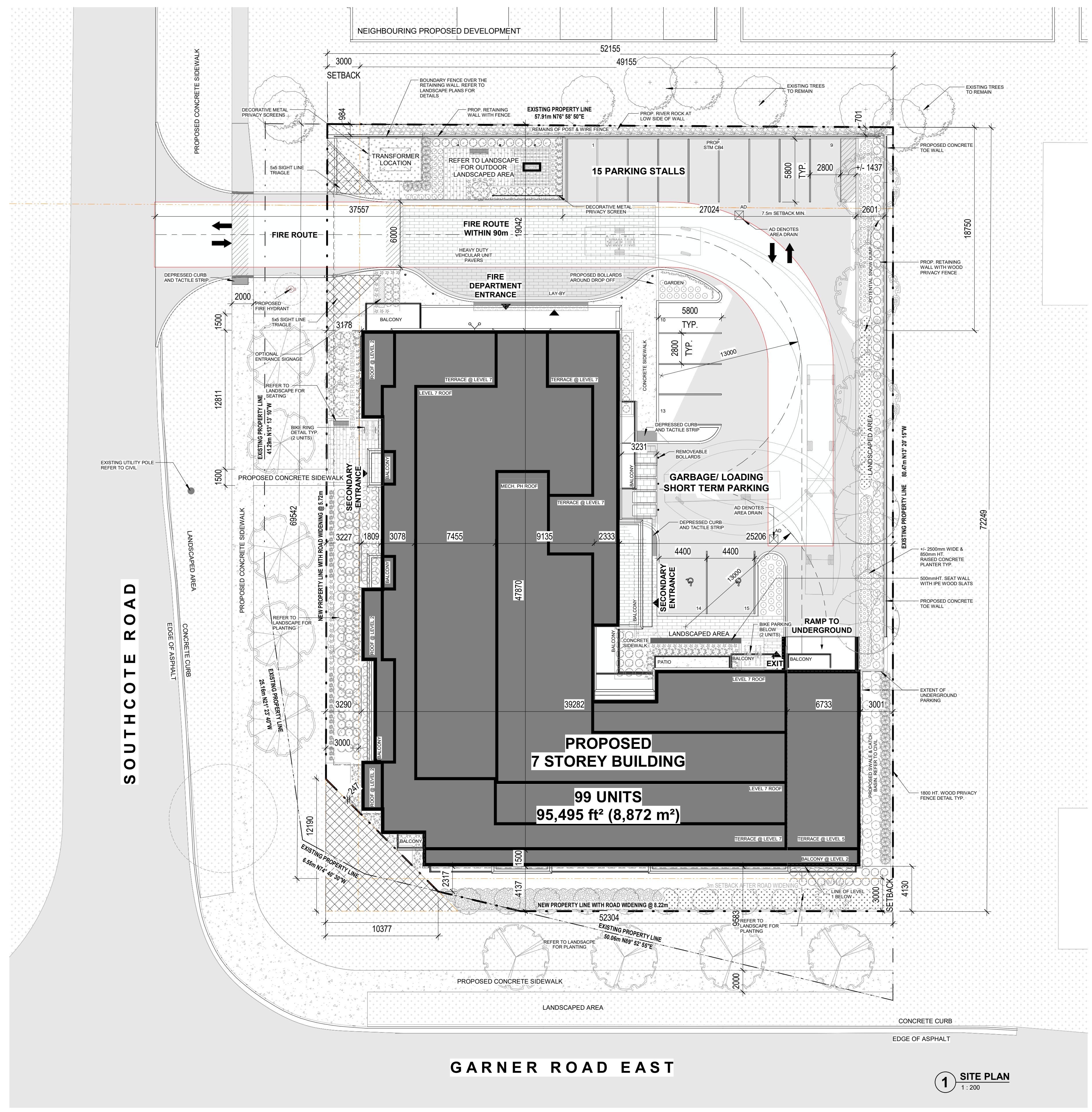


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PRELIMINARY ZONING INFORMATION
559 Garner Road, Ancaster, ON

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		1,439 (m²) 34%
TOTAL LANDSCAPED AREA (m²) AFTER ROAD WIDENING	25%	990 (m²) 27%
TOTAL HARDSCAPE (m²) AFTER ROAD WIDENING	MAX. 35%	33%
BUILDING AREA (m²) AFTER ROAD WIDENING		1,484 (m²) 40%

BUILDING DATA

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	250 DWELLING UNITS PER HECTARE	99 UNITS
BUILDING AREA (m²)		16,081 ft² (1,494 m²)
GROSS FLOOR AREA (m²)		95,495 ft² (8,872 m²)
CONSTRUCTION FLOOR AREA (m²)		170,531 ft² (15,842.0 m²)
NUMBER OF STOREYS		7 STOREYS
BUILDING HEIGHT (m)	24m	24.5m
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

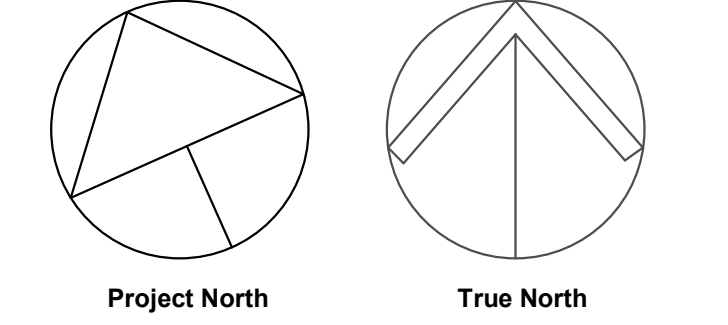
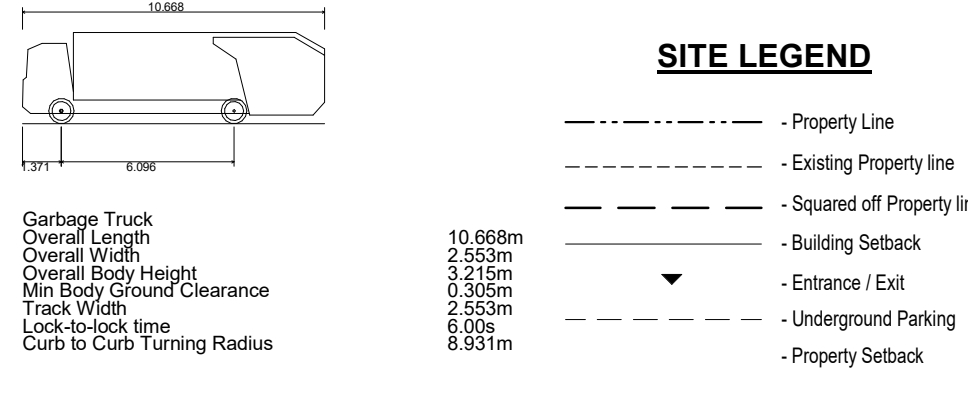
VEHICLE PARKING DATA

DATA	REQUIRED	PROVIDED
RESIDENTIAL PARKING	1.25 / unit = 99 x 1.25 = 124 STALLS	UG = 131 STALLS (60.49%) GRADE = 15 STALLS TOTAL = 146 STALLS
BARRIER FREE PARKING	101-200 STALLS MIN 1 SPACE + 3% OF TOTAL # REQ 1 = (124 * 0.03) = 4.72	= 6 (INCLUDED)
COMMERCIAL PARKING	1 / 50m² = N/A	N/A
TOTAL		146

BICYCLE PARKING DATA

DATA	REQUIRED	PROVIDED
BICYCLE PARKING - RESIDENTIAL OUTDOOR	5 STALLS	8 STALLS
BICYCLE PARKING - RESIDENTIAL INDOOR	49 STALLS	49 STALLS
TOTAL		57

True North is determined by survey prepared by:
Barich Grenkie 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
3	2024-09-18	RE-ISSUED FOR OPA/ZBA
2	2024-05-30	RE-ISSUED FOR OPA/ZBA
1	2024-09-09	RE-ISSUED FOR OPA/ZBA

Project No: 21002
Project Date: 2023-06-07
Drawn by: WC/ECB
Checked by: GG
Plot Date / Time: 2024-09-19 2:02:57 PM

