

# PROPOSED RESIDENTIAL DEVELOPMENT

THE ASHTON RESIDENTIAL DEVELOPMENT  
315 GLENASHTON DRIVE,  
OAKVILLE, ONTARIO

SEPTEMBER 02, 2022



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CLIENT:  
**TIMES GROUP CORPORATION**  
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MARKHAM, ONTARIO  
L3R 2A2  
TEL: 905.415.2200

ARCHITECT:  
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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  
L3R 4B3  
TEL: 905.513.0170

LANDSCAPE ARCHITECT:  
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UNIT 15  
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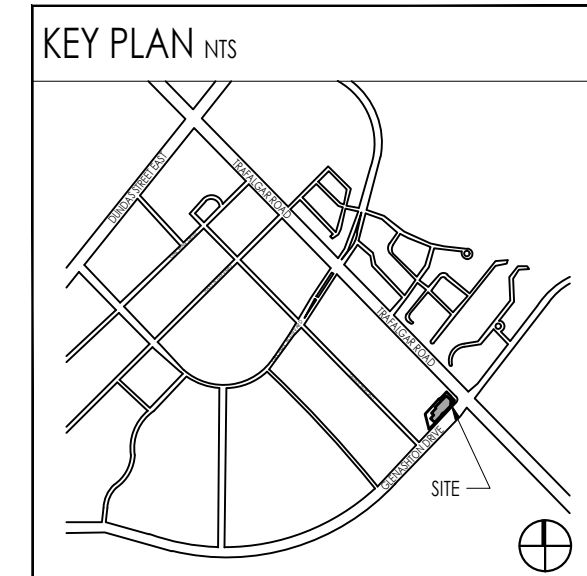
CIVIL ENGINEER:  
**GHD INC.**  
140 ALLSTATE PARKWAY  
SUITE 210,  
MARKHAM, ONTARIO  
L3R 5Y8  
TEL: 905.752.4300



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ANDRE BROCHU  
 DIPLOM. ARCH., OAA, MRAC

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.ca

**SITE PLAN LEGEND**

- 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 REPORT)

2 SEPT 02, 2022 RE-ISSUED FOR SITE PLAN APPROVAL AB  
 1 FEB 25, 2022 ISSUED FOR SITE PLAN APPROVAL AB

NO. DATE ISSUE BY

Issued

**PARKING LEGEND**

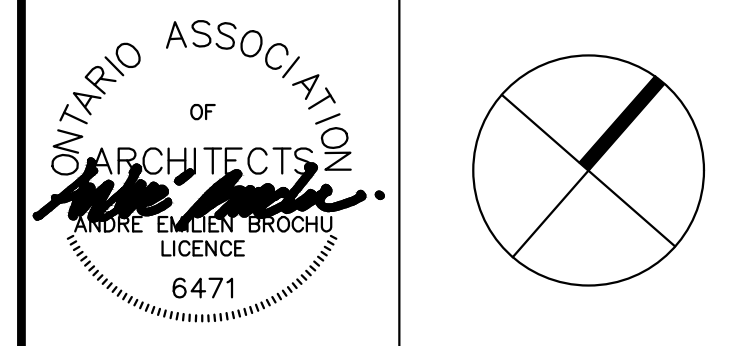
- DRIVE ISLE - 6M MINIMUM
- PROPOSED HORIZONTAL BICYCLE PARKING (600X1800) - ALSO REFER TO LANDSCAPE DWGS
- PROPOSED PARKING SPACE (3000X5700) ENCLOSED (UG PARKING WHERE ONE PARKING SPACE IS PROVIDED) (2800X5700) ENCLOSED (UG PARKING WHERE TWO PARKING SPACE IS PROVIDED SIDE-BY-SIDE)
- PROPOSED VISITOR 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 (3500X1200)

**GENERAL NOTES**

- TYPE-G LOADING SPACE AND STAGING PAD TO BE LEVEL (+/- 2%) AND CONSTRUCTED OF MINIMUM 200mm REINFORCED CONCRETE, MINIMUM 6.1m UNCLUMBERED VERTICAL CLEARANCE REQUIRED
- ACCESS DRIVEWAYS TO BE USED BY COLLECTION VEHICLES TO HAVE A MINIMUM VERTICAL CLEARANCE OF 5.0m THROUGHOUT
- 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

