

THE GREENWICH

OAKVILLE, BLOCK 14

Proposed Residential Development



DEVELOPER

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II BY IV DESIGN
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PLANNING CONSULTANT

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THE HIDI GROUP
155 Gordan Baker Road, Suite 200
Toronto, ON M2H 3N5
T: 416 364 2100

MECHANICAL ENGINEER

THE HIDI GROUP
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Toronto, ON M2H 3N5
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GEOTECHNICAL ENGINEER

SOILS-MAT ENGINEERS & CONSULTANTS LTD.
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TRAFFIC ENGINEER

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111 Brunel Road, Suite 200
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400-3 Concorde Gate
Toronto, Ontario M3C 4H9
TEL: 416-447-7405

NOISE CONSULTANT

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Richmond Hill, ON L4B 3H7
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SURVEYOR

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64 Christlea Road, Suite 7
Woodbridge, ON L4L 8A3
T: 416 635 5000

BUILDING CODE CONSULTANT

MATTEO GILFILLAN & ASSOCIATES
10 Director Ct., Suite 203
Vaughan, ON L4L 7E8
T: 647 559 9075

WIND ENGINEER

GRADIENT WIND ENGINEERING INC.
127 Walgreen Road
Ottawa, ON K0A 1L0
T: 613 836 0934

WASTE CONSULTANT

CINILITTLE
2300 Yonge St. Suite 1600
Toronto, ON M4P 1E4
T: 613 836 0934

DRAWING LIST				
Sheet Number	Sheet Name	Issue#1 (12/15/21)	Issue#2 (06/23/22)	Issue#3 (11/14/22)
12 SITE PLAN APPROVAL				
A0				
dA0.0	Cover Sheet	■	■	■
A1				
dA1.1	Site Plan - Interim Future R.O.W.	■	■	■
dA1.2	Site Plan - Ultimate Future R.O.W.	■	■	■
dA1.3	Site Statistics/ Site Context	■	■	■
dA1.4	Master Plan	■	■	■
A2				
dA2.1	Floor Plans Level P3	■	■	■
dA2.2	Floor Plans Level P2	■	■	■
dA2.3	Floor Plans Level P1	■	■	■
dA2.4	Floor Plans Level 1	■	■	■
dA2.5	Floor Plans Level 2	■	■	■
dA2.6	Floor Plans Levels 3	■	■	■
dA2.7	Floor Plans Levels 4	■	■	■
dA2.8	Floor Plans Levels 5-7	■	■	■
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dA2.10	Floor Plans Levels 9	■	■	■
dA2.11	Floor Plans Levels 10-11	■	■	■
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dA2.14	Floor Plans Levels 14-MPH	■	■	■
A4				
dA4.1	North Elevation	■	■	■
dA4.2	East Elevation	■	■	■
dA4.3	South Elevation	■	■	■
dA4.4	West Elevation	■	■	■
dA4.5	Internal North Elevation	■	■	■
dA4.6	Internal South Elevation	■	■	■
dA4.7	Partial West Elevation	■	■	■
dA4.8	Partial West Elevation	■	■	■
dA4.9	Partial West Elevation	■	■	■
dA4.10	Partial East Elevation	■	■	■
A5				
dA5.1	Section 1	■	■	■
dA5.2	Section 2	■	■	■
A6				
dA6.01	Perspective View	■	■	■
dA6.02	Perspective View	■	■	■
dA6.03	Perspective View	■	■	■
A7				
dA7.01	Sun Shadow Study - April	■	■	■
dA7.02	Sun Shadow Study - June	■	■	■
dA7.03	Sun Shadow Study - September	■	■	■
dA7.04	Sun Shadow Study - December	■	■	■

Authorities Having Jurisdiction

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Date:



Revisions:

No.:	Revision:	Date:

03.	Site Plan Approval - 3rd Submission	Nov 29 2022
02.	Site Plan Approval - 2nd Submission	June 23 2022
01.	Site Plan Approval - 1st Submission	Dec 15 2021

No.: Issued For: Date:

Client:
BRANTHAVEN

3240 William Coltson Ave, Oakville, ON
Proposed Residential Development

Drawing Title:
Cover Sheet

Scale:
Drawn by:
JS
Checked by:
VPS
Project No.:
21027
Date:
Nov 29, 2022
Drawing No.:

dA0.0

Print Date: 2022-11-29 10:58:37 AM File Path: C:\New\2021\21027\21027_3240A_14_Doc\21027_21027_3240A_14.dwg Plot Date: 2022-11-29 10:58:37 AM



5 Traffic Signs

ESTABLISHED GRADE

DEFINITION IN BY-LAW: THE AVERAGE OF CENTRE POINTS OF EACH LOT LINE ABUTTING THE ROAD.
 ESTABLISHED GRADE FOR BUILDING HEIGHT = 180.15m
 (AVERAGE GRADE @ FRONT LOT LINE)