SRM
architects+
urban+designers

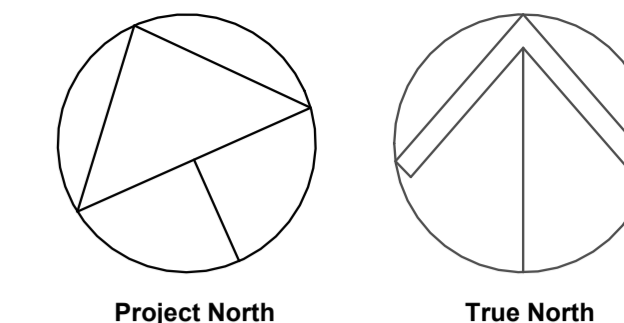
**559 GARNER ROAD,
ANCASTER, ONTARIO**

SITE PLAN

Ontario Association of Architects
Edward Thomas Licence 5572

Drawing Scale: As indicated
Status:
Drawing No.:
Revision No.:
A1.1 - r3

1 SITE PLAN
1 - 200



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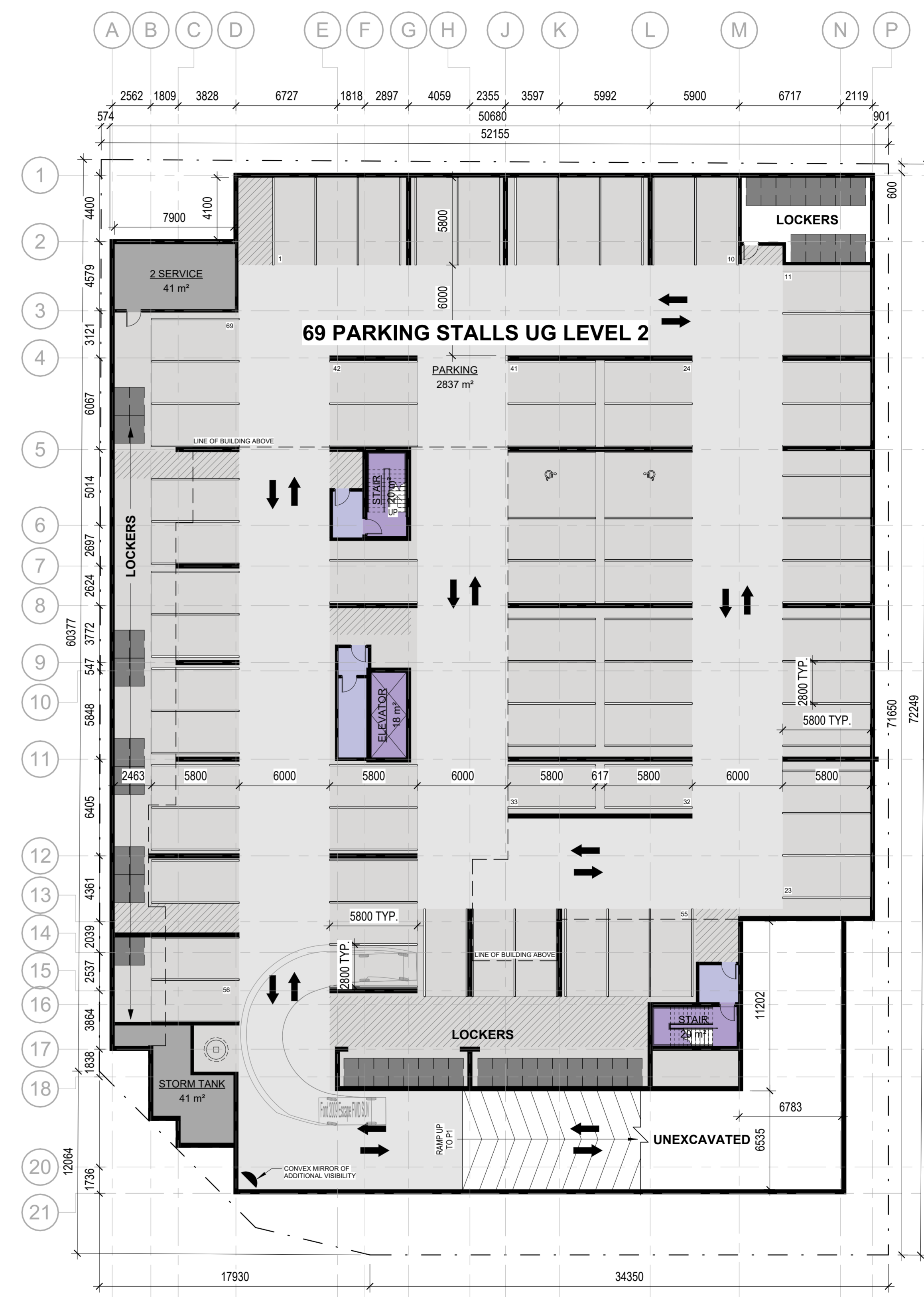
No.	Date	Revision
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1	2024-09-09	RE-ISSUED FOR OPA/ZBA

Project No. 21002
 Project Date 2023-06-07
 Drawn by WC/ECB
 Checked by GG
 Plot Date / Time 2024-09-18 4:20:55 PM

