

ZONING REGULATIONS

Regulation	Required	Provided
Frontage	24m	64.4m
Lot Area	1,858m ²	11,980m ²
Front Yard	7.5m	7.5m
Rear Yard	7.5m	12.4m after dedication
North Side Yard	50% of building height (30.5m) therefore 15.25m	16.9m
South Side Yard	50% of building height	16.8m
Maximum Building Height	N/A	30.980m
Maximum Lot Coverage	35%	26.46%
Minimum Landscaping	10%	40.17%
Parking for Retirement Home:		
Apartment Dwelling	0.33 per unit (57 units) =19	
Assisted Living	0.33 per unit (161 units) =53	
Landscape Buffer N	3m	7m
Landscape Buffer for S	3m	3m
Maximum Number of Dwelling Units	127	57 dwelling units; 132 assisted living; 29 long-term care
Bicycle Parking	1/ dwelling unit; 0.25/ assisted living unit (30 required of which 0.25 are marked as visitor)	34 of which 8 must be outside and signed for visitors
DEVELOPMENT AREA	AREA	PERCENTAGE
O.B.C. BUILDING AREA (footprint):	14,204.24 sq. m.	22.64%
PAVED AREA:	3,216.46 sq. m.	27.40%
LANDSCAPED AREA:	7,065.44 sq. m.	49.95%
		100%

SITE STATISTICS

OWNER & APPLICANT:
Branthaven McCraney Inc.
720 Oval Court, Burlington, ON L7L 5K2
TEL: 905-333-8364

SITE PLAN APPLICATION NUMBER: SP1514021/01
ZONING: RH4 SP-330
MUNICIPAL ADDRESS: 1105 McCraney Street East
LEGAL DESCRIPTION: Topographic Survey of Block E, Registered Plan M-172 in the Town of Oakville, Regional Municipality of Halton
PROPOSED USE: Retirement Residence
SITE AREA: 1,1880 HA (11,880,000 sq. m.)

TOTAL PARKING REQUIRED: 0.33 / Unit
PARKING RATIO: 221 Units X 0.33 = 72.94 (73 Cars Required)
TOTAL NUMBER OF UNITS: 221 Units X 0.33 = 72.94 (73 Cars Required)
TOTAL PARKING PROVIDED: 142 Spaces
38 Surface Parking (including 4 BF)
104 Underground Parking (including 1 BF)
TOTAL BIKE PARKING PROVIDED: 34 Spaces
12 Visitor Parking - on Site
22 Resident Parking - in underground

DRAWING LEGEND

B.F.	BARRIER FREE ENTRANCE / EXIT	(S)	STOP SIGN DETAIL
ENTRANCE / EXIT	ENTRANCE / EXIT	(P)	PARKING SIGN DETAIL
LOADING DOORS	LOADING DOORS	(A)	ACCESSIBLE PARKING SIGN DETAIL
DIRECTION OF VEHICULAR TRAFFIC	DIRECTION OF VEHICULAR TRAFFIC		
DENOTES SIAMSE CONNECTION	DENOTES SIAMSE CONNECTION		
FH	EXISTING FIRE HYDRANT		
POLE LIGHT FIXTURE	POLE LIGHT FIXTURE See Fortech Eng. Site Lighting Plan for Details		
			NOTE: SEE SP2 FOR SIGN DETAIL

UNIT COUNT

UNIT BREAK DOWN PER FLOOR

Floor	Care Unit IL (Care Unit)			Assisted Living			Senior Apartment			Sub Total
	Studio	1 Bed	2 Bed	1 Bed	2 Bed	Sub Total	Studio	1 Bed	2 Bed	
Ground Floor	23					23				0
Second Floor		0	3	8	3	14	4	12	3	19
Third Floor		0	3	8	3	14	3	13	3	19
Fourth Floor		0	3	8	3	14	3	13	3	19
Fifth Floor		0	3	8	3	14	3	13	3	19
Sixth Floor		0	2	11	2	15	3	12	3	18
Seventh Floor		0				0	3	8	4	15
Eighth Floor		0				0	3	3	3	9
Ninth Floor		0				0	3	3	3	9
Sub-Total:		23				71				127
TOTAL UNITS PROPOSED:										221 UNITS