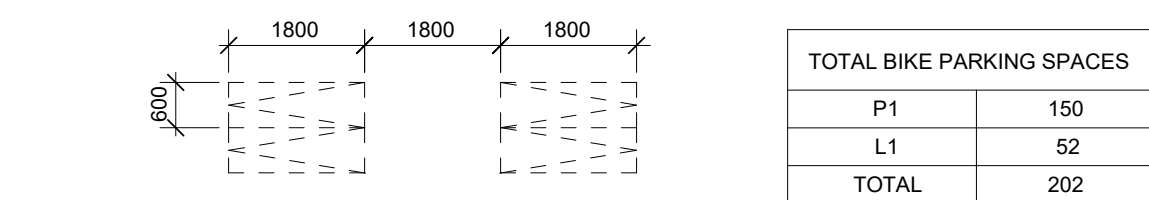
4 Established Grade

NOTES

- FOR LANDSCAPE DETAILS PLEASE REFER TO NAK DESIGN STRATEGIES LANDSCAPE DRAWINGS
 - FOR SITE SERVING DETAILS PLEASE REFER TO URBANTECH DRAWINGS
 - FOR TRAFFIC DETAILS PLEASE REFER TO GHG DRAWINGS
 - FOR SURVEY INFO PLEASE REFER TO RADY-PANTEK & EDWARD SURVEYING DRAWINGS
 - FOR WASTE MANAGEMENT DETAILS REFER TO CINLITTLE DRAWINGS
- SNOW WILL BE REMOVED FROM THE SITE TO AN OFF SITE LOCATION

3 Notes and Lot Info

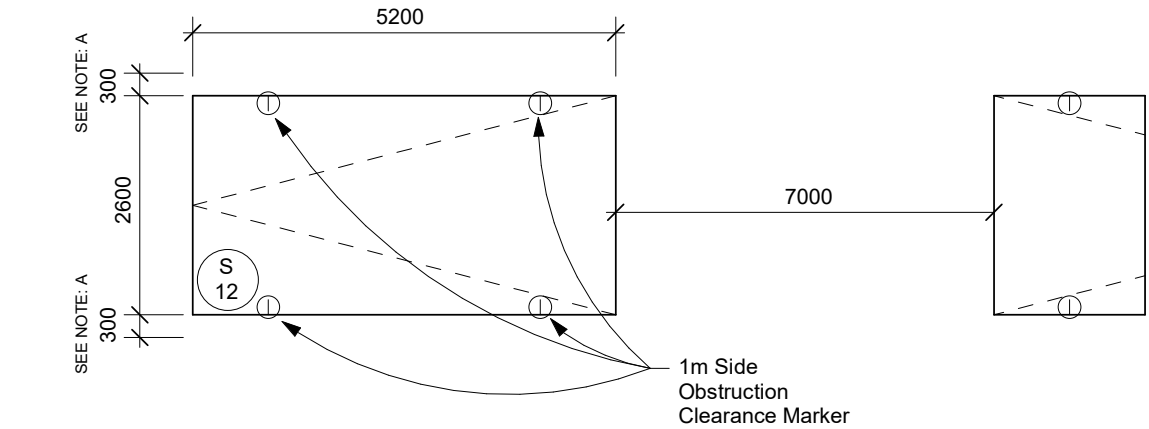
TYPICAL BIKE PARKING SPACE:



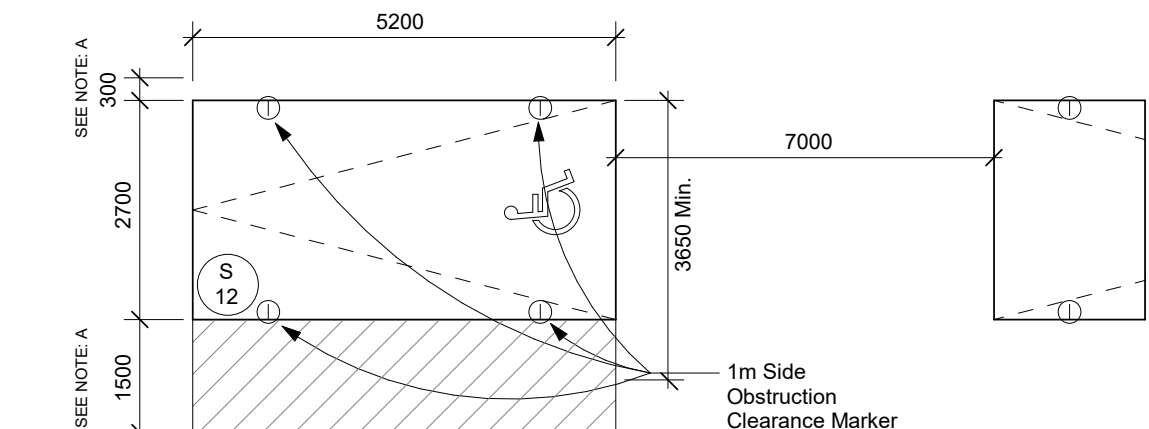
NOTE: BIKE PARKING SPACES ARE 0.6m x 1.8m x 1.9m (HIGH VERTICAL CLEARANCE). IN THE CASE OF STACKED BIKE PARKING, TWO HORIZONTAL BIKE SPACES CAN BE STACKED WITH AN OVERALL CLEAR HEIGHT OF 2.55m.

