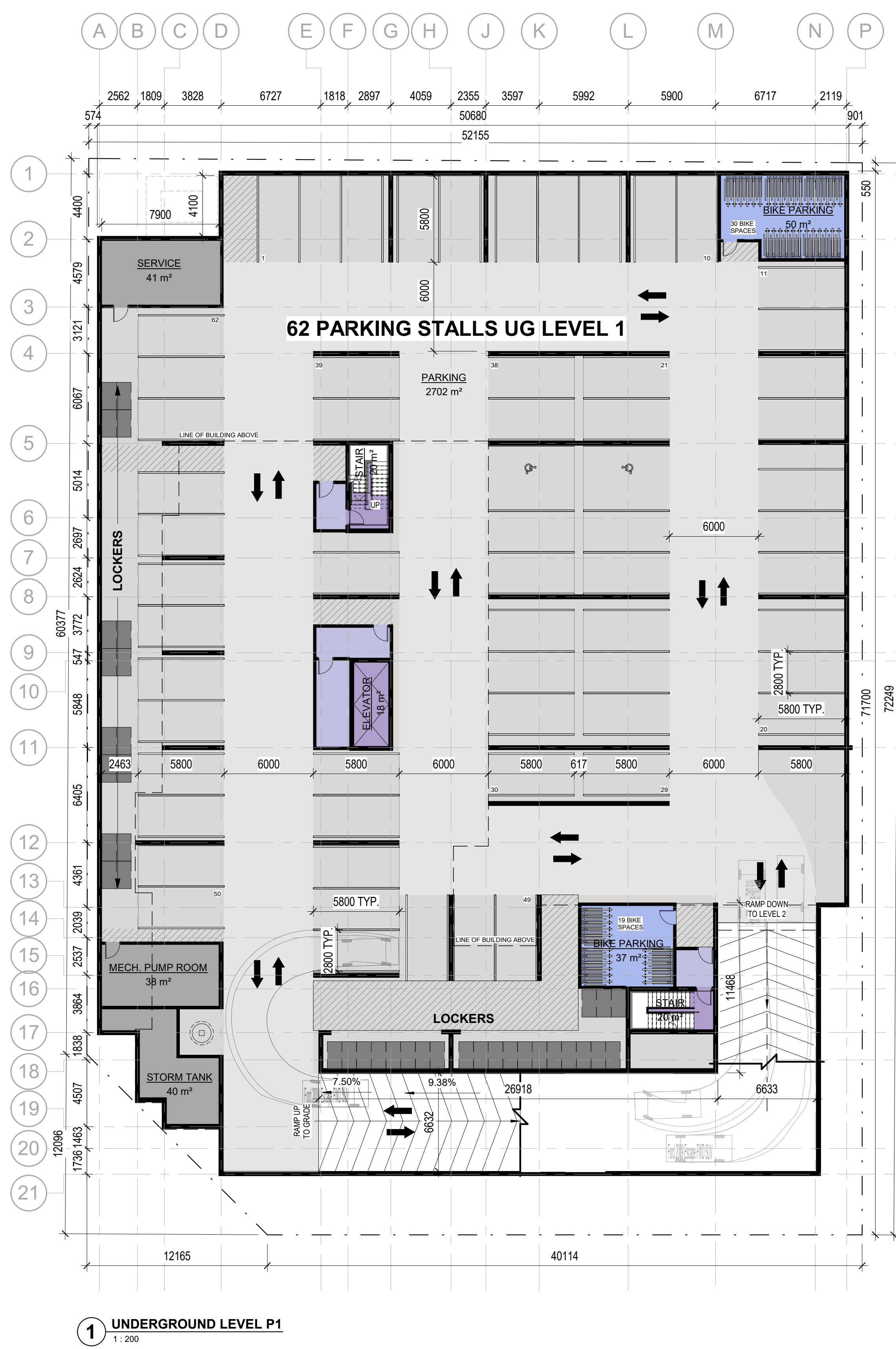
No.	Date	Revision
1	2024-01-19	RE-ISSUED FOR OPA/ZBA