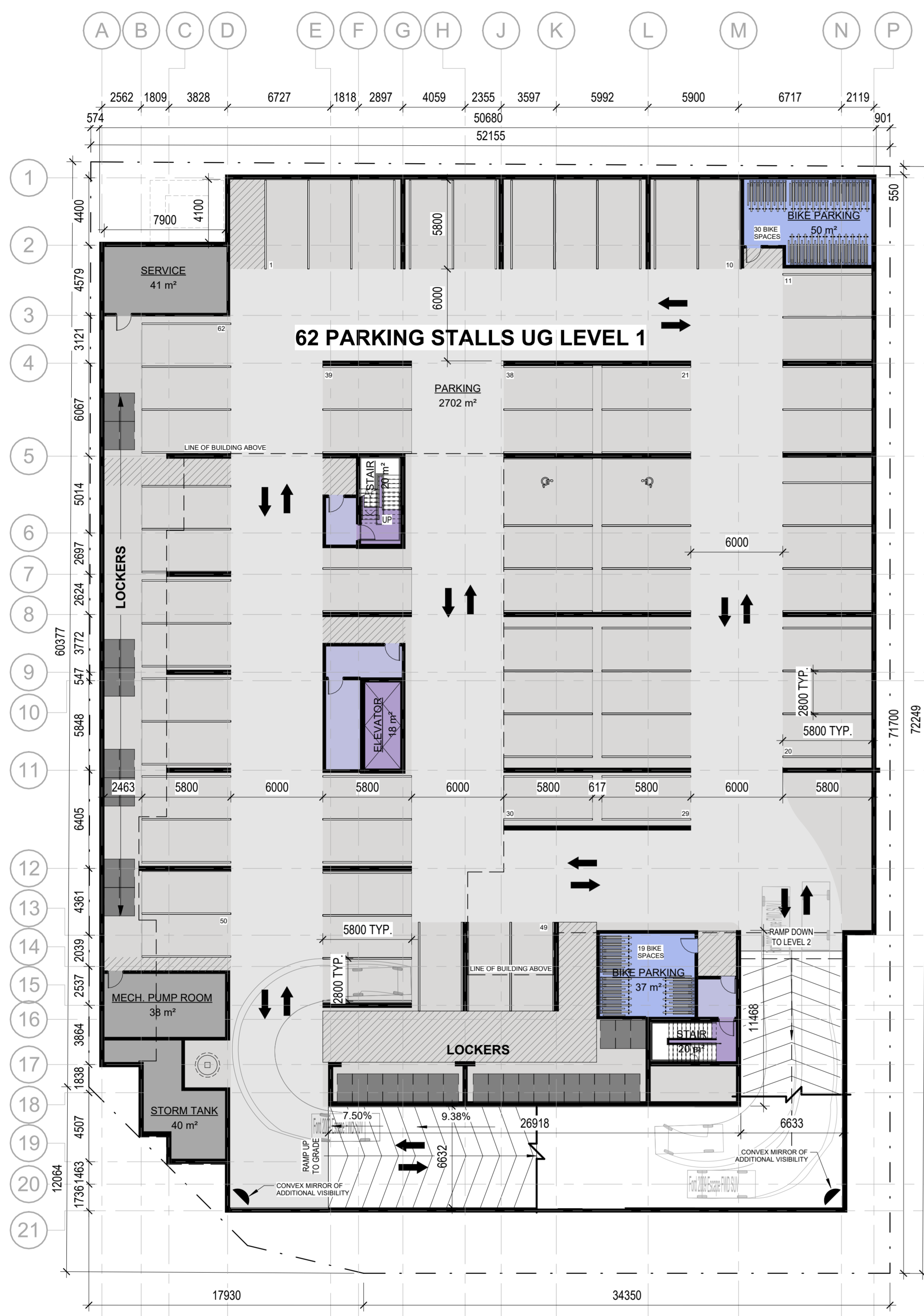
**559 GARNER ROAD,
 ANCASTER, ONTARIO**

LEVEL P2 & P1 FLOOR PLAN

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

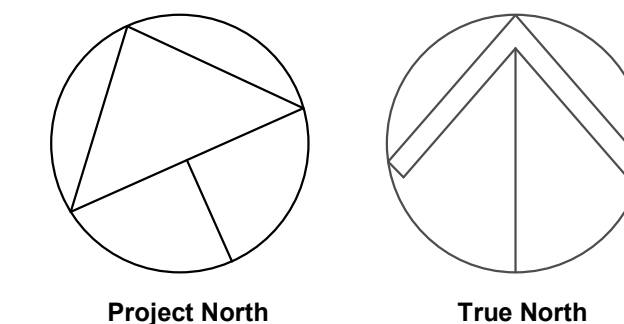


2 UNDERGROUND LEVEL P2
 1 : 200

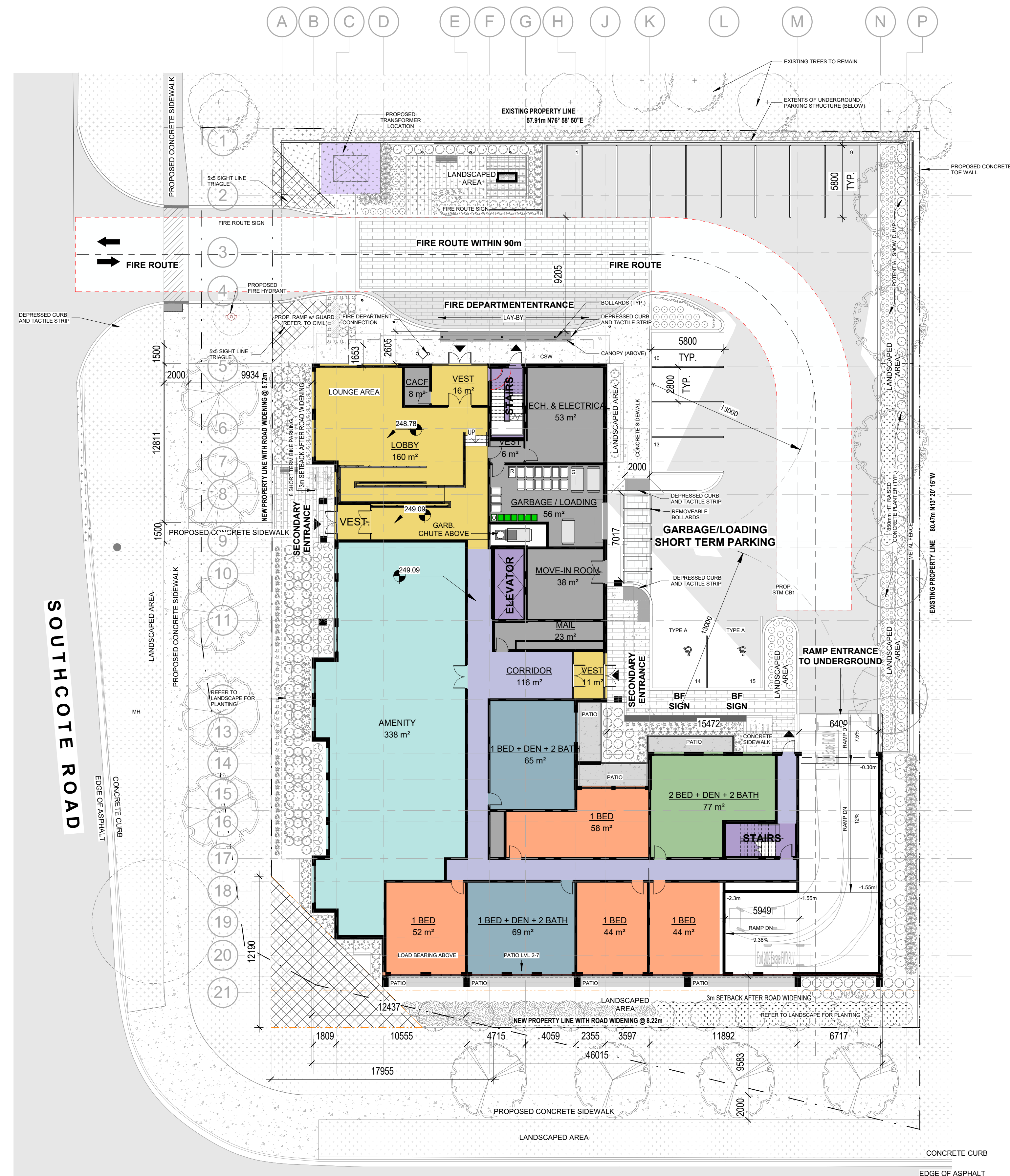


1 UNDERGROUND LEVEL P1
 1 : 200

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1 LEVEL 1 FLOOR PLAN
1:200

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1	2024-09-09	RE-ISSUED FOR OPA/ZBA

Project No. 21002
 Project Date 2023-06-07
 Drawn by Author
 Checked by Checker
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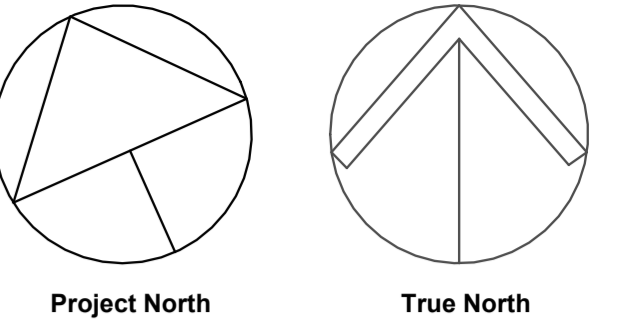
**559 GARNER ROAD,
 ANCASTER, ONTARIO**

LEVEL 1 FLOOR PLAN

Ontario Association of Architects
 Edward Thomas
 Licence 5572

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

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2	2024-05-30	RE-ISSUED FOR OPA/ZBA
1	2024-09-09	RE-ISSUED FOR OPA/ZBA

Project No.	21002
Project Date	2023-06-07
Drawn by	WC
Checked by	GG
Plot Date / Time	2024-09-18 4:21:01 PM

SRM⁺
architects+
urban*designers

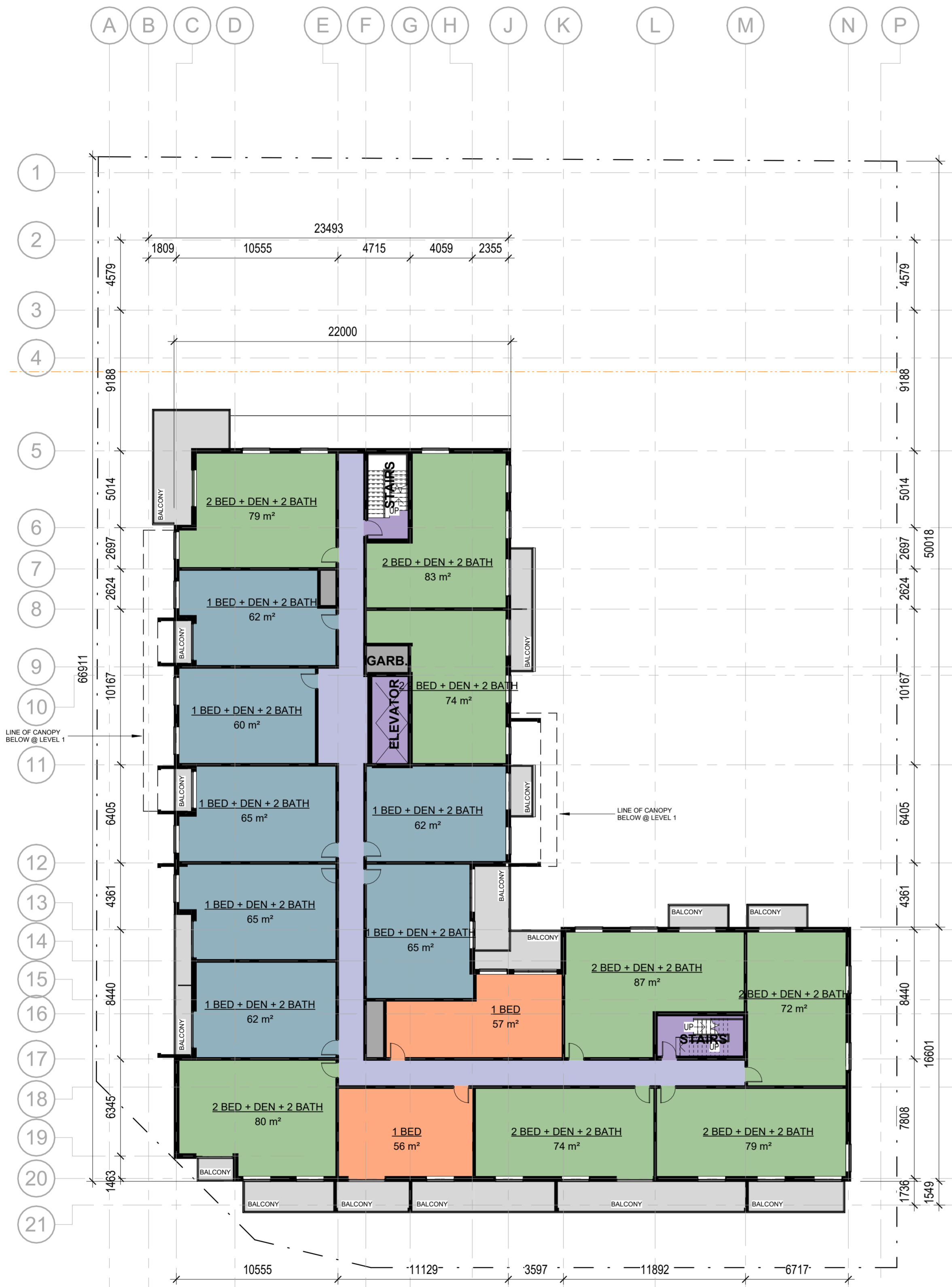
**559 GARNER ROAD,
ANCASTER, ONTARIO**

**LEVEL 2 & 3-4 FLOOR
PLANS**

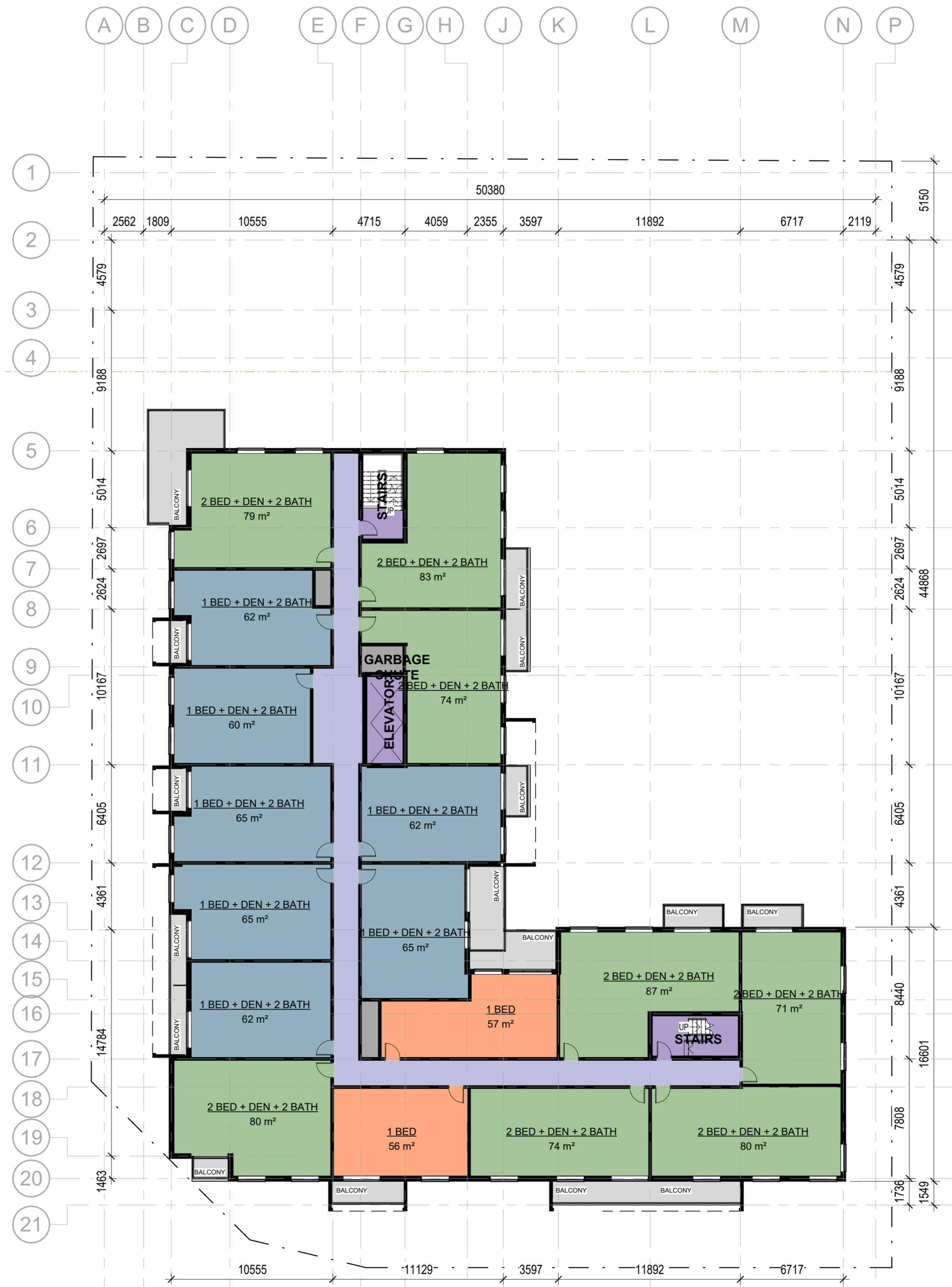
Ontario Association of Architects
Edward Thomas Licence 5572