TYPICAL PARKING SPACE:

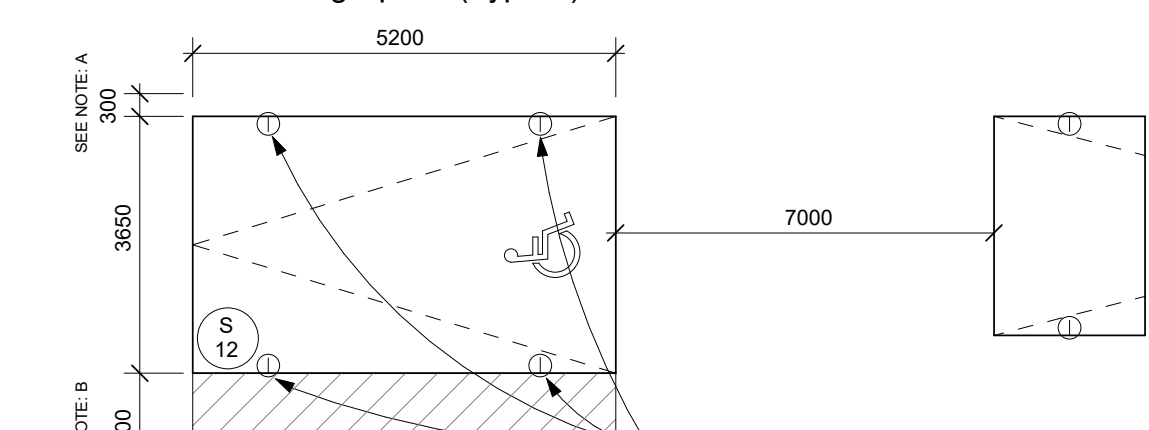
Drive Aisle @ 7m MIN.



Accessible Parking Space (Type A)



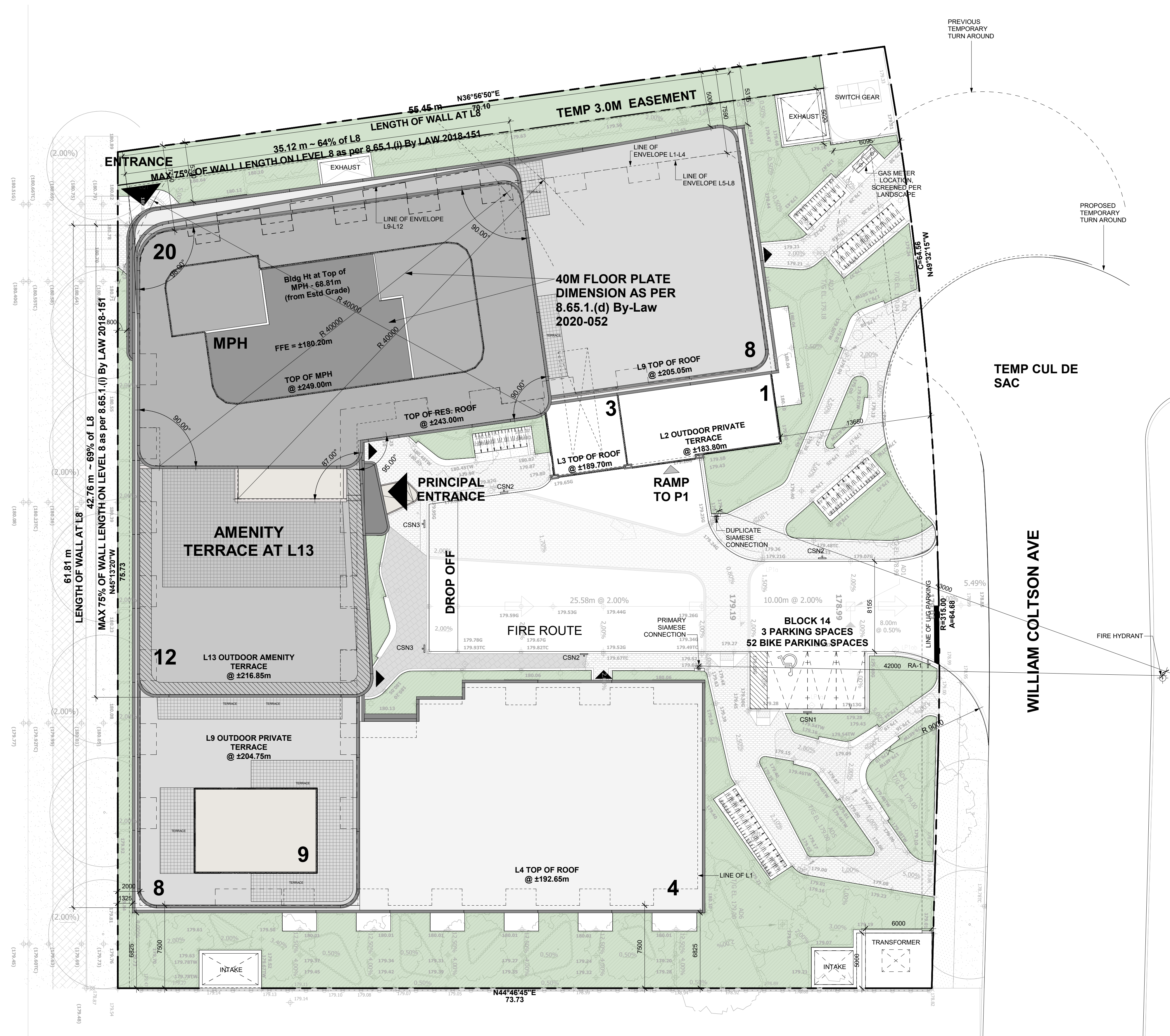
Accessible Parking Space (Type B)