	Project No.	21002
	Project Date	2023-06-07
	Drawn by	WC/ECB
	Checked by	GG
	Plot Date / Time	2024-01-18 4:49:01 PM

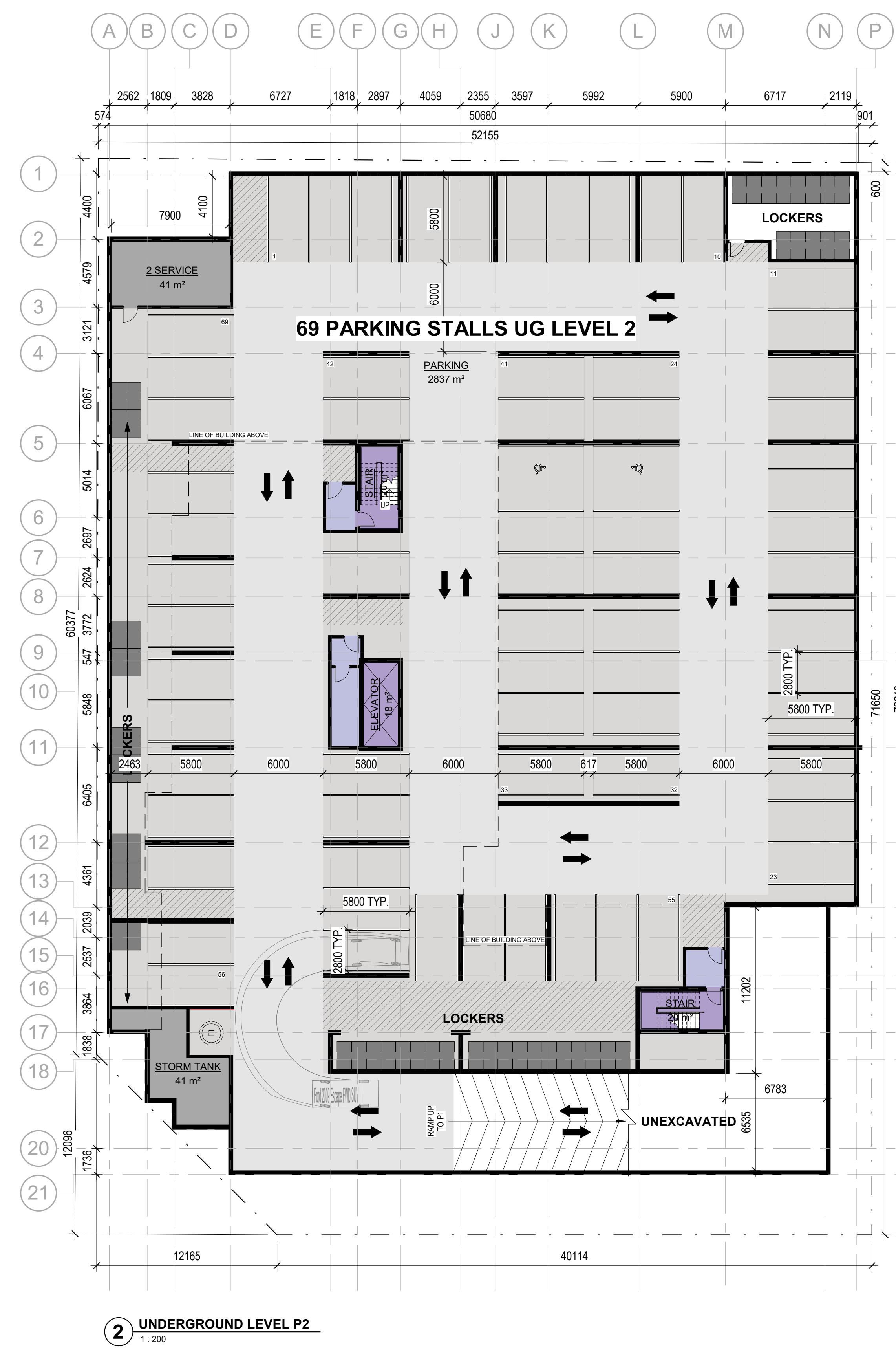
**559 GARNER ROAD,
ANCASTER, ONTARIO**

LEVEL P2 & P1 FLOOR PLAN

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



1 UNDERGROUND LEVEL P1
1 : 200



2 UNDERGROUND LEVEL P2
1 : 200

C:\Users\mohammed\Documents\21002_559 Garner Road_Ancaster_V16_2023_ofMohammed\FBUB.rvt

C:\Users\mohammed\Documents\21002_559 Garner Road_Ancaster_V16_2023_ofMohammed\FBUB.rvt



1 LEVEL 1 FLOOR PLAN
1:200

- 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 CONSULTANT'S 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
1	2024-01-19	RE-ISSUED FOR OPA/ZBA

srm
ARCHITECTS INC.

Project No: 21002
Project Date: 2023-06-07
Drawn by: Author
Checked by: Checker
Plot Date / Time: 2024-01-18 4:49:06 PM