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

A2.3 - r3

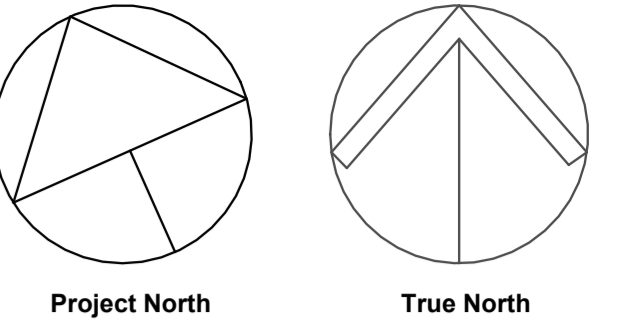


1 LEVEL 2 FLOOR PLAN
1:200



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 - OPTION 02
1:200

No.	Date	Revision
3	2024-09-18	RE-ISSUED FOR OPA/ZBA
2	2024-05-30	RE-ISSUED FOR OPA/ZBA
1	2024-09-09	RE-ISSUED FOR OPA/ZBA

Project No.	21002
Project Date	2023-06-07
Drawn by	WC
Checked by	GG
Plot Date / Time	2024-09-18 4:28:57 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 - r3

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1 NORTH 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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2 WEST ELEVATION
1:150

2	2024-09-18	RE-ISSUED FOR OPA/ZBA
1	2024-09-09	RE-ISSUED FOR OPA/ZBA
No.	Date	Revision

Project No. 21002
 Project Date 2023-06-07
 Drawn by WC/ECB
 Checked by GG
 Plot Date / Time 2024-09-18 4:21:37 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 - r2

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1 SOUTH 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
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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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2 EAST ELEVATION
1:150

Project No. 21002
Project Date 2023-06-07
Drawn by WC/ECB
Checked by GG
Plot Date / Time 2024-09-18 4:22:08 PM

**559 GARNER ROAD,
ANCASTER, ONTARIO**

**SOUTH AND EAST
ELEVATIONS**

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

ONTARIO ASSOCIATION OF ARCHITECTS
EDWARD THOMAS LICENCE 5572

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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 Equinox.

The proposed building is a 7 Storey residential building consisting of 99 units.

Lot Area: 3,707 m²
 Building Area: 1,372 m²
 Gross Floor Area: 8,872 m²
 Building Height: 24.5m + 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"

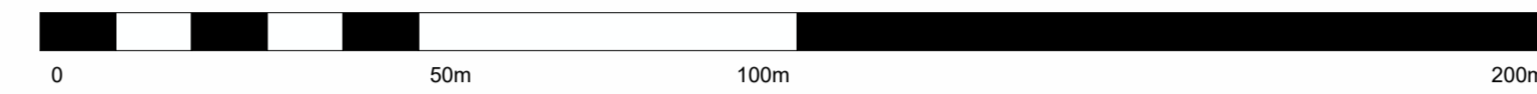
The as of right massing model is based off of a 6 storey building.

True North is determined by survey prepared by:
 Barich 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

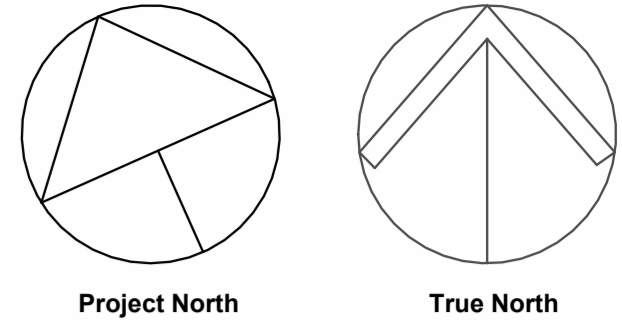
The proposed development has the following for Spring Equinox:

- Residential properties north of site have no impact and receive 11 hours of sunlight within a typical day (not including the sunlight caused by existing buildings).
- Residential property immediately east of site receives 9 hours of sunlight within a typical day (not including the sunlight caused by existing buildings).
- Commercial buildings immediately east of site receive at least 9 hours of sunlight within a typical day (not including the sunlight caused by existing buildings).
- Residential properties east of site beyond commercial properties receive 11 hours of sunlight on a typical day (not including the sunlight caused by existing buildings).