CONSTRUCTION AREA (GCA)

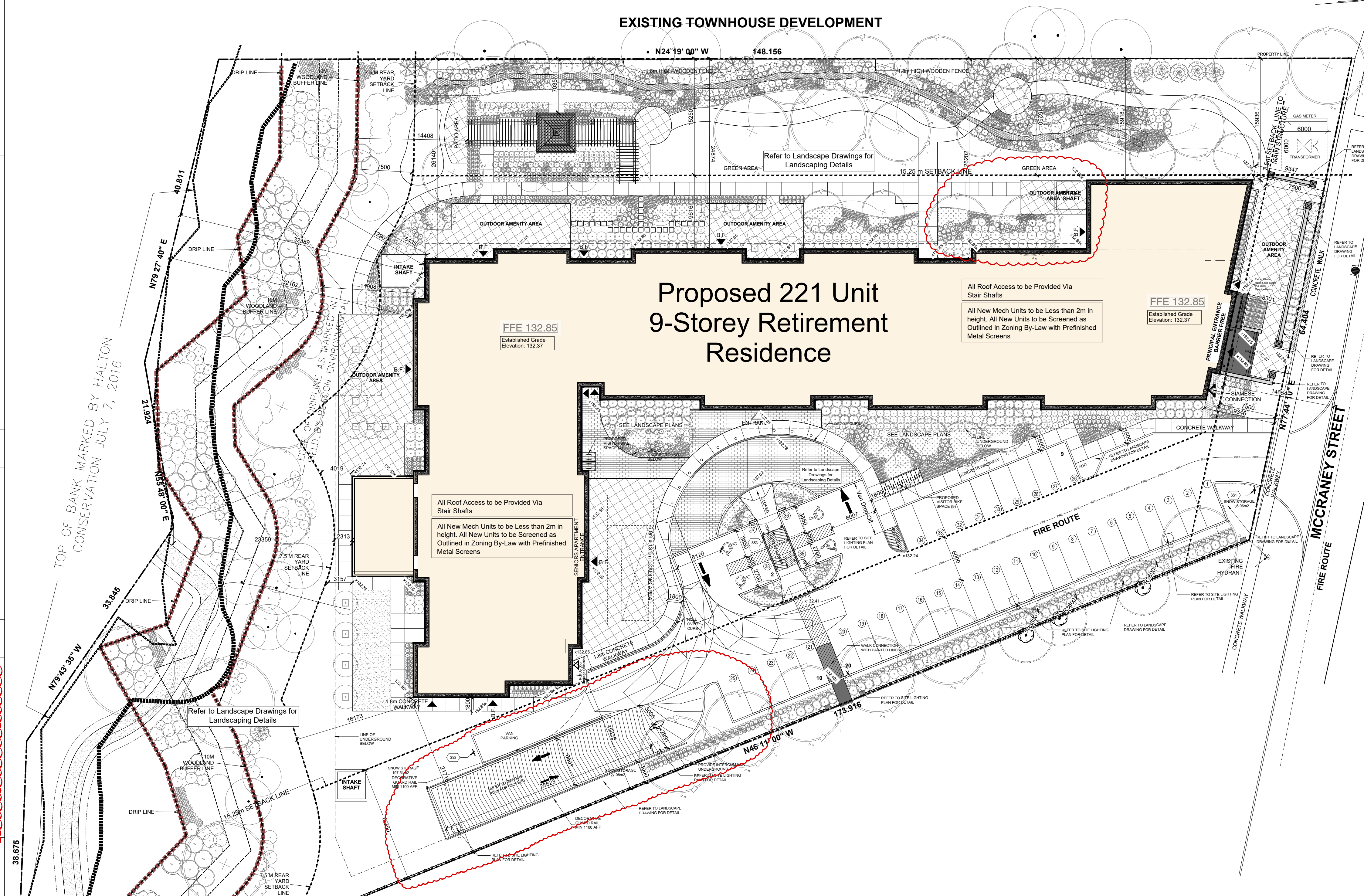
	SM	SF
Underground	4,837.00	52,065
Ground Floor	3,216.00	34,622
Second Floor	2,919.00	31,424
Third Floor	2,913.00	31,358
Fourth Floor	2,913.00	31,358
Fifth Floor	2,913.00	31,358
Sixth Floor	2,618.00	28,185
Seventh Floor	1,205.00	12,975
Eighth Floor	881.00	9,488
Ninth Floor	881.00	9,488
Sub-Total:	25,296.00	272,283