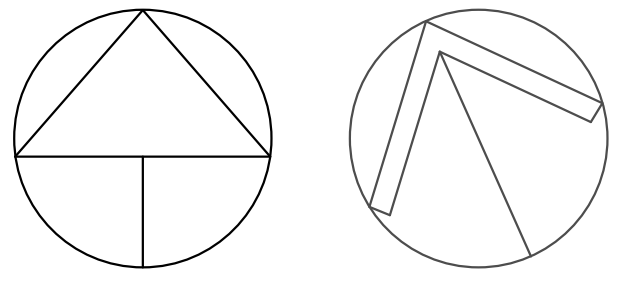
**559 GARNER ROAD,
ANCASTER, ONTARIO**

LEVEL 1 FLOOR PLAN

Ontario Association of Architects
EDWARD THOMAS
LICENCE 5572

Drawing Scale: 1:200
Status: _____
Drawing No.: _____ Revision No.: _____

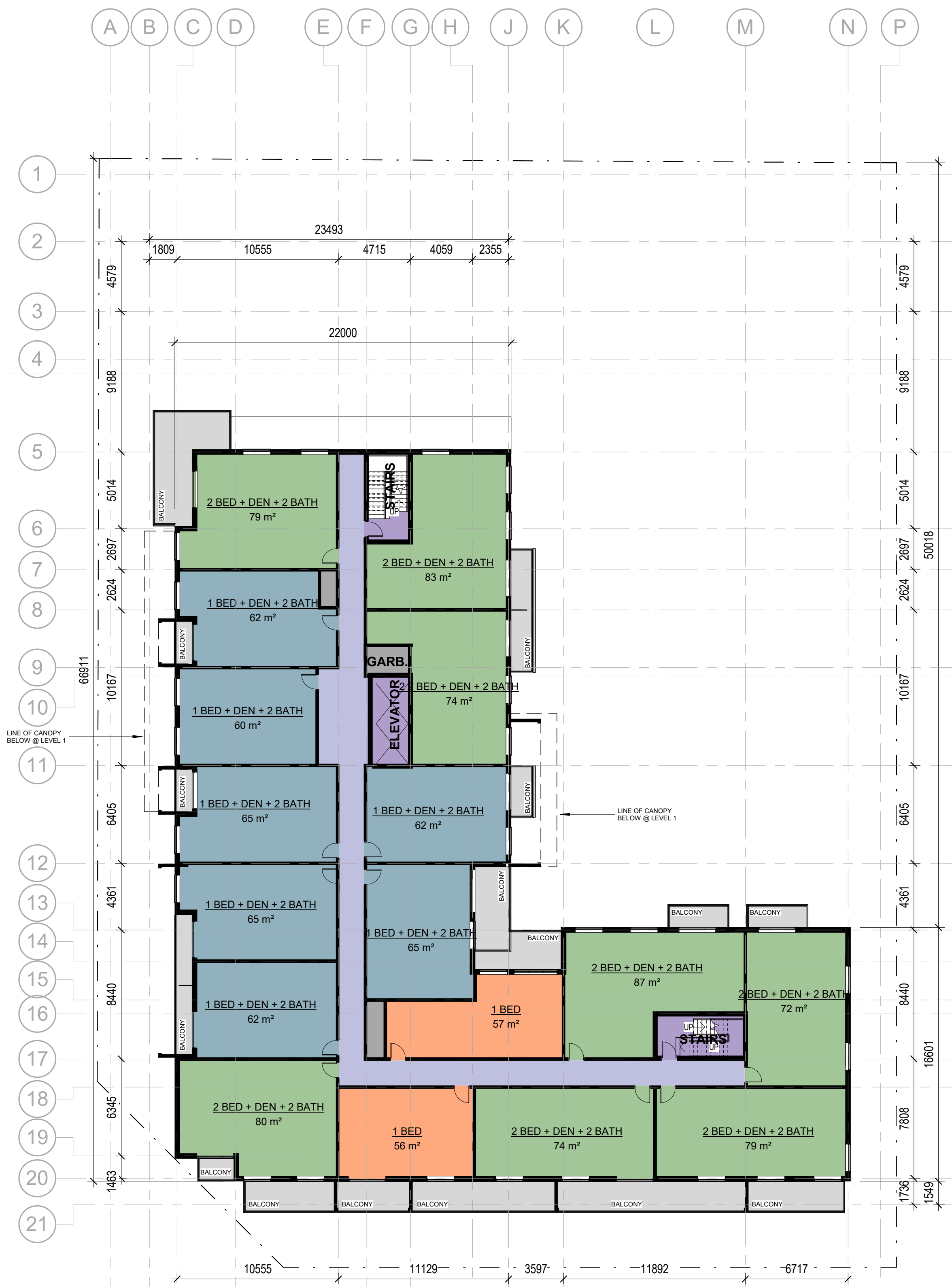
A2.2 - r1



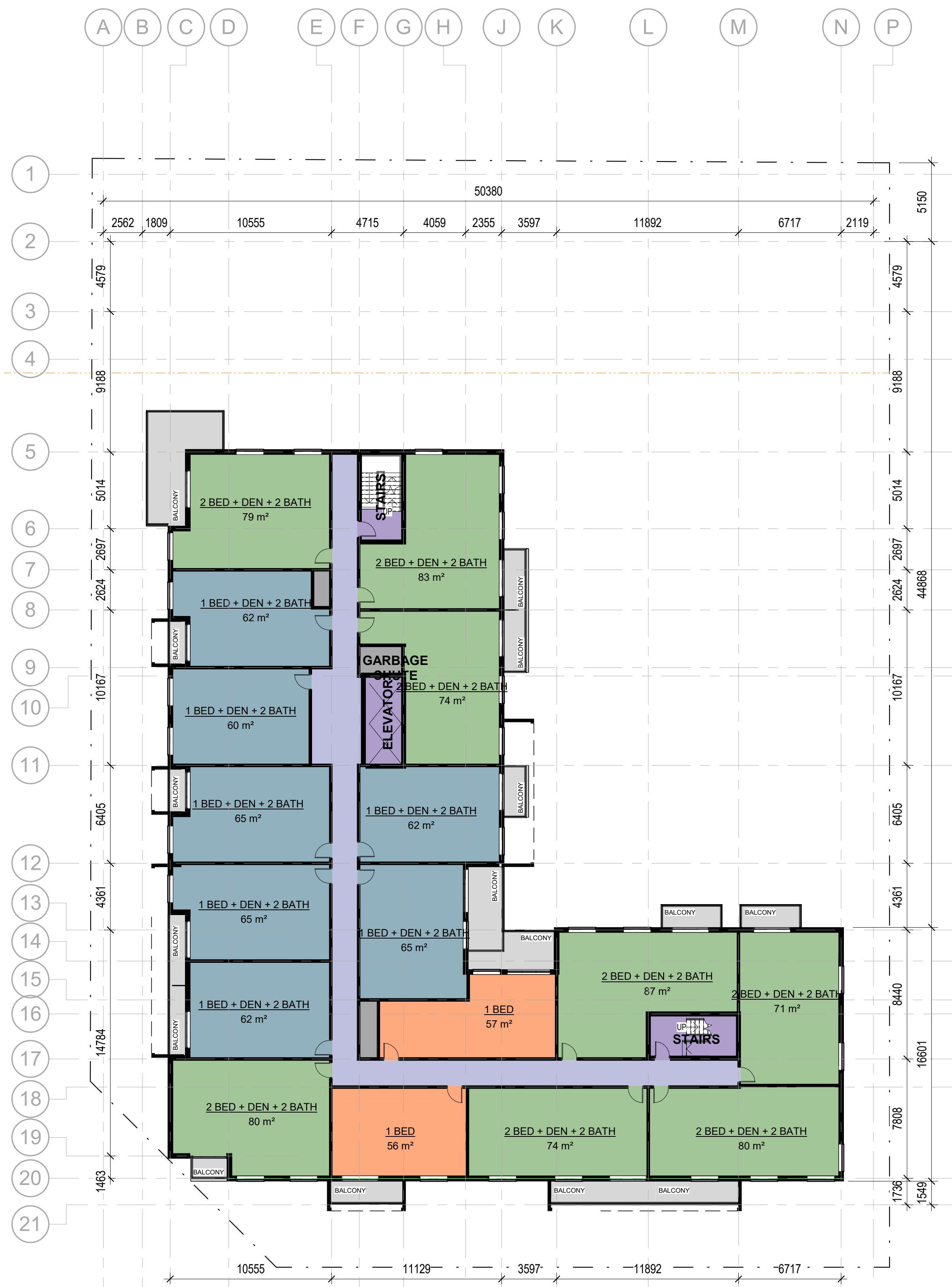
Project North True North

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 CONSULTANT'S 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.



1 LEVEL 2 FLOOR PLAN
1:200



2 LEVELS 3-4 FLOOR PLAN
1:200

No.	Date	Revision
1	2024-01-19	RE-ISSUED FOR OPA/ZBA

srm ARCHITECTS INC.

Project No: 21002
 Project Date: 2023-06-07
 Drawn by: WC
 Checked by: GG
 Plot Date / Time: 2024-01-18 4:49:07 PM

**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.: _____ Revision No.: _____

A2.3 - r1

C:\Users\mohammed\Documents\21002_559 Garner Road, Ancaster_V16_2023_ofmohammed\FBUB.rvt



1 LEVELS 5&6 FLOOR PLAN
1 : 200



2 LEVEL 7 FLOOR PLAN - OPTION 02
1 : 200

- GENERAL NOTES**
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 - ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
 - CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
 - 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.
 - THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S 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 OR/OR DECISIONS TO BE MADE BASED ON THEM ARE THE RESPONSIBILITY OF SUCH THIRD PARTIES.
 - 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
1	2024-01-19	RE-ISSUED FOR OPA/ZBA

srm
ARCHITECTS INC.

Project No: 21002
Project Date: 2023-06-07
Drawn by: WC
Checked by: GG
Plot Date / Time: 2024-01-18 4:49:08 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.: _____

A2.4 - r1

C:\Users\mohammed\Documents\21002_559 Garner Road, Ancaster_V16_2023_ofMohammed\FBUB.rvt