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

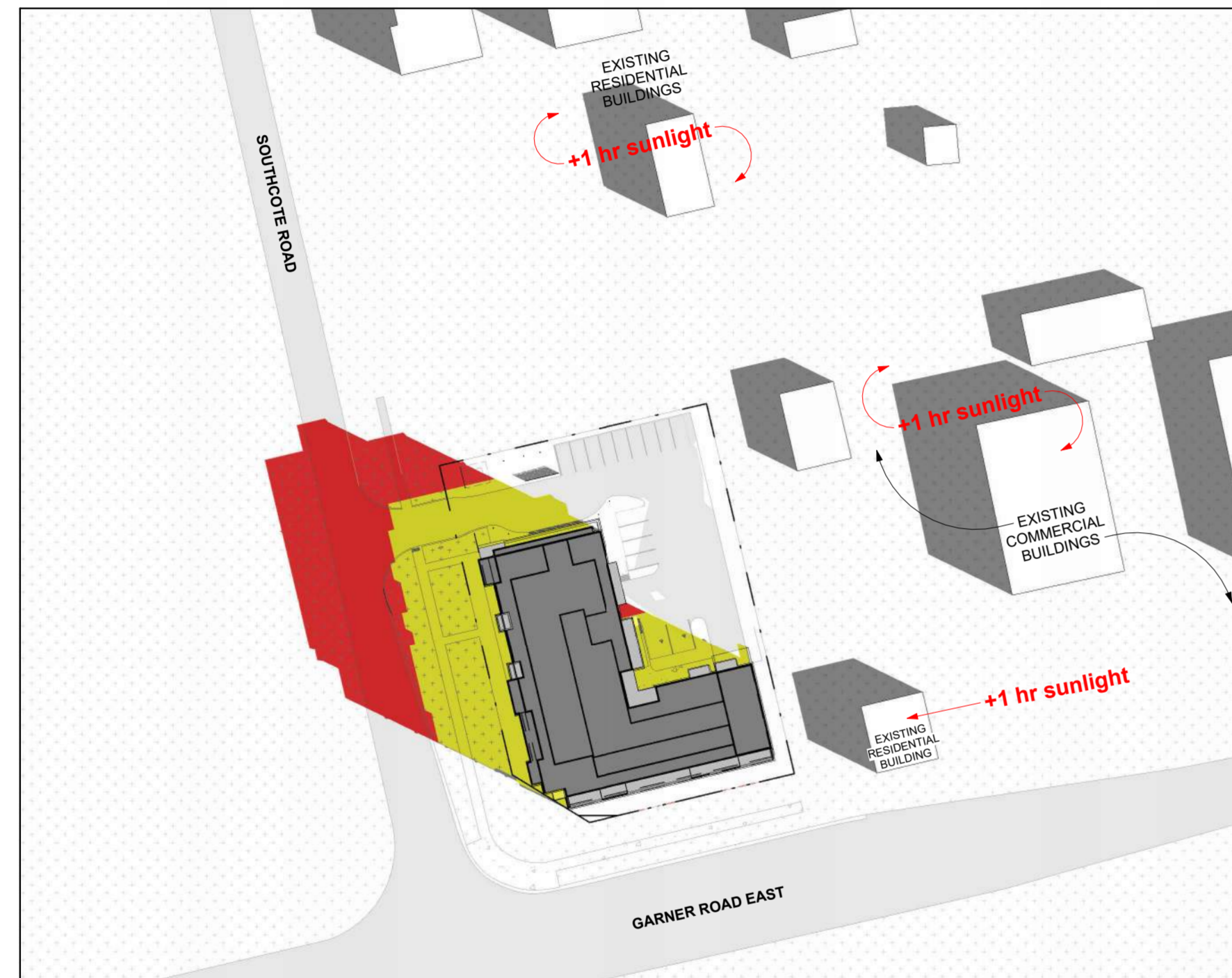


KEY PLAN



GENERAL NOTES

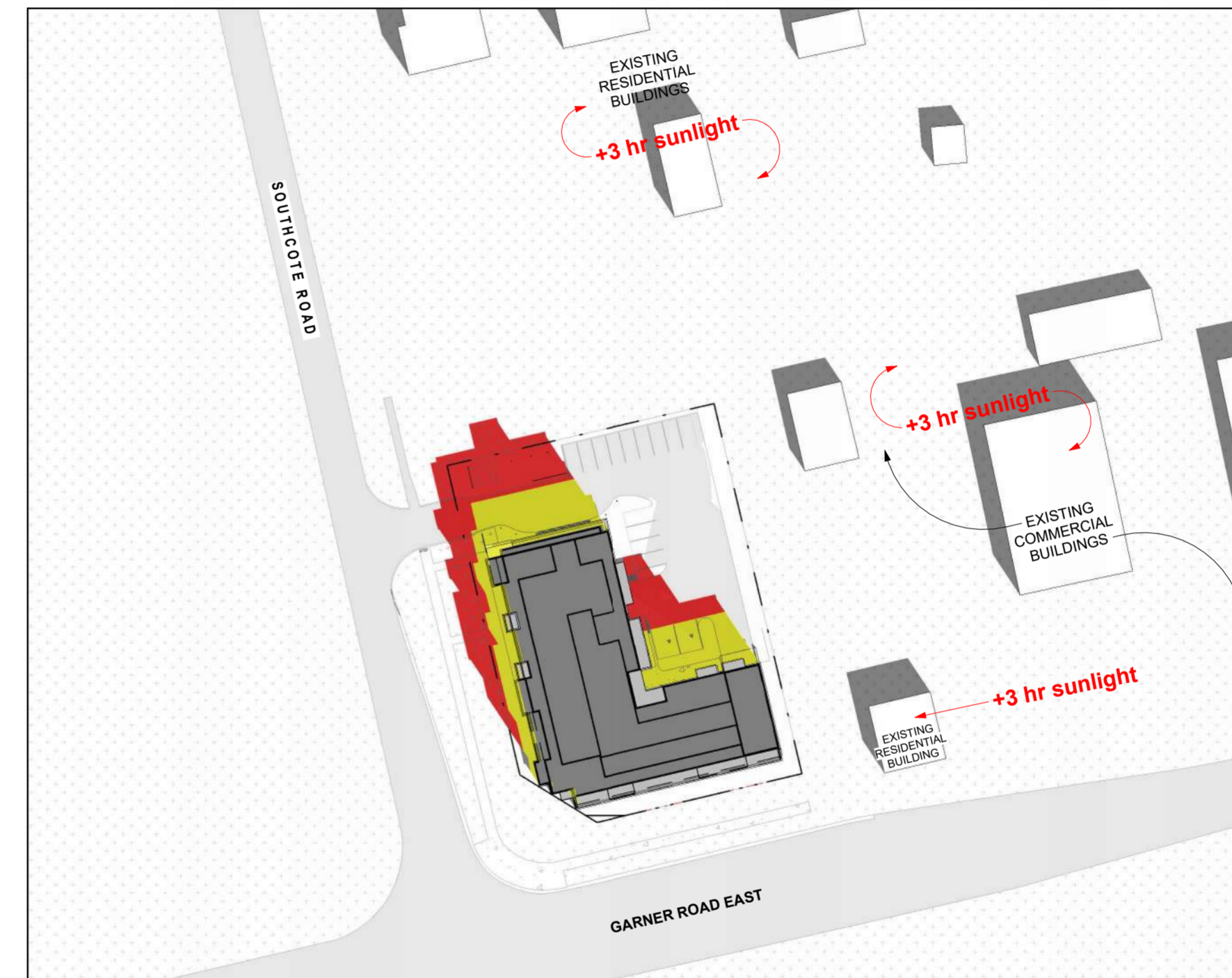
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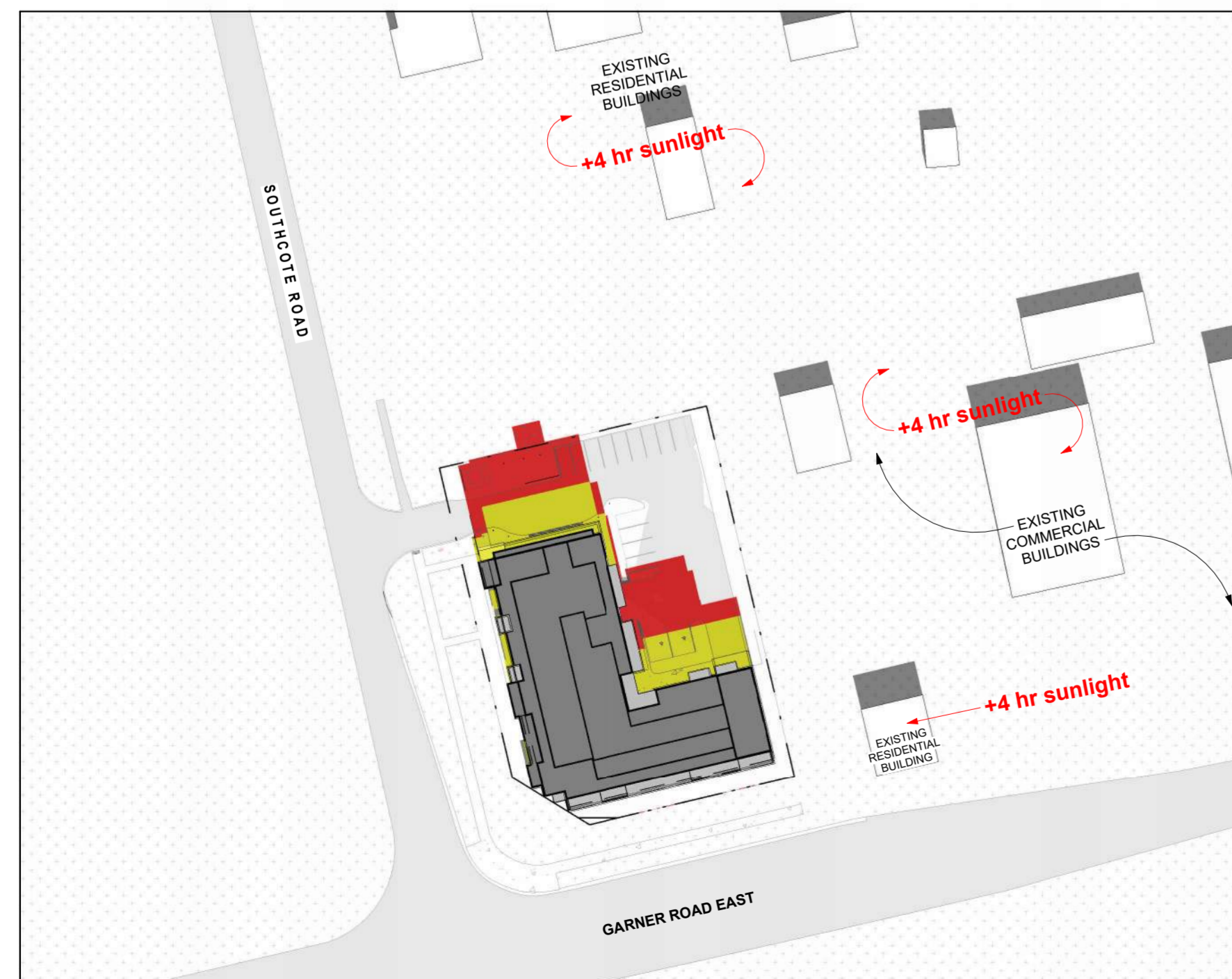
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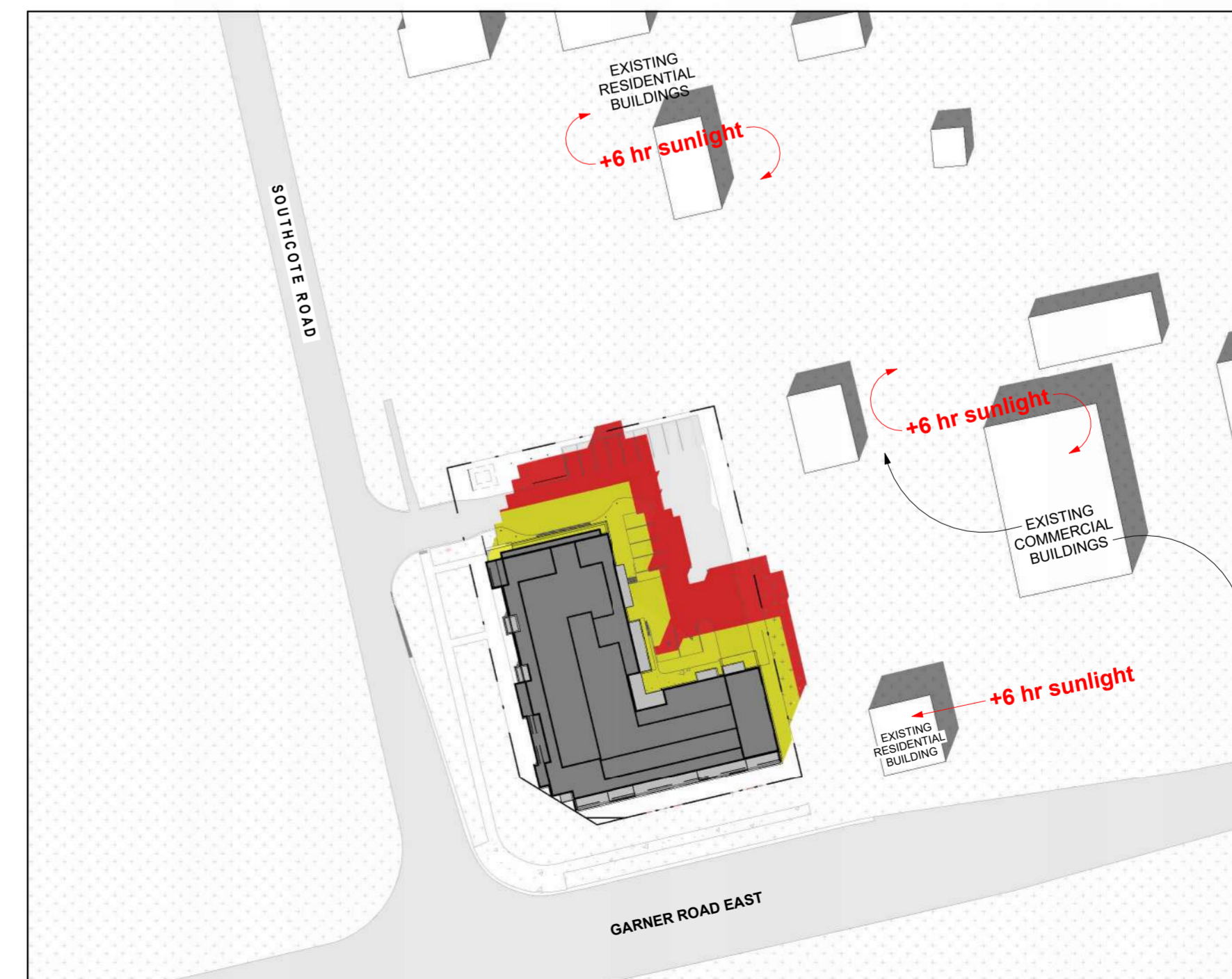
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No.	Date	Revision
3	2024-09-18	RE-ISSUED FOR OPA/ZBA
2	2023-02-22	RE-ISSUED FOR OPA/ZBA
1	2021-08-20	ISSUED FOR OPA/ZBA