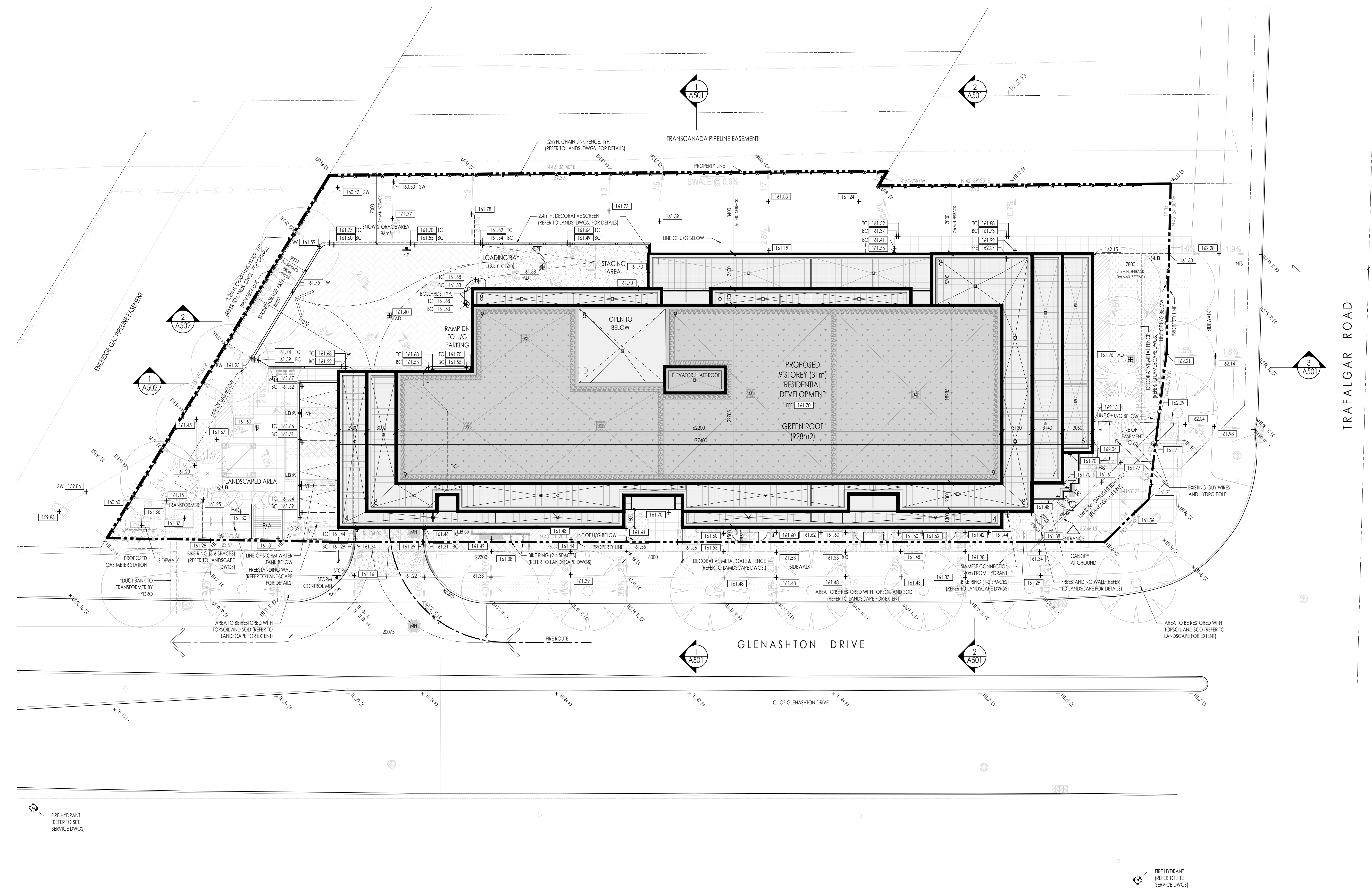


**THE ASHTON RESIDENTIAL DEVELOPMENT**

315 GLENASHTON DRIVE OAKVILLE, ONTARIO

**SITE PLAN**

Date	APRIL 1, 2021	Drawn By	PL/YL
Scale	1:200	Reviewed By	AB
Project No.	20.06	Drawing No.	A101
Plot Date	September 02, 2022		



**1. ZONING**

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

SQ. FEET (FP)	SQ. METER (M <sup>2</sup> )	ACRES (AC)	HECTARES (HA)
39,029.94 FP	3,626.00 M <sup>2</sup>	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 FLOOR	-	1	13	2	2	-	18
9TH FLOOR	-	-	-	-	5	2	7
TOTAL	-	7	100	15	13	14	*149

\* OF WHICH 13% ARE BARRIER FREE

**4. BUILDING HEIGHT** (OVERALL HEIGHT MEASURED FROM ESTABLISHED GRADE ELEVATION OF 161.64m)

MAXIMUM PERMITTED HEIGHT: 31.0m (EXCLUDES PERMITTED ELEVATOR SHAFT PROJECTION TO A MAXIMUM OF 2.0m)	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 <sup>2</sup> )	SQ. METER (M <sup>2</sup> )	SQ. FEET (FP)
GROUND FLOOR		364 M <sup>2</sup>	3,923 FP
AMENITY RESIDENTIAL SUB-TOTAL		1,223 M <sup>2</sup>	13,164 FP
2ND FLOOR		1,551 M <sup>2</sup>	16,694 FP
3RD-4TH FLOOR	2 FLOOR x 1,688 M <sup>2</sup>	3,376 M <sup>2</sup>	36,346 FP
5TH-6TH FLOOR	2 FLOOR x 1,548 M <sup>2</sup>	3,096 M <sup>2</sup>	33,324 FP
7TH FLOOR		1,495 M <sup>2</sup>	16,087 FP
8TH FLOOR		1,421 M <sup>2</sup>	15,291 FP
9TH FLOOR		971 M <sup>2</sup>	10,449 FP
TOTAL		13,497 M <sup>2</sup>	145,278 FP

**6. PARKING**

TOTAL PARKING REQUIRED:	VISITOR 0.15 sp/lu	RESIDENTIAL 1.00 sp/lu	COMPACT SPACES	TOTAL 1.15 sp/lu
TOTAL PARKING PROVIDED:	VISITOR 19	RESIDENTIAL 59	RESIDENTIAL 3	TOTAL 81
* 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	39
	P2 UNDERGROUND	55
	P3 UNDERGROUND	55
TOTAL		149 (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**

AREA	SQ. METER (M <sup>2</sup> )	SQ. FEET (FP)	%
BUILDING	1,599 M <sup>2</sup>	17,211 FP	44%
LANDSCAPED AREAS	1,456 M <sup>2</sup>	15,673 FP	40%
DRIVEWAY AREAS	571 M <sup>2</sup>	6,146 FP	16%
TOTAL	3,626 M <sup>2</sup>	39,030 FP	100%