NOTES:
 A - PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.
 B - PROVIDE A 1500mm WALKWAY ON AT LEAST ONE SIDE OF AN ACCESSIBLE PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING HANDICAP SPACE.

2 Parking Legend

TRAFLAGAR RD



1 Site Plan - Interim Future R.O.W.

1 : 200

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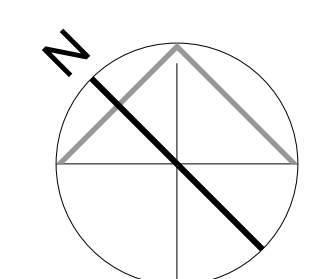
Revisions:		Date:
No.:	Revision:	Date:

03.	Site Plan Approval - 3rd Submission	Nov 29 2022
02.	Site Plan Approval - 2nd Submission	June 23 2022
01.	Site Plan Approval - 1st Submission	Dec 15 2021

Client:
BRANTHAVEN
 3240 William Coltson Ave, Oakville, ON
 Proposed Residential Development

Site Plan - Interim Future R.O.W.

Scale:
 As indicated
 Drawn by:
 JS
 Checked by:
 VPS
 Project No.:
 21027
 Date:
 Nov 29, 2022
 Drawing No.:



dA1.1



CSN-1 CUSTOM SIGN



CSN-2 CUSTOM SIGN



CSN-3 CUSTOM SIGN



Ra-1

5 Traffic Signs

ESTABLISHED GRADE

DEFINITION IN BY-LAW: THE AVERAGE OF CENTRE POINTS OF EACH LOT LINE ABUTTING THE ROAD.

ESTABLISHED GRADE FOR BUILDING HEIGHT = 180.15m (AVERAGE GRADE @ FRONT LOT LINE)

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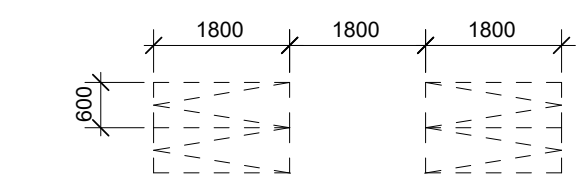
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SNOW WILL BE REMOVED FROM THE SITE TO AN OFF SITE LOCATION

3 Notes and Lot Info

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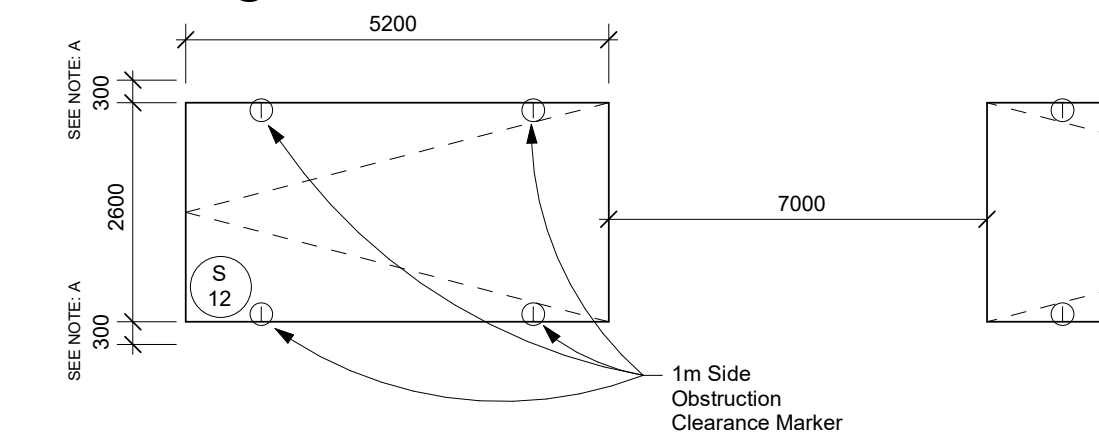