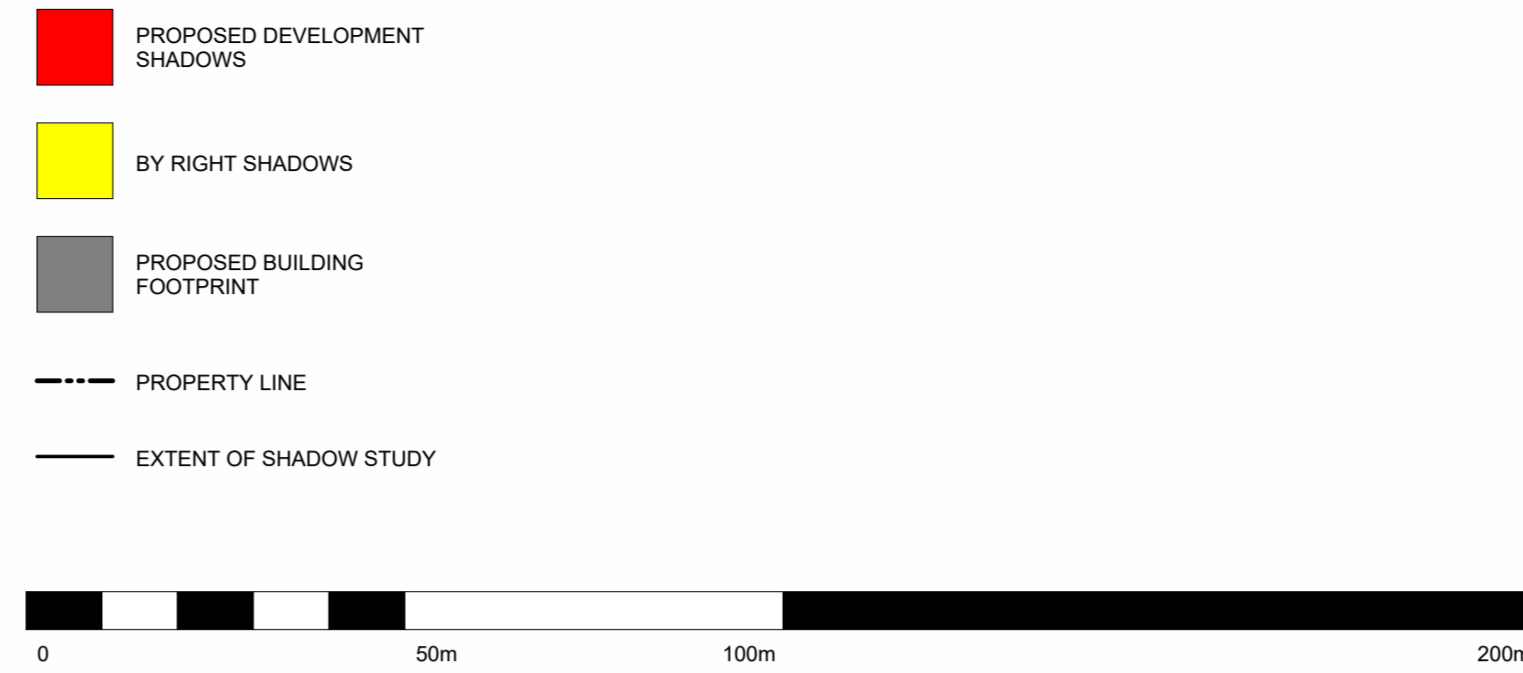
Project No.	21002
Project Date	2023-06-07
Drawn by	CN
Checked by	FT/RH
Plot Date / Time	2024-09-18 4:22:15 PM

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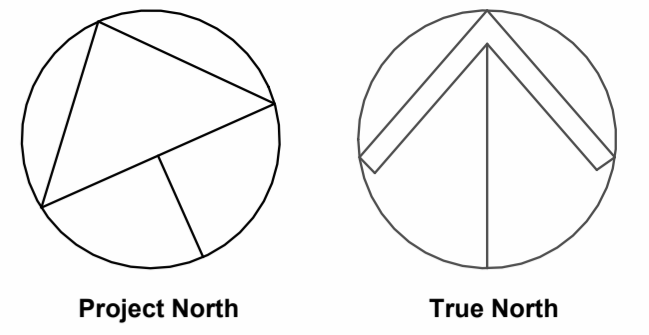
559 GARNER ROAD,
ANCASTER, ONTARIO

