

ZONING REGULATIONS

Regulation	Required	Provided
Frontage	24m	64.4m
Lot Area	1,858m ²	11,880m 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 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 (footprint):	AREA 14,204.24 sq.m	PERCENTAGE 22.64%
PAVED AREA:	3,892.47 sq.m	27.40%
LANDSCAPED AREA:	7,095.44	49.95%

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: 1,880 HA (11,880.00 sq.m)
TOTAL PARKING REQUIRED: 0.33 / Unit	TOTAL NUMBER OF UNITS: 221 Units X 0.33 = 72.94 (73 Cars Required)
TOTAL PARKING PROVIDED: 147 Spaces	TOTAL BIKE PARKING PROVIDED: 34 Spaces
	12 Visitor Parking - on Site
	22 Resident Parking - in underground

DRAWING LEGEND

B.F.	BARRIER FREE ENTRANCE / EXIT	(S1)	STOP SIGN DETAIL
ENTRANCE / EXIT	ENTRANCE / EXIT	(S2)	PARKING SIGN DETAIL
LOADING DOORS	LOADING DOORS	(S3)	ACCESSIBLE PARKING SIGN DETAIL
DIRECTION OF VEHICULAR TRAFFIC	DIRECTION OF VEHICULAR TRAFFIC		
DEMOTES SIAMESE CONNECTION	DEMOTES SIAMESE CONNECTION		
EXISTING FIRE HYDRANT	EXISTING FIRE HYDRANT		
POLE LIGHT FIXTURE	See Fortech Eng. Site Lighting Plan for Details		
			NOTE: SEE SP2 FOR SIGN DETAIL

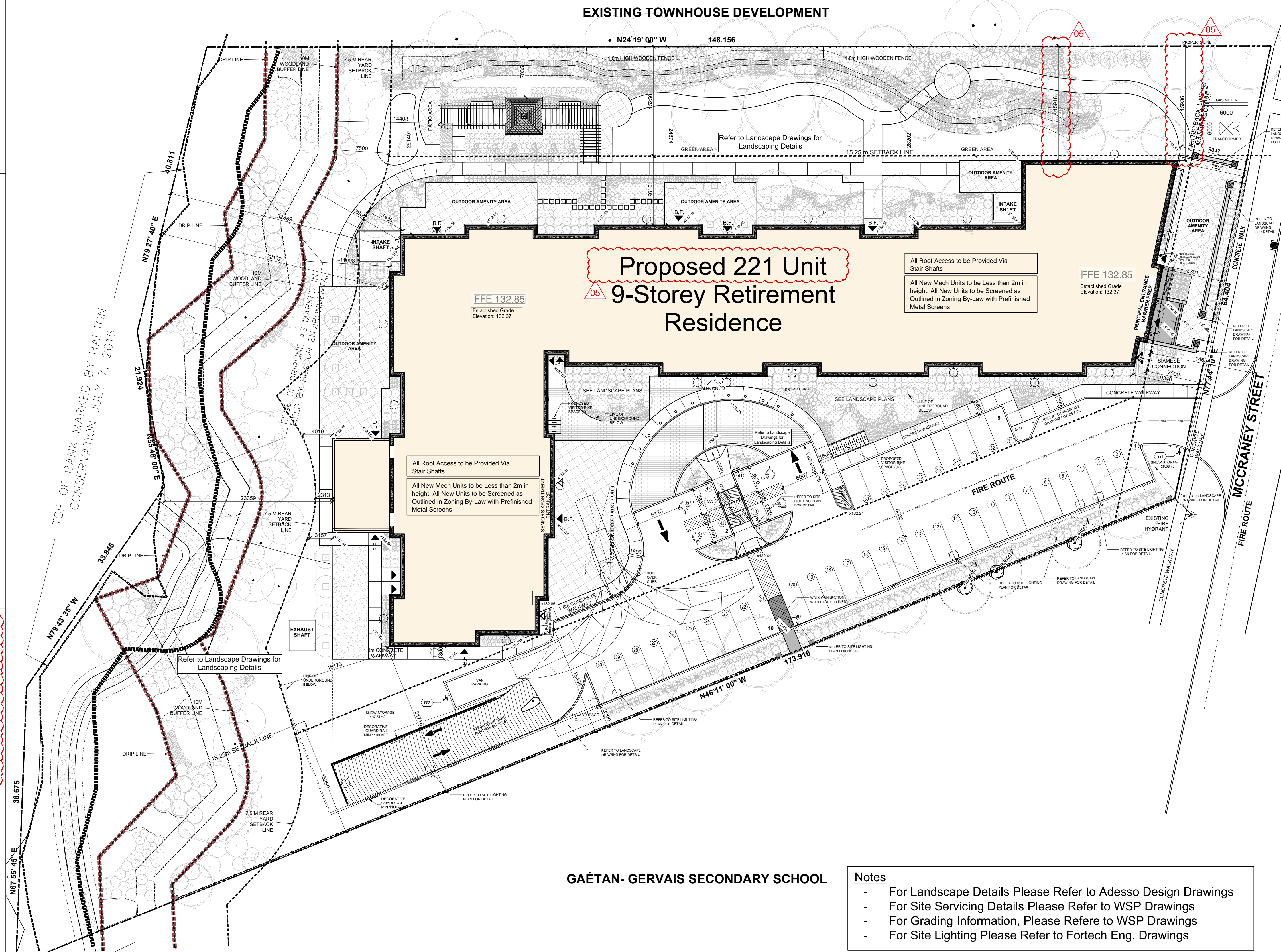
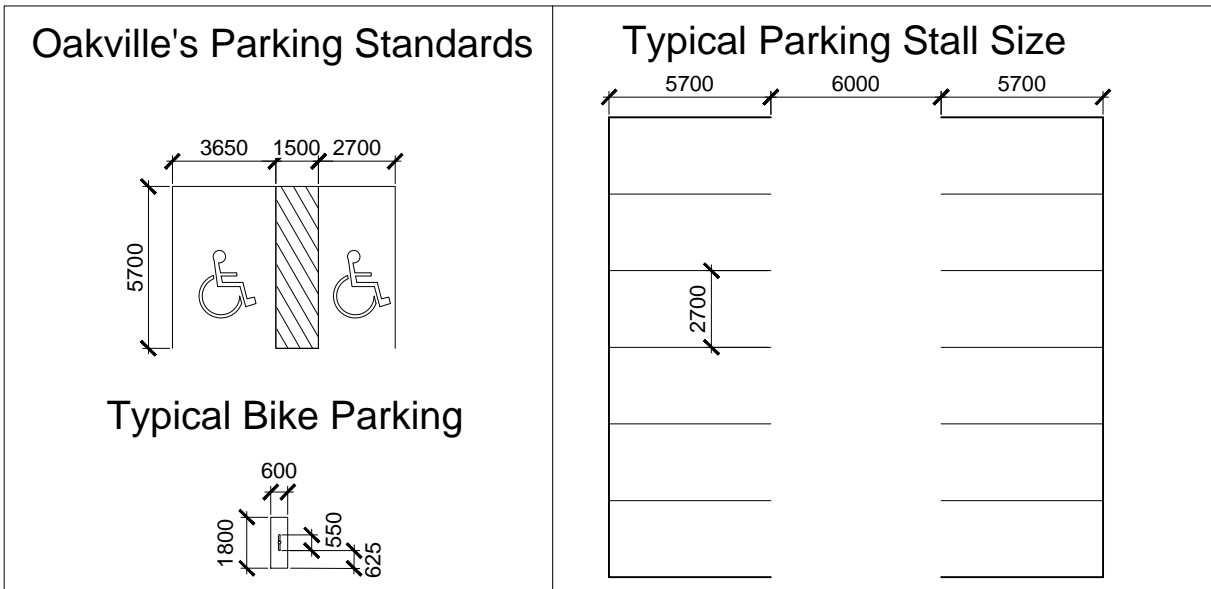
UNIT COUNT

