

PROPOSED RESIDENTIAL DEVELOPMENT

THE ASHTON RESIDENTIAL DEVELOPMENT
315 GLENASHTON DRIVE,
OAKVILLE, ONTARIO

ISSUED FOR SITE PLAN APPROVAL
FEBRUARY 25, 2022



CLIENT:
TIMES GROUP CORPORATION
3985 HIGHWAY 7 EAST
SUITE 202
MARKHAM, ONTARIO
L3R 2A2
TEL: 905.415.2200

ARCHITECT:
ICKE BROCHU ARCHITECTS INC.
517 WELLINGTON STREET WEST
SUITE 201
TORONTO, ONTARIO
M5V 1G1
TEL: 647.288.1800

PLANNER:
MALONE GIVEN PARSONS LTD.
140 RENFREW DRIVE
SUITE 201
MARKHAM, ONTARIO
L4B 1B7
TEL: 905.513.0170

LANDSCAPE ARCHITECT:
SCHOLLEN & COMPANY INC.
30 WERTHEIM COURT
UNIT 15
RICHMOND HILL, ONTARIO
L4B 1B7
TEL: 289.695.0079
FAX: 289.693.0010

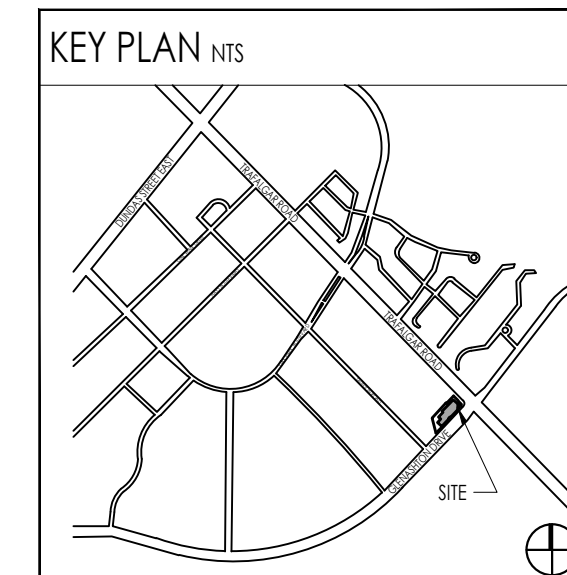
CIVIL ENGINEER:
GHD INC.
140 ALLSTATE PARKWAY
SUITE 210,
MARKHAM, ONTARIO
L3R 5Y8
TEL: 905.752.4300

LIST OF DRAWINGS	SCALE
A101 SITE PLAN AND STATISTICS	1:200
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AS11 SHADOW STUDY - APRIL 21	N/A
AS12 SHADOW STUDY - JUNE 21	N/A
AS13 SHADOW STUDY - SEPTEMBER 21	N/A
AS14 SHADOW STUDY - DECEMBER 21	N/A

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ANDRÉ BROCHU
 DIPLOMÉ, OAA, M.A.I.C. DATE



SURVEY INFORMATION

PLAN OF SURVEY (DATE: FEB 1, 2022) PART OF LOT 4 REGISTERED PLAN 473 AND PART OF LOT 15 CONCESSION 1 SOUTH OF DUNDAS STREET TOWN OF OAKVILLE

NOTES
 ELEVATIONS ARE REFERRED TO GEODETIC SURVEYS OF CANADA NO. 34, HAVING AN ELEVATION OF 162.917 m.
 THIS PLAN CAN BE UPDATED BY THIS OFFICE, HOWEVER NO ADDITIONAL PRINTS OF THIS ORIGINAL PLAN WILL BE ISSUED, SUBSEQUENT TO THE DATE OF CERTIFICATION.
 THIS PLAN WAS PREPARED FOR TIMES GROUP CORP. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
 DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR CONTACT INFORMATION
J. H. GELBLOOM SURVEYING LIMITED
 476 MORDEN ROAD, UNIT 102
 OAKVILLE, ONTARIO, L6K 3W4
 TEL: (905) 338-8010
 FAX: (905) 338-9446
 office@jgsurveying.co