PARKING

Oakville's Parking Standards

Typical Parking Stall Size

Typical Bike Parking



GAÉTAN- GERVAIS SECONDARY SCHOOL

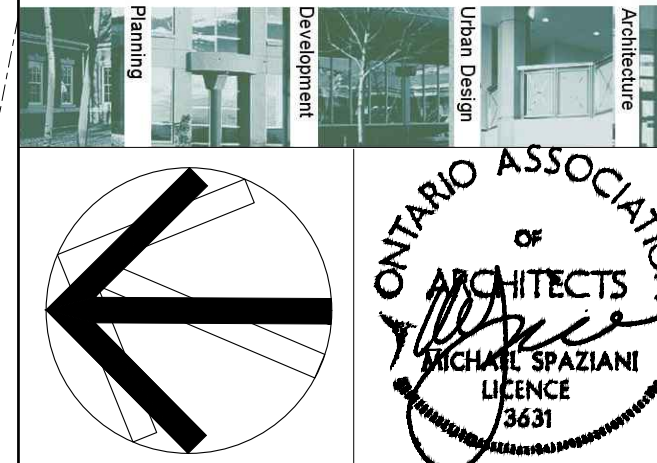
- Notes**
- For Landscape Details Please Refer to Adesso Design Drawings
 - For Site Servicing Details Please Refer to WSP Drawings
 - For Grading Information, Please Refer to WSP Drawings
 - For Site Lighting Please Refer to Fortech Eng. Drawings

LIMITING DISTANCE

Wall	Facing	Area of EBF (m2)	L.D. (m)	Permitted Max % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const	Comb. Constr. None. Cladding	Non-comb. Constr.
North	Property Line	1634	38.4	100 %					No Restrictions	
South	McRaney Street	1633	14.6	100 %					No Restrictions	
East	Property Line	2450	16.9	100 %					No Restrictions	
West	Property Line	2380	15.2	100 %					No Restrictions	



MICHAEL SPAZIANI ARCHITECT INC.
6 Helene Street N, Suite 100
Port Credit, Mississauga ON L5G 3S2
T 905 891 0691 F 905 891 0514



NO.	REVISIONS:	ISSUED:
3	Issued for SPA Resubmission	April 06, '22
2	Issued for SPA Resubmission	Oct 21, '19
1	Issued for SPA Resubmission	July 17, '19

NOTE: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The contractor is to verify all dimensions and conditions on the project and to report any discrepancies to the Architect prior to commencing work. These drawings are not to be used for construction purposes unless indicated as "issued for construction".

CLIENT:
Seasons Retirement Communities (Oakville) LP

1315 North Service Road E,
Suite 200. Oakville, Ontario

PROJECT:
McCraney Retirement Residence
1105 McCraney Street East
Oakville, Ont.

SHEET TITLE:
Site Plan

SCALE:	DATE:
1:300	April 2022
DRAWN:	SHEET NO.:
msai	SP1
CHECKED:	FILE NO.:
msai	