	Assisted Living				Senior Apartment			
	Studio	1 Bed	2 Bed	Sub Total	Studio	1 Bed	2 Bed	Sub Total
Ground Floor				0				0
Second Floor	29	11	4	44				0
Third Floor	8	24	7	39				0
Fourth Floor	8	24	7	39				0
Fifth Floor	8	24	7	39				0
Sixth Floor				0	2	18	9	29
Seventh Floor				0	0	7	6	13
Eighth Floor				0	0	6	3	9
Ninth Floor				0	0	6	3	9
Sub-Total:				161				57
TOTAL UNITS PROPOSED:					221 UNITS			

CONSTRUCTION AREA

	SM	SF
Underground	4,833.00	52,021
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	2,612.00	28,113
Seventh Floor	1,205.00	12,975
Eighth Floor	881.00	9,488
Ninth Floor	881.00	9,488
Sub-Total:	25,286.00	272,205

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								3.2.3.1.D			
Wall	Facing	Area of EBF (m ²)	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:
5	Reissued for SPA	Aug. 20, '20
4	Reissued for SPA	Mar. 23, '20
3	Issued for SPA Resub	Jan 14, '20
2	Issued for SPA Resubmission	Oct 21, '19
1	Issued for SPA Resubmission	July 17, '19

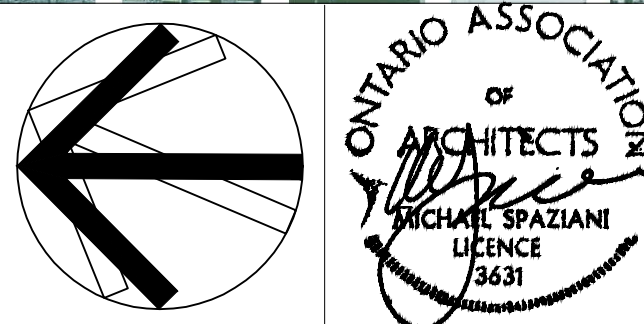
CLIENT:
Branthaven McCraney Inc.