TOTAL BIKE PARKING SPACES	
P1	150
L1	52
TOTAL	202

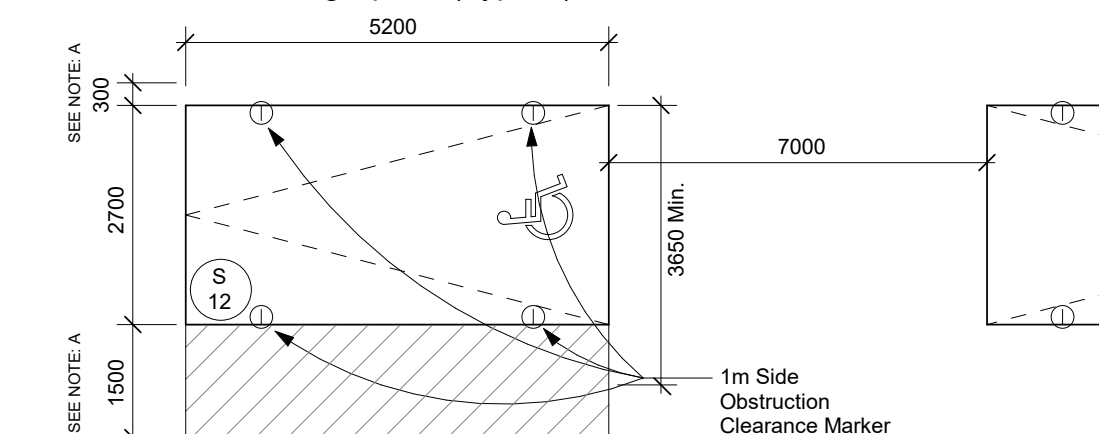
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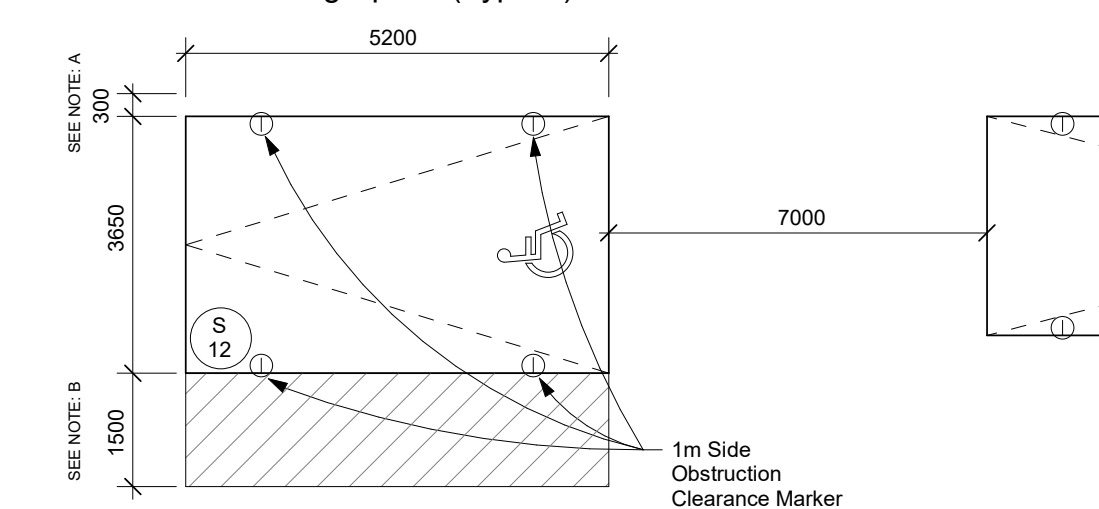
Drive Aisle @ 7m MIN.



Accessible Parking Space (Type A)

