

PROPOSED RESIDENTIAL DEVELOPMENT

THE ASHTON RESIDENTIAL DEVELOPMENT
315 GLENASHTON DRIVE,
OAKVILLE, ONTARIO

RE-ISSUED FOR SITE PLAN REVIEW
AUGUST 28, 2023



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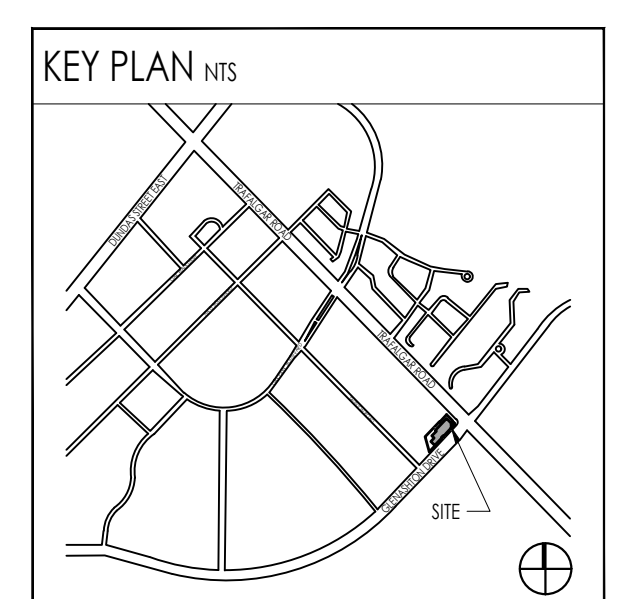
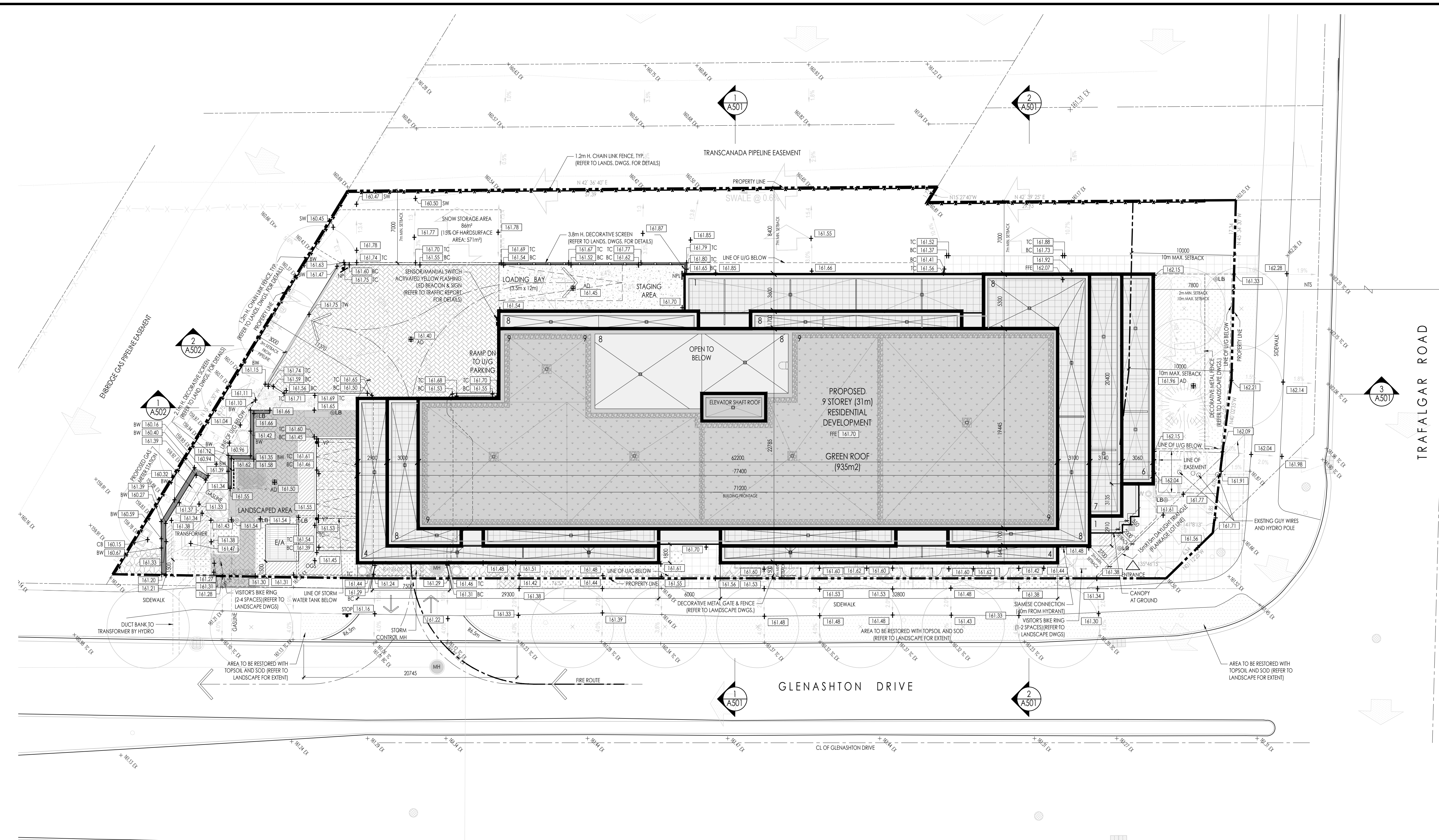
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SURVEY INFORMATION