Oakville, Ontario

PROJECT:
McCraney Retirement Residence
1105 McCraney Street East
Oakville, Ont.
SP1514021/01

SHEET TITLE:
Site Plan

PROJECT NO. C8046	DATE: July 2019
SCALE: 1:300	SHEET NO.:
DRAWN:	
CHECKED: msai	SP1
FILE NO. C8046	



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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".

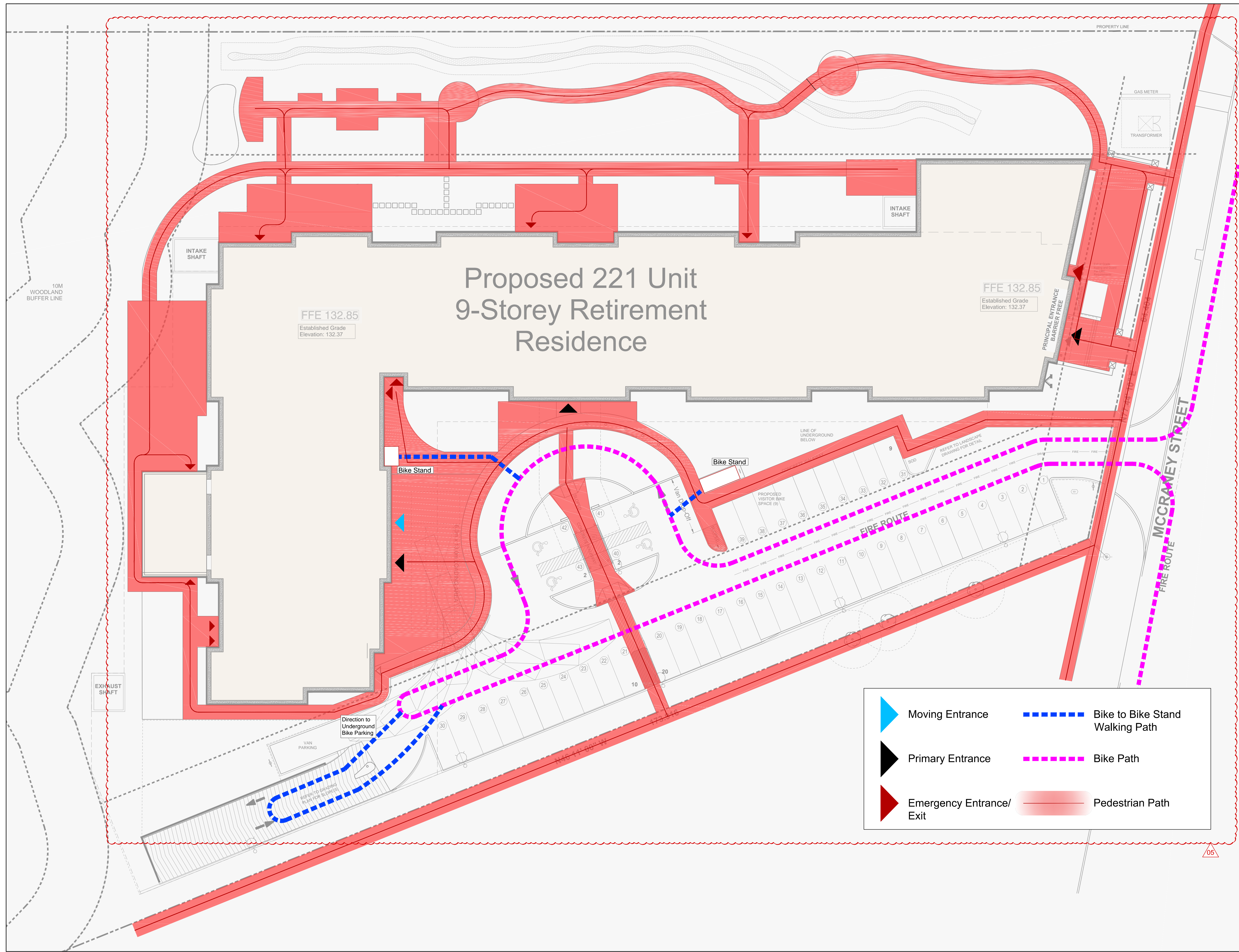
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SHEET TITLE:
**Pedestrian/ Bike
 Circulation
 Diagram**

PROJECT NO. C8046	
SCALE: 1:200	DATE: July 2019
DRAWN:	SHEET NO: SP3
CHECKED: msai	
FILE NO. C8046	



	Moving Entrance		Bike to Bike Stand Walking Path
	Primary Entrance		Bike Path
	Emergency Entrance/Exit		Pedestrian Path