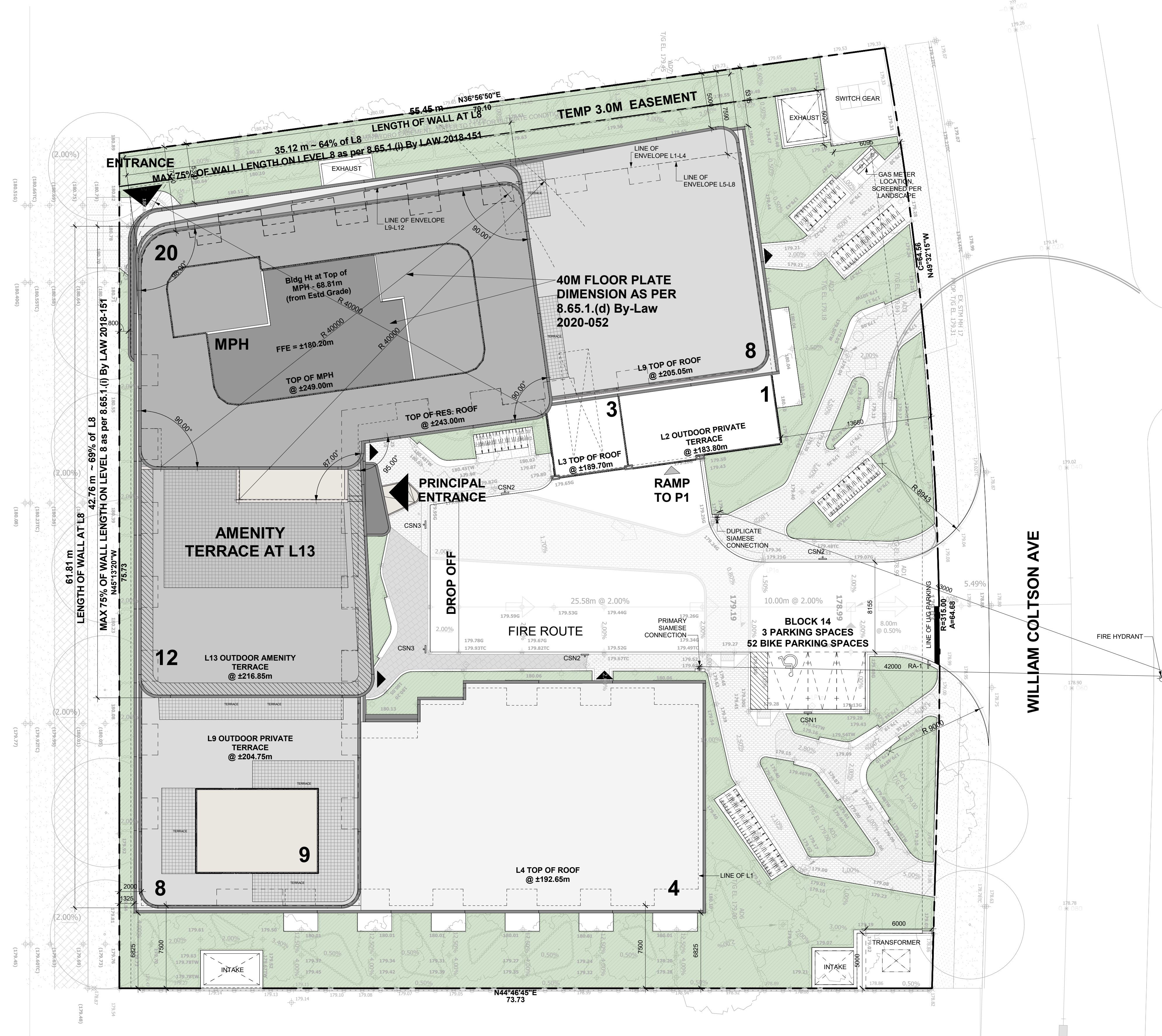


Accessible Parking Space (Type B)



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2 Parking Legend



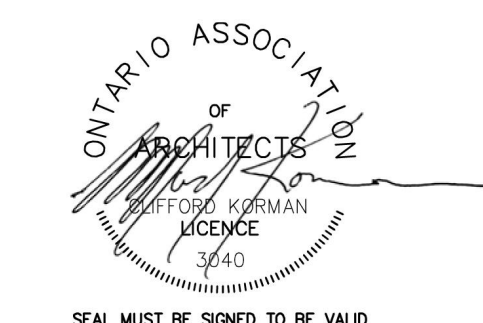
1 Site Plan - Ultimate Future R.O.W.

1 : 200

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Issued For:

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Client:
BRANTHAVEN

3240 William Coltson Ave, Oakville, ON
Proposed Residential Development

Site Plan - Ultimate Future R.O.W.

Drawing Title:

Scale:
As indicated

Drawn by:
JS

Checked by:
VPS

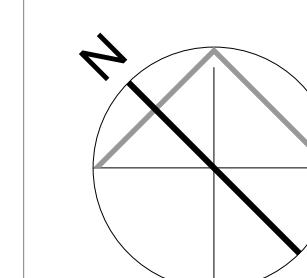
Project No.:

21027

Date:

Nov 29, 2022

Drawing No.:



dA1.2

PROJECT STATISTICS
THE GREENWICH
 Residential Development
 Oakville, ON
 June 17, 2022

Project No. 21-027

1.0 SITE AREA					
1.1	Site	hectare	acres	sq.m.	sq.ft.
	Block A	0.59	1.46	5,914	63,662
	Total Site Area	0.59	1.46	5,914.40	63,662
	Site Coverage Area	0.30	0.74	3,012.88	32,430
	Site Coverage %			51%	

2.0 Parking Area					
	Level P1 to P3	floors	sq.m.	sq.m.	sq.ft.
		3 x	5428	16284	175280
	Total Proposed Parking GFA			16284	175280

3.0 Proposed Residential GFA - SPA					
Floor Area Definition as per Zoning By-Law 2009-118					
"Floor Area" means the total area of all floors of a building within the outside walls or outside finished furred partitions of the walls, but does not include a porch, non-walk-in bay window, attic, basement, enclosed or roofed walk-ways or loading dock.					
3.1	Building	floors	sq.m.	sq.m.	sq.ft.
	Level 1	1 x	2358	2358	25381
	Level 2	1 x	1795	1795	19321
	Level 3	1 x	2020	2020	21872
	Level 4	1 x	2373	2373	25543
	Level 5 to 8	4 x	1793	7172	77199
	Level 9	1 x	1186	1186	12766
	Level 10 to 12	3 x	1099	3297	35489
	Level 13	1 x	760	760	8181
	Level 14 to 20	7 x	730	5110	55004
	Total Proposed Residential GFA	20	730	29371	283556