MARCH 21ST - SHADOW
STUDY

Drawing Scale	As indicated
Status	
Drawing No.	Revision No.
D4.1 - r3	

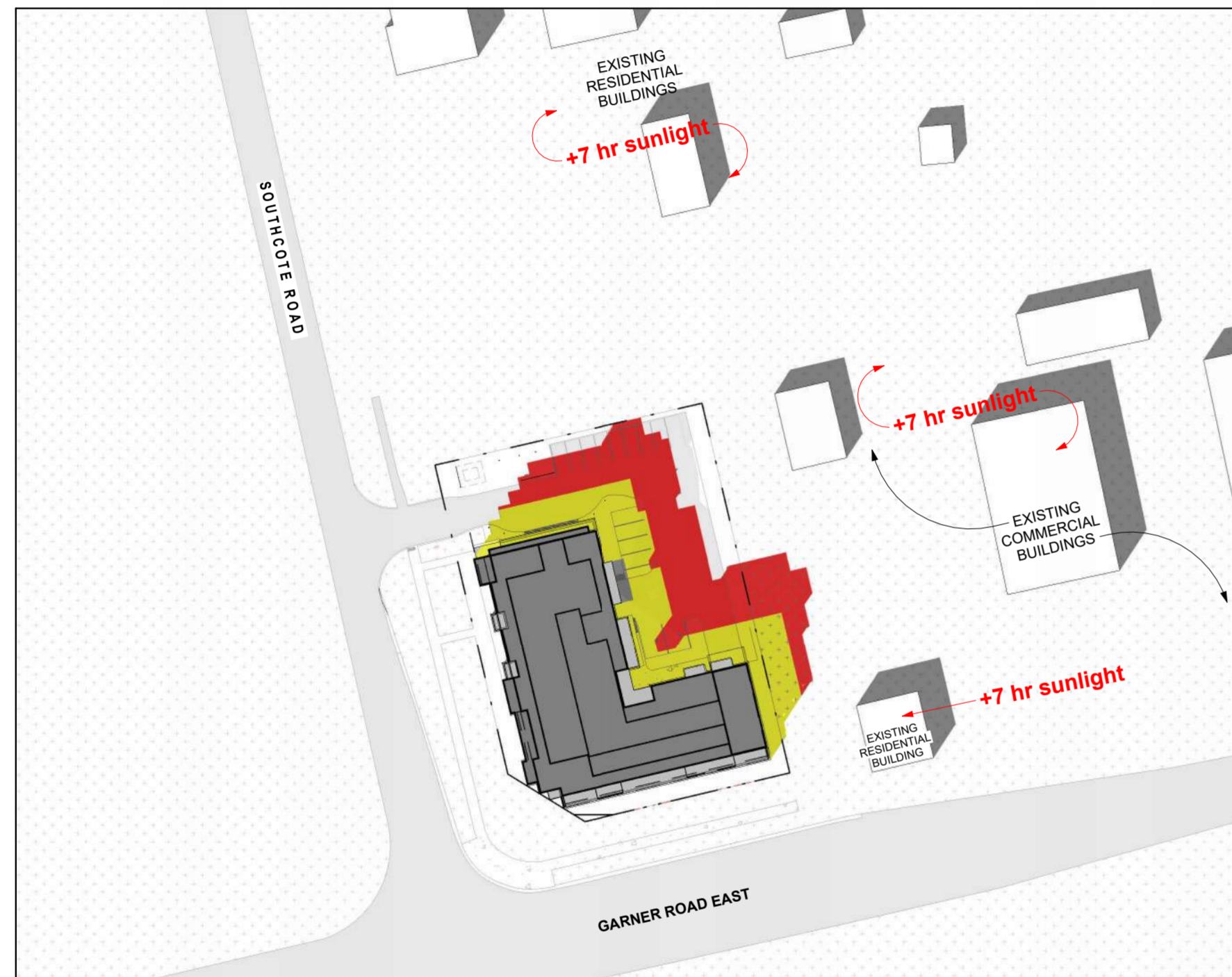


KEY PLAN



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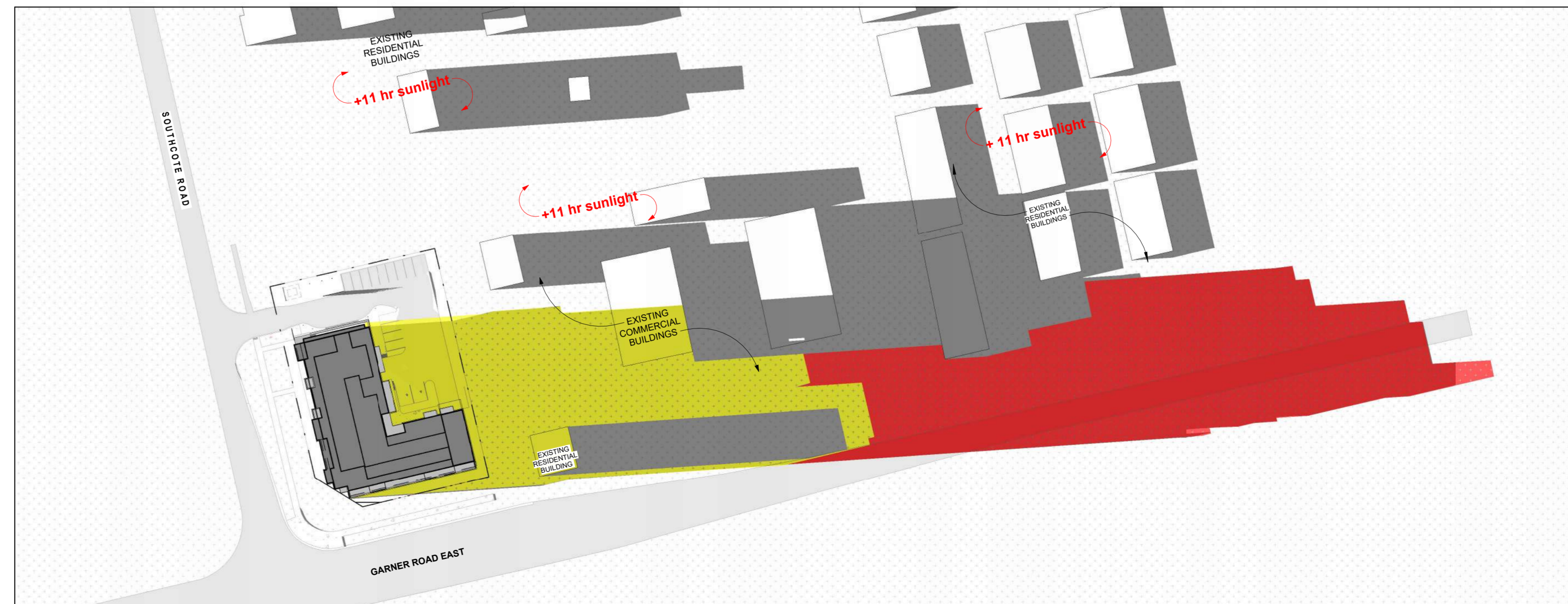
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5 March 21 @ 6:03PM
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No.	Date	Revision
3	2024-09-18	RE-ISSUED FOR OPA/ZBA
2	2023-02-22	RE-ISSUED FOR OPA/ZBA
1	2021-08-20	ISSUED FOR OPA/ZBA

Project No.	21002
Project Date	2023-06-07
Drawn by	CN
Checked by	FT/RH
Plot Date / Time	2024-09-18 4:22:24 PM

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559 GARNER ROAD,
ANCASTER, ONTARIO

MARCH 21ST - SHADOW
STUDY

Drawing Scale	As indicated
Status	
Drawing No.	Revision No.
D4.2 - r3	

Shadow Studies September 21st (Fall Equinox)

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

The proposed building is a 7 Storey residential building consisting of 99 units.

Lot Area: 3,707 m²
 Building Area: 1,372 m²
 Gross Floor Area: 8,872 m²
 Building Height: 24.5m + Mechanical Penthouse

The shadow impact study takes place September 21st - Solar Noon (SN)
 - Hourly intervals starting 1.5 hours after sunrise and ending 1.5 hours before sunset

September 21st Sunrise: ±7:05am
 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 Grenke Surveying Ltd.
 287 HWY No.8 (Unit 101) - Stoney Creek, ON
 Completed on: January 27, 2020
 Signed on: February 4, 2020 by Matthew Di Cosmo

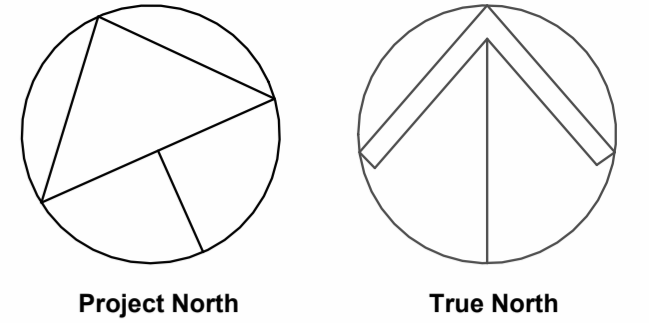
The proposed development has the following for Fall Equinox:

- Residential properties north of site have no impact and receives 11 hours of sunlight within a typical day (not including the sunlight caused by existing buildings).
- Residential property immediately east of site receives 9 hours of sunlight within a typical day (not including the sunlight caused by existing buildings).
- Commercial buildings immediately east of site receives at least 9 hours of sunlight within a typical day (not including the sunlight caused by existing buildings).
- Residential properties east of site beyond commercial properties receive 11 hours of sunlight on a typical day (not including the sunlight caused by existing buildings).

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



KEY PLAN

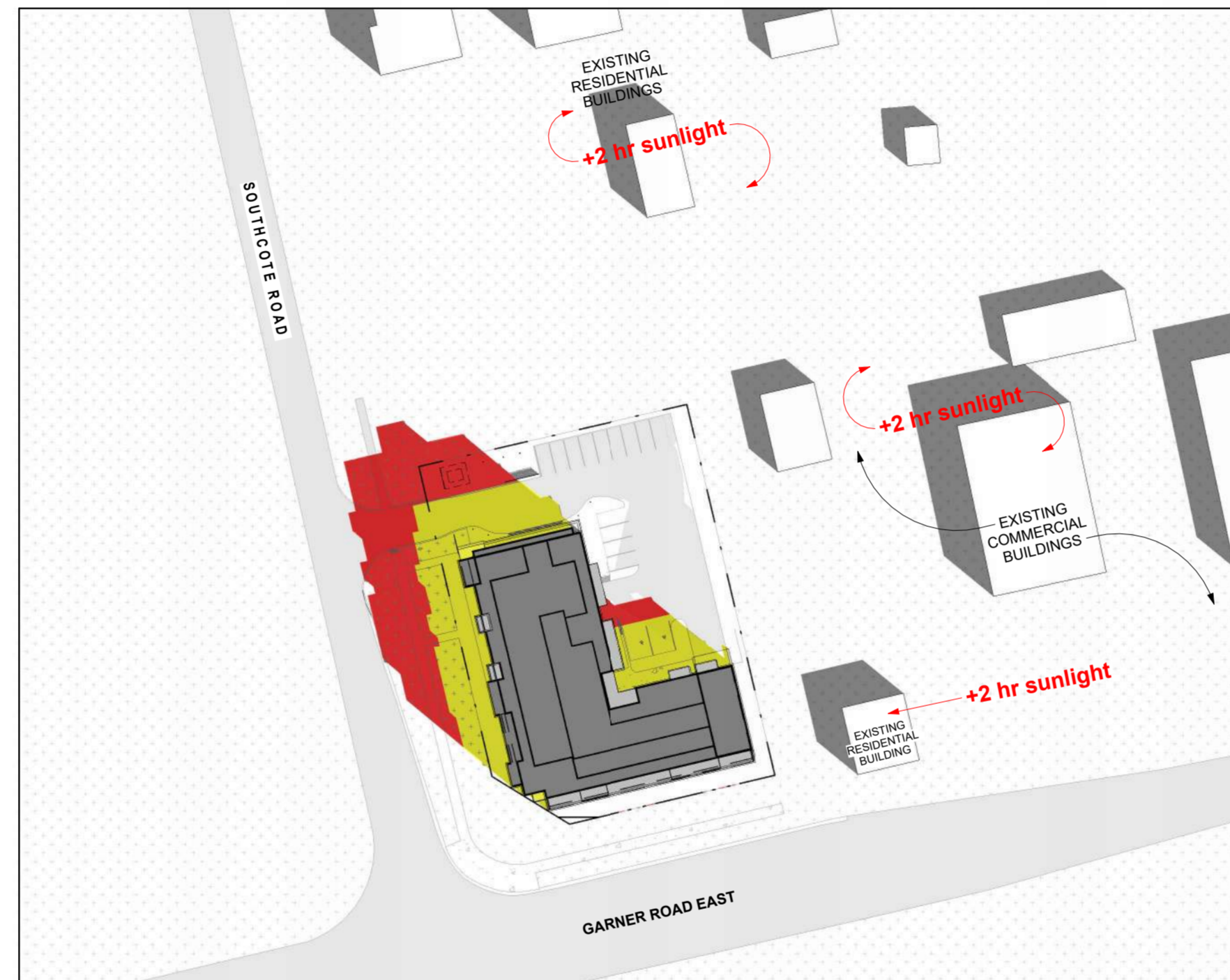


GENERAL NOTES

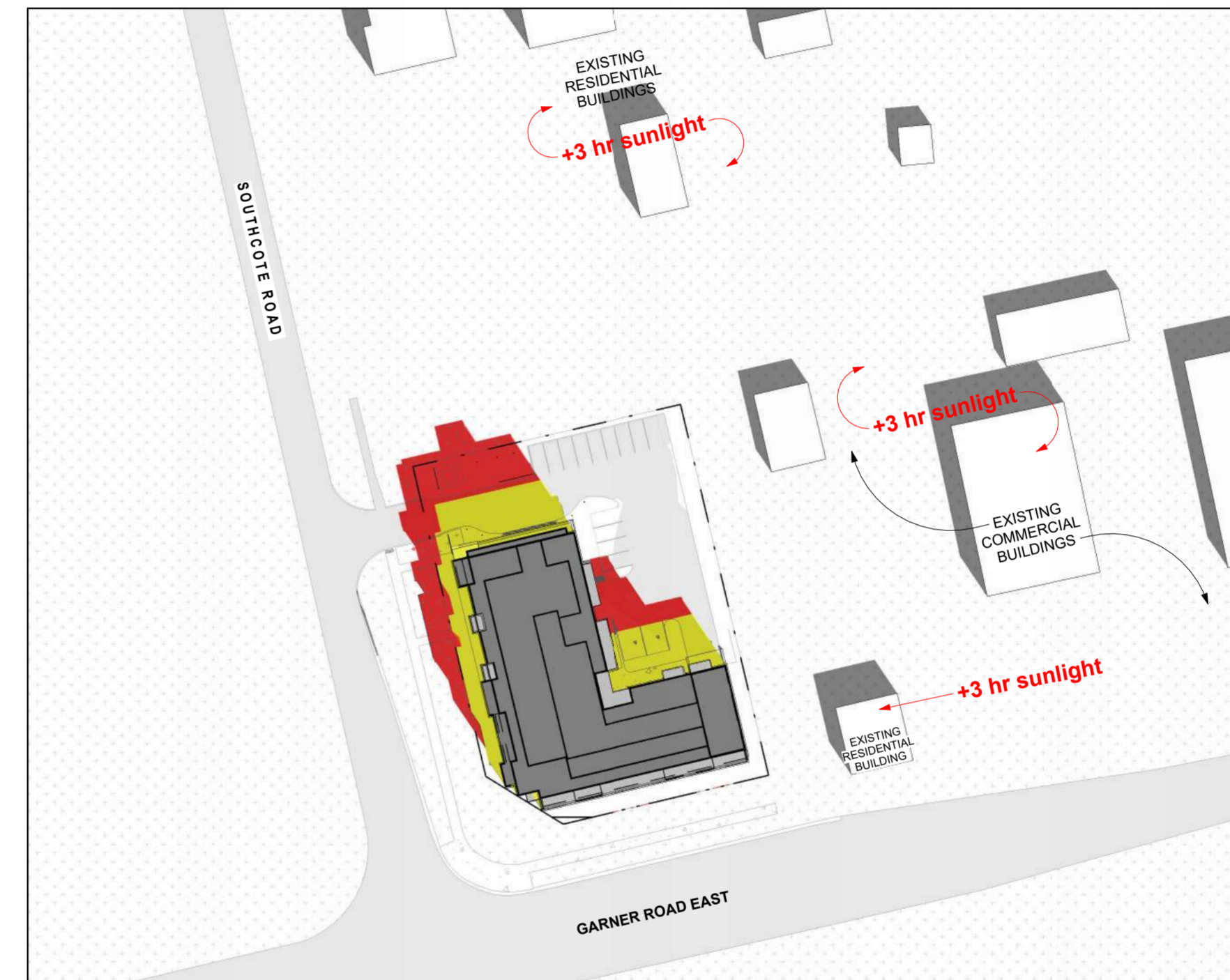
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2 September 21 @ 9.35AM
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3 September 21 @ 10.35AM
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4 September 21 @ 11.35AM
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5 September 21 @ 12.35PM
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6 September 21 @ 1.12PM @ SOLAR NOON
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No.	Date	Revision
3	2024-09-18	RE-ISSUED FOR OPA/ZBA
2	2023-02-22	RE-ISSUED FOR OPA/ZBA
1	2021-08-20	ISSUED FOR OPA/ZBA