PLAN OF SURVEY (DATE: FEB 1, 2022) PART OF LOT 4 REGISTERED PLAN 473 AND PART OF LOT 15 CONVESSION 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**
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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 REPORT)

5 AUG 28, 2023 RE-ISSUED FOR SITE PLAN APPROVAL AB

4 APR 19, 2023 RE-ISSUED FOR SITE PLAN APPROVAL AB

3 DEC 06, 2022 RE-ISSUED FOR SITE PLAN APPROVAL AB

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 NTS

- DRIVE ISLE - 6M MINIMUM
- PROPOSED HORIZONTAL BICYCLE PARKING (600X180) - ALSO REFER TO LANDSCAPE DWGS
- PROPOSED PARKING SPACE (3000X5700) ENCLOSED/UG PARKING WHERE ONE PARKING SPACE IS PROVIDED
- PROPOSED VISITOR PARKING SPACE (3000X5700) ENCLOSED/UG PARKING WHERE ONE PARKING SPACE IS PROVIDED
- 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 UNDECCUMBERED 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 SUPPORTING STRUCTURE TO BE RATED TO SAFELY SUPPORT THE REQUIRED LOADS

11. LOADING AREA

LOADING AREAS (3.5m x 12m) 1

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THIS DRAWING IS NOT TO BE SCALED.

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ANDRE BROCHU
DPL_ARCH, OAA MRAC

DATE

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ONTARIO ASSOCIATION OF ARCHITECTS

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THE ASHTON RESIDENTIAL DEVELOPMENT

315 GLENASHTON DRIVE OAKVILLE, ONTARIO

Drawing title **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 **August 31, 2023**

1. ZONING

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

SQ. FEET (m²)	SQ. METER (m²)	ACRES (ac)	HECTARES (ha)
39,029.94 ft²	3,626.00 m²	0.896 ac	0.362 ha

* SITE AREA INCLUDES HYDRO EASEMENT AND DAYLIGHT TRIANGLE

3. UNIT MIX

FLOOR	8A	1B	1B+D	2B	2B+D	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	7	2	6	-	16
9TH FLOOR	-	-	2	-	3	2	7
TOTAL	-	12	91	15	15	14	*147

* 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)

PROPOSED BUILDING HEIGHT 31.0m (9 STOREYS)

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 (m²)	SQ METER (m²)	SQ FEET (ft²)
GROUND FLOOR	AMENITY RESIDENTIAL SUB-TOTAL	364 m²	3,923 ft²
2ND FLOOR		1,560 m²	16,792 ft²
3RD-4TH FLOOR	2 FLOOR x 1,698 m²	3,396 m²	36,554 ft²
5TH-6TH FLOOR	2 FLOOR x 1,548 m²	3,096 m²	33,324 ft²
7TH FLOOR		1,495 m²	16,087 ft²
8TH FLOOR		1,421 m²	15,291 ft²
9TH FLOOR		1,006 m²	10,818 ft²
TOTAL		13,543 m²	145,776 ft²

6. PARKING

TOTAL PARKING REQUIRED:	VISITOR 0.15 sp/lu	RESIDENTIAL 1.00 sp/lu	COMPACT SPACES -	TOTAL 1.15 sp/lu
	23	147	-	170 SPACES
TOTAL PARKING PROVIDED:	VISITOR 3	RESIDENTIAL 33	RESIDENTIAL 3	TOTAL 39 SPACES
	3	33	3	39 SPACES
P1 UNDERGROUND	-	61	3	64 SPACES
P2 UNDERGROUND	-	61	3	64 SPACES
P3 UNDERGROUND	-	61	3	64 SPACES
TOTAL PROVIDED	*23 (0.15 sp/lu)	155 (1.0 sp/lu)	9	**178 SPACES (1.20 sp/lu)

* 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 PARKING SPACES ARE REQUIRED TO BE EQUIPPED FOR THE INSTALLATION OF ELECTRIC MOTOR VEHICLE SUPPLY EQUIPMENT)

*** NOT INCLUDING 'P' COMPACT SPACES

7. LOCKER STORAGE

LOCKERS:	P1 UNDERGROUND	43
	LANDSCAPED AREAS	52
	P2 UNDERGROUND	52
	P3 UNDERGROUND	52
TOTAL		147 (1 LOCKER/UNIT)

8. BICYCLE PARKING

REQUIRED BICYCLE PARKING:	VISITOR BICYCLE PARKING SPACES 8 SPACES MINIMUM	BICYCLE PARKING SPACES 22 SPACES MINIMUM
BICYCLE PARKING PROVIDED:	SURFACE (VISITOR) 10 SPACES	P1-P3 UNDERGROUND (RESIDENTIAL) 22 SPACES
TOTAL PROVIDED		32 SPACES

9. SETBACKS

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

10. COVERAGE

	SQ. METER (m²)	SQ. FEET (ft²)	%
BUILDING	1,599 m²	17,211 ft²	44%
LANDSCAPED AREAS	1,456 m²	15,673 ft²	40%
DRIVEWAY AREAS	571 m²	6,146 ft²	16%
TOTAL	3,626 m²	39,030 ft²	100%