4.0 Proposed Density - FAR	
Total Proposed GFA / Gross Site Area (Item 3.1 / Item 1)	4.46

5.0 Unit Count								
	Floors	Units per Floor	1B	1B+D	2B	2B+D	3B	Total Units
Level 1	1 x	21	4	11	4	2	0	21
Level 2	1 x	23	4	12	5	2	0	23
Level 3	1 x	35	8	21	8	0	0	35
Level 4	1 x	36	8	22	6	0	0	36
Level 5 to 7	3 x	27	5	19	3	0	0	81
Level 8	1 x	23	2	13	4	4	0	23
Level 9	3 x	15	3	8	2	1	1	45
Level 10 to 11	2 x	14	3	7	2	0	2	14
Level 12	1 x	8	1	3	4	0	0	8
Level 13	1 x	8	1	2	6	0	0	8
Level 14 to 20	7 x	9	1	2	6	0	0	63
Total			61	164	88	11	5	349
			17%	53%	25%	3%	1%	

6.0 Amenity			
Proposed Amenity	Floors	sq.m.	sq.ft.
Levels 1	1 x	462	5191
Levels 13	1 x	83	896
Total		566	6087

7.0 Parking			
Parking Required			
Visitor	0.10 per unit		35
Residential	1.00 per unit		349
Total			384

7.1 Parking Proposed			
Floors	Residential	Visitor	Total
Levels 1	1 x	3	3
Levels P1	1 x	86	118
Levels P2	1 x	150	150
Levels P3	1 x	153	153
Total	389	35	424

7.2 Required Accessible Parking Spaces			
Required Ratio	Required Parking		Total
1% of Total Spaces	5		6
			6

7.3 Required Electric Vehicle Parking Spaces			
Required Ratio	Required Parking		Total
10% of Total Spaces	43		43
			43

8.0 Building Heights		
Established Grade	(The average of centre points of each lot line abutting the road)	180.19 m
Bldg Ht from Established Grade	((180.83 + 179.54)/2) = 180.19	68.81 m



2 Site Context
 1 : 5000

1 Project Statistics

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KIRKOR
 ARCHITECTS AND PLANNERS
 20 De Boers Drive, Suite 400
 Toronto, ON M3J 0H1

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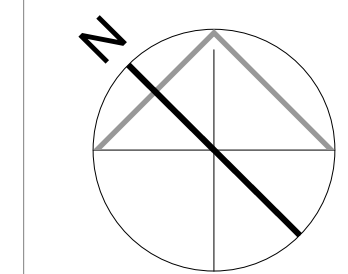
No.:	Issued For:	Date:
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Client:
BRANTHAVEN