SITE PLAN LEGEND NTS

- ▶ MAIN ENTRANCE
 - EXISTING GRADE DATUM
 - FINISH FLOOR ELEVATION
 - ESTABLISHED GRADE
 - PROPOSED GRADE DATUM
 - EXISTING TREE (REFER TO SURVEY) CANOPY NOT TO SCALE
 - PROPOSED TREE (REFER TO LANDSCAPE DWGS)
 - EXISTING HYDRANT (REFER TO SURVEY)
 - SIAMSE CONNECTION (REFER TO MECH/CIVIL DWGS)
 - SANITARY MANHOLE (REFER TO CIVIL DWGS)
 - STORM SEWER MANHOLE (REFER TO CIVIL DWGS)
 - CATCHBASIN SEDIMENT TRAP (REFER TO CIVIL DWGS)
 - CATCHBASIN (REFER TO CIVIL DWGS)
 - EXISTING STREET LIGHT (REFER TO SURVEY/ELEC)
 - EXISTING UTILITY POLE (REFER TO SURVEY/ELEC)
 - EXISTING GUY WIRE (REFER TO SURVEY/ELEC)
 - AREA DRAIN
 - HOSE BIB (REFER TO MECH/CIVIL DWGS)
 - SIGNAGE (REFER TO TRAFFIC DWGS)
- 1 FEB 25, 2022 ISSUED FOR SITE PLAN APPROVAL AB
- NO. DATE ISSUE BY
- Issued

PARKING LEGEND NTS

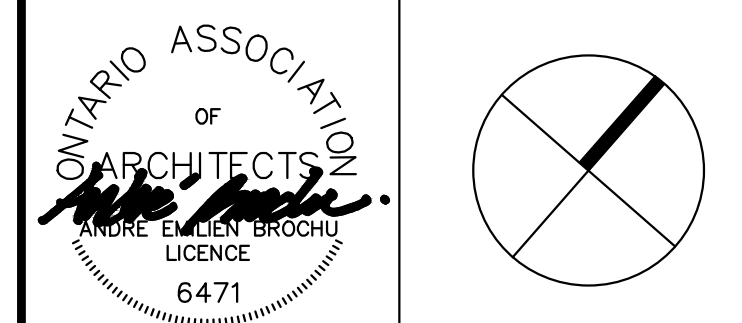
- DRIVE ISLE - 6M MINIMUM
- PROPOSED HORIZONTAL BICYCLE PARKING (600X1800) - ALSO REFER TO LANDSCAPE DWGS
- PROPOSED PARKING SPACE (3000X5700) ENCLOSED/UG PARKING WHERE ONE PARKING SPACE IS PROVIDED (2800X5700) ENCLOSED/UG PARKING WHERE TWO PARKING SPACE IS PROVIDED SIDE-BY-SIDE
- PROPOSED VISITOR PARKING SPACE (3000X5700) ENCLOSED/UG PARKING WHERE ONE PARKING SPACE IS PROVIDED (2800X5700) ENCLOSED/UG PARKING WHERE TWO PARKING SPACE IS PROVIDED SIDE-BY-SIDE
- PROPOSED COMPACT PARKING SPACE SIZE VARIES
- PROPOSED BARRIER-FREE PARKING SPACE (3650X5700) PARKING SPACE WITH 1500 WIDE WALKWAY - TYPE A
- PROPOSED LOADING SPACE (3500X12000)

GENERAL NOTES

1. TYPE 'G' LOADING SPACE AND STAGING PAD TO BE LEVEL (+28) AND CONSTRUCTED OF MINIMUM 200mm REINFORCED CONCRETE, MINIMUM 61m UNCLIMBERED VERTICAL CLEARANCE REQUIRED
2. ACCESS DRIVEWAYS TO BE USED BY COLLECTION VEHICLES TO HAVE A MINIMUM VERTICAL CLEARANCE OF 5.0m THROUGHOUT
3. ANY DRIVEWAY OR COLLECTION AREA REQUIRING A COLLECTION VEHICLE TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE TO BE RATED TO SAFELY SUPPORT THE REQUIRED LOADS