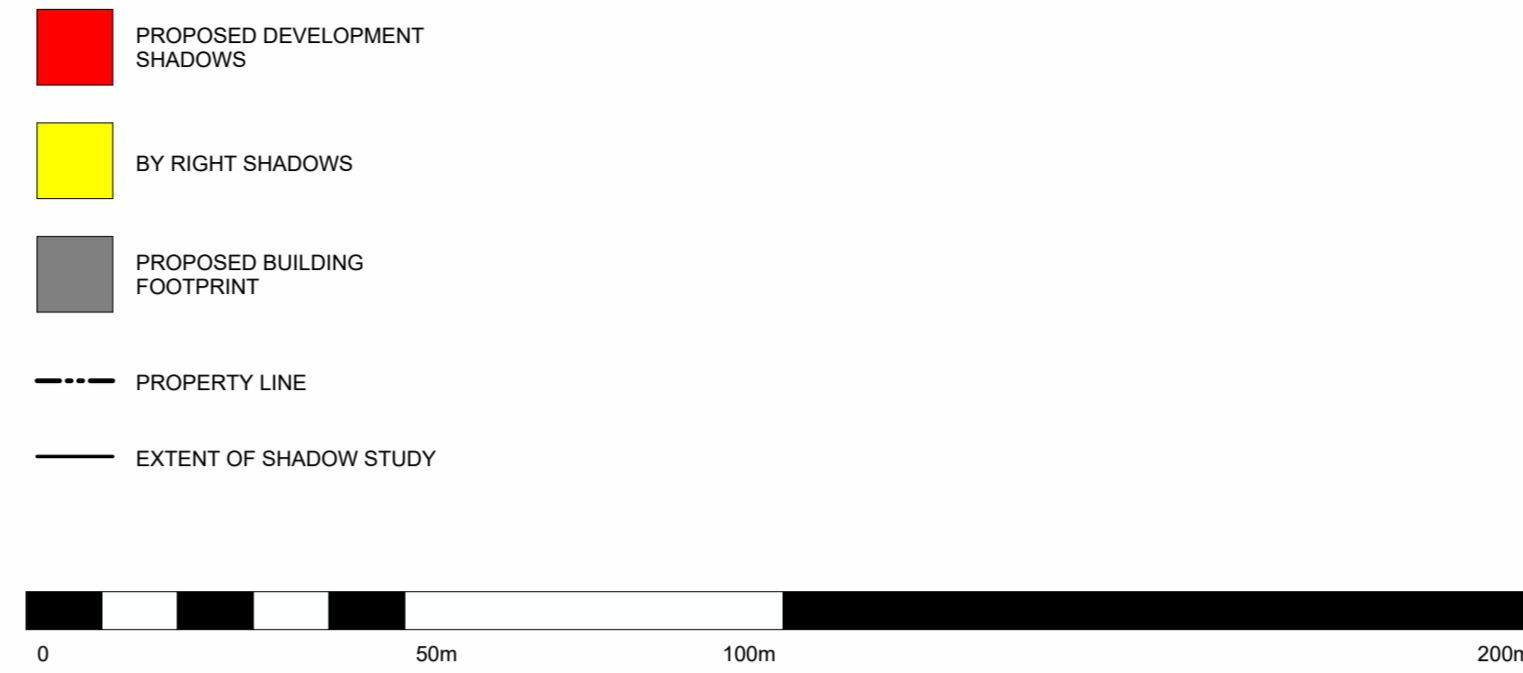
Project No.	21002
Project Date	2023-06-07
Drawn by	CN
Checked by	FT/RH
Plot Date / Time	2024-09-18 4:22:33 PM

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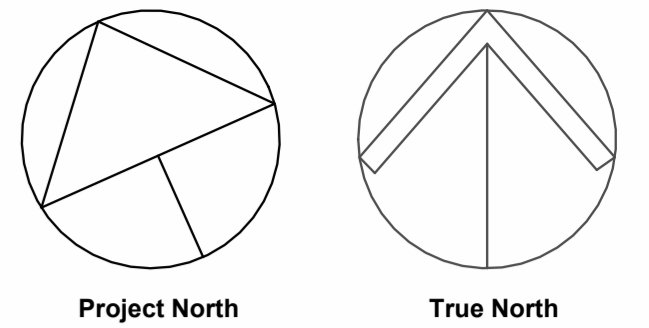
559 GARNER ROAD,
 ANCASTER, ONTARIO

SEP. 21ST - SHADOW
 STUDY

Ontario Association of Architects
 Edward Thomas Licence 5572
 Drawing No. _____ Revision No. _____
 Status: As indicated
D4.3 - r3



KEY PLAN



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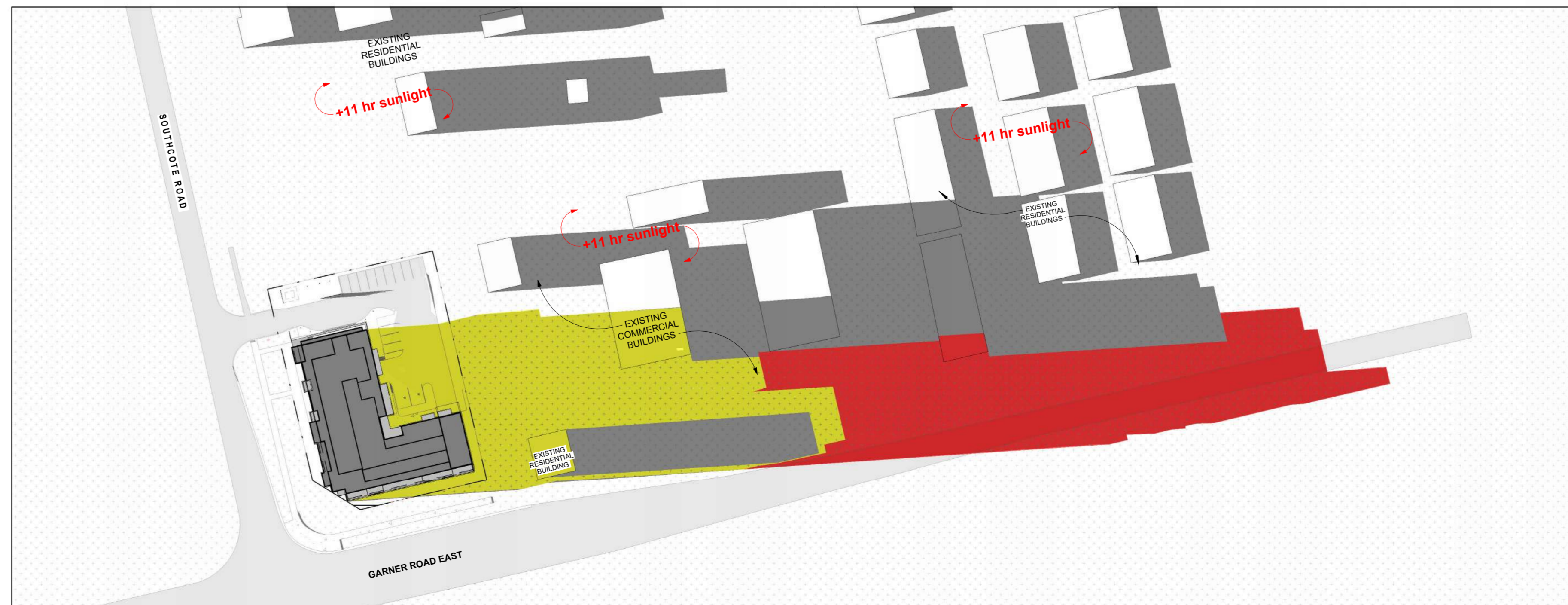
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3 September 21@ 3.47PM
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4 September 21@ 4.47PM
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5 September 21@ 5.47PM
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No.	Date	Revision
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Project No. 21002
 Project Date 2023-06-07
 Drawn by CN
 Checked by FT/RH
 Plot Date / Time 2024-09-18 4:22:42 PM

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559 GARNER ROAD,
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SEP. 21ST - SHADOW
 STUDY

Ontario Association of Architects
 Edward Thomas Licence 5572
 Drawing Scale As indicated
 Status
 Drawing No. Revision No.
D4.4 - r3