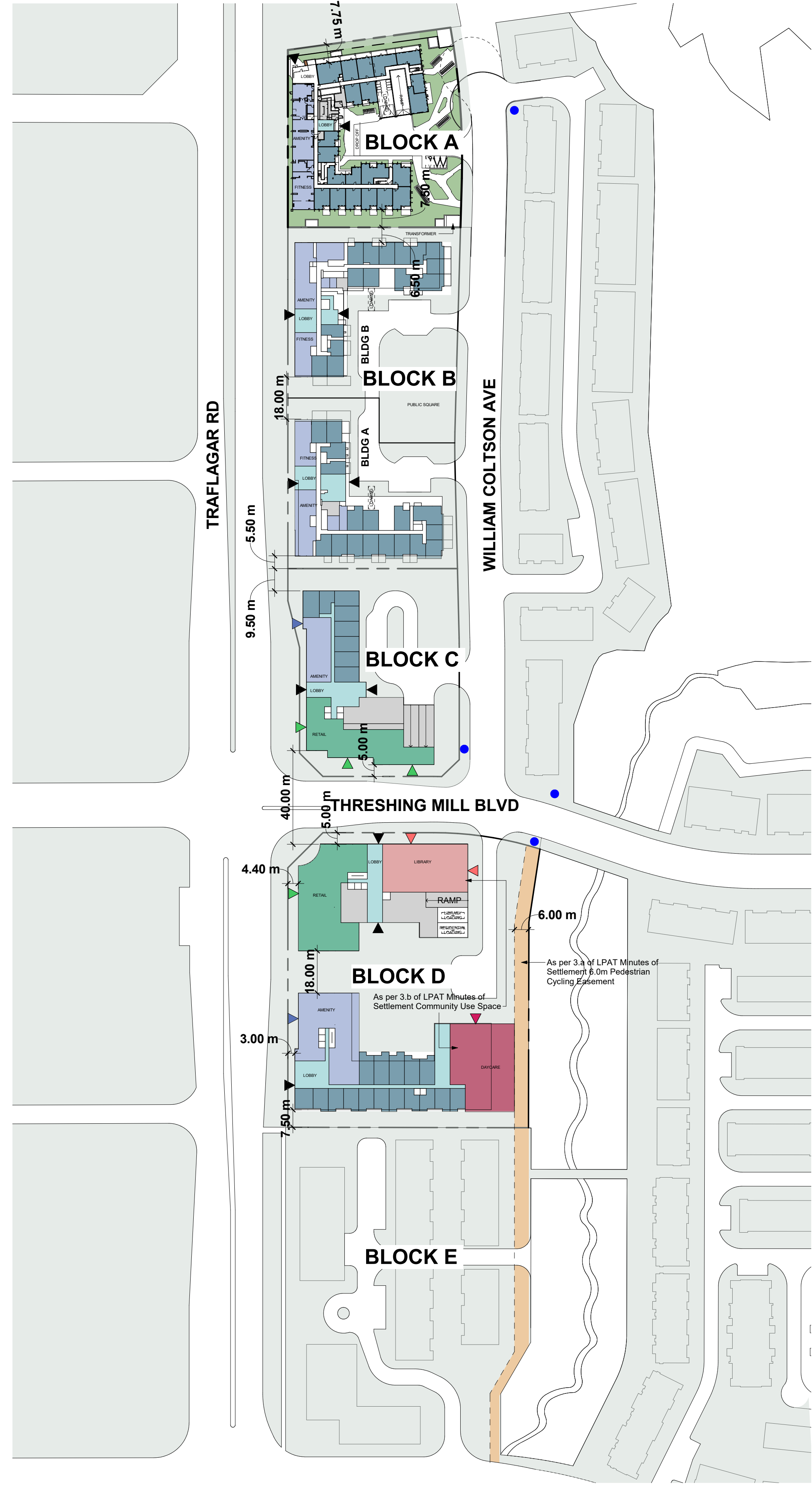
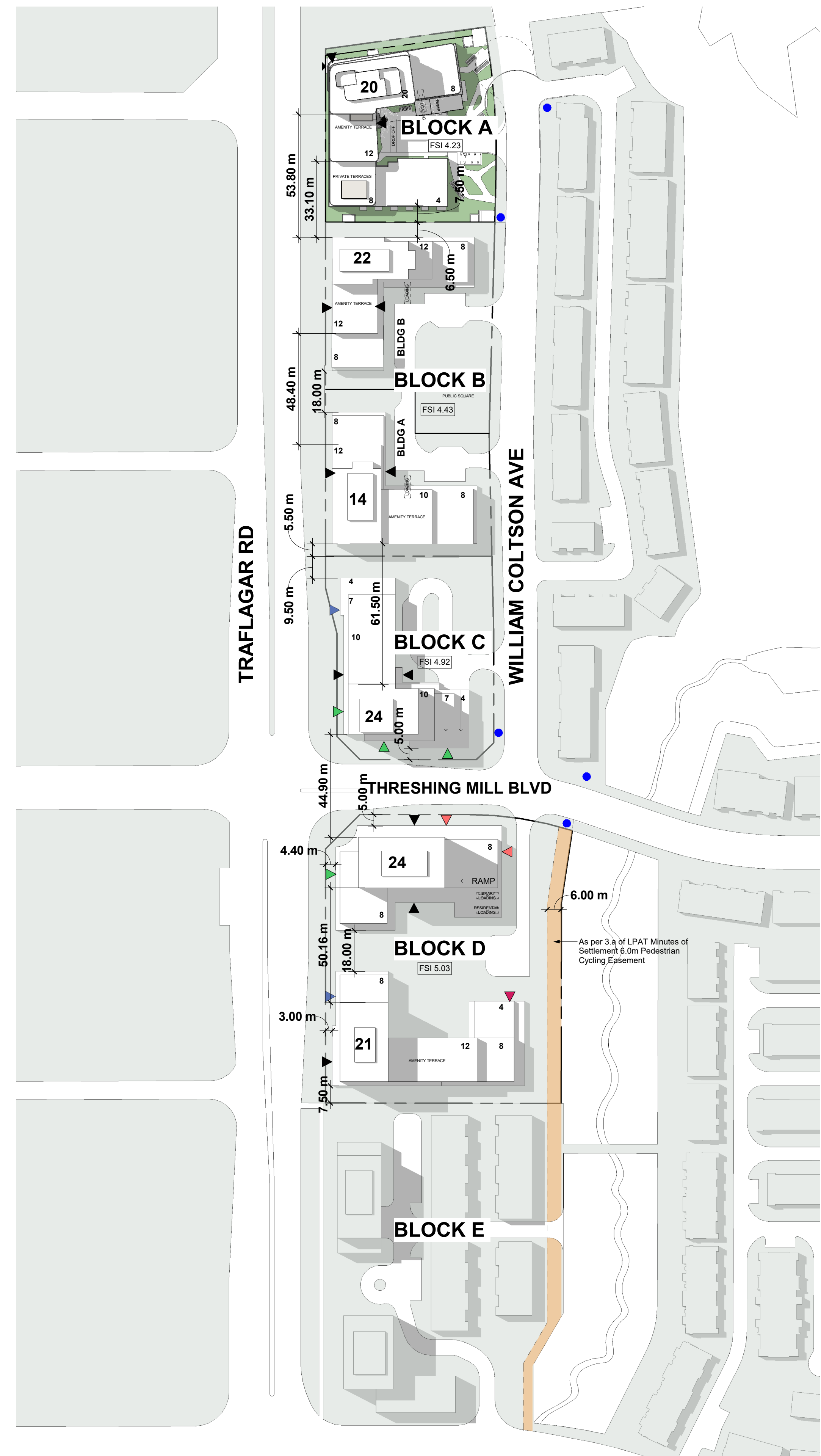
3240 William Coltson Ave, Oakville, ON
 Proposed Residential Development

Drawing Title:
Site Statistics/ Site Context

Scale:
1 : 5000
 Drawn by:
JS
 Checked by:
VPS
 Project No.:
21027