LOADING AREA

LOADING AREAS (3.5m x 12m) 1

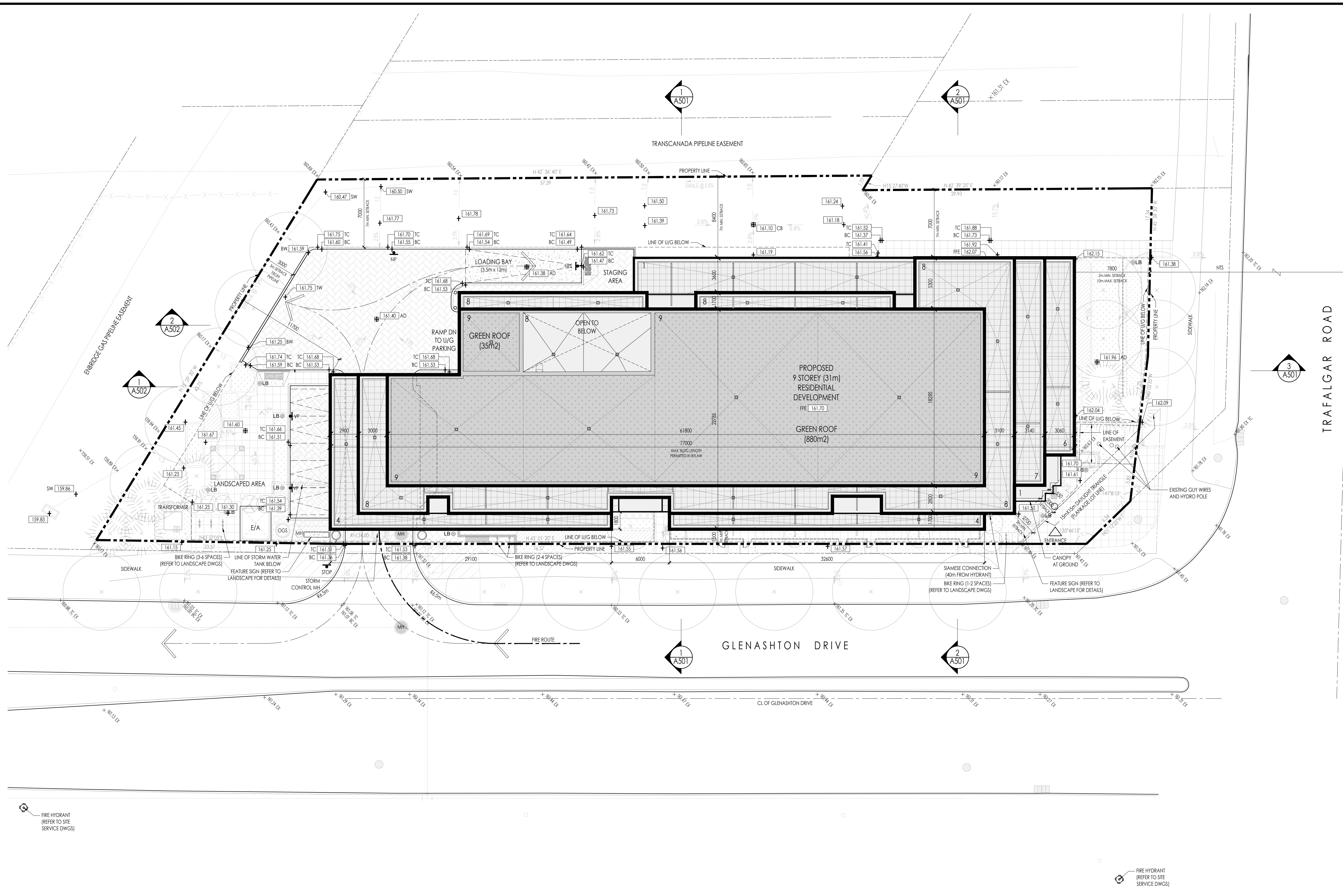


THE ASHTON RESIDENTIAL DEVELOPMENT

315 GLENASHTON DRIVE OAKVILLE, ONTARIO

Drawing Title SITE PLAN

Date	APRIL 1, 2021	Drawn By	PL
Scale	1:200	Reviewed By	AB
Project No.	20.06	Drawing No.	A101
Plot Date	February 25, 2022		



1. ZONING

ZONING	BY-LAW NO. 2021-021
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2. SITE AREA

SQ. FEET (FP)	SQ. METER (m ²)	ACRES (ac)	HECTARES (ha)
39,029.94 FP	3,626.00 m ²	0.896 ac	0.362 ha

* SITE AREA INCLUDES HYDRO EASEMENT AND DAYLIGHT TRIANGLE

3. UNIT MIX

FLOOR	BA	1B	1B+D	2B	2B+D	3B/3B+D	5
GROUND FLOOR	-	-	5	-	-	-	5
2ND FLOOR	-	1	13	2	1	2	19
3RD-4TH FLOOR	-	1 x 2FL = 2	13 x 2FL = 26	2 x 2FL = 4	1 x 2FL = 2	3 x 2FL = 6	40
5TH-6TH FLOOR	-	1 x 2FL = 2	14 x 2FL = 28	2 x 2FL = 4	1 x 2FL = 2	2 x 2FL = 4	40
7TH FLOOR	-	1	15	3	1	-	20
8TH-9TH FLOOR	-	-	2	15	-	1	*18
TOTAL	-	6	89	28	6	13	142

* OF WHICH 15 ARE 2-STOREY SUITES

4. BUILDING HEIGHT (OVERALL HEIGHT MEASURED FROM GROUND FLOOR FINISHED FLOOR ELEVATION OF 161.70)

MAXIMUM PERMITTED HEIGHT: 31.0m	PROPOSED BUILDING HEIGHT: 31.0m (9 STOREYS)
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5. FLOOR AREA
 * FLOOR AREA - MEANS THE AGGREGATE AREA OF A BUILDING CONTAINED WITHIN THE EXTERIOR WALLS, BUT DOES NOT INCLUDE ATTIC OR BASEMENT SPACE UNLESS OTHERWISE SPECIFIED BY THIS BY-LAW.

FLOOR	NO. FLS x SQ METER (m ²)	SQ METER (m ²)	SQ FEET (FP)
GROUND FLOOR	AMENITY RESIDENTIAL SUB-TOTAL	365 m ² 1,245 m ²	3,930 FP 13,400 FP
2ND FLOOR		1,545 m ²	16,430 FP
3RD-4TH FLOOR	2 FLOOR x 1,680 m ²	3,360 m ²	36,145 FP
5TH-6TH FLOOR	2 FLOOR x 1,540 m ²	3,080 m ²	33,155 FP
7TH FLOOR		1,490 m ²	16,040 FP
8TH FLOOR		1,415 m ²	15,220 FP
9TH FLOOR		965 m ²	10,385 FP
TOTAL		13,465 m ²	144,935 FP

* OF WHICH 58m² IS MECHANICAL PENTHOUSE

6. PARKING

TOTAL PARKING REQUIRED:	VISITOR 0.15 sp/uv	RESIDENTIAL 1.00 sp/uv	COMPACT SPACES	TOTAL 1.15 sp/uv
TOTAL PARKING PROVIDED:	VISITOR 4	RESIDENTIAL 32	RESIDENTIAL 59	TOTAL 95 SPACES

* OF WHICH 1 IS AN ACCESSIBLE PARKING SPACE (TYPE A)
 ** OF WHICH 36 ARE EQUIPPED FOR THE INSTALLATION OF ELECTRIC MOTOR VEHICLE SUPPLY EQUIPMENT (20% OF THE BUILDING'S PARKING SPACES REQUIRED TO BE EQUIPPED)
 *** NOT INCLUDING 6 COMPACT SPACES

7. LOCKER STORAGE

LOCKERS:	P1 UNDERGROUND	36
	P2 UNDERGROUND	53
	P3 UNDERGROUND	53
TOTAL		142 (1 LOCKER/UNIT)

8. BICYCLE PARKING

REQUIRED BICYCLE PARKING:	SHORT-TERM BICYCLE PARKING SPACES - VISITOR 8 SPACES MAXIMUM	LONG-TERM BICYCLE PARKING SPACES - RESIDENT 22 SPACES MAXIMUM
BICYCLE PARKING PROVIDED:	SHORT - TERM SURFACE (VISITOR) 8 SPACES	LONG - TERM P1 UNDERGROUND (RESIDENTIAL) 22 SPACES
TOTAL PROVIDED		30

9. SETBACKS

REQUIRED SETBACKS:	NORTH 7.0m MIN.	SOUTH 1.0m MIN. 5.0m MAX.	WEST 0.0m MIN. 3.0m MIN. FOR PIPELINE	EAST 2.0m MIN. 10.0m MAX.
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10. COVERAGE

	SQ. METER (m ²)	SQ. FEET (FP)	%
BUILDING	1,895 m ²	20,395 FP	52%
LANDSCAPED AREAS	1,221 m ²	13,145 FP	34%
DRIVEWAY AREAS	510 m ²	5,490 FP	14%
TOTAL	3,626 m ²	39,030 FP	100%

11. LOADING AREA

LOADING AREAS (3.5m x 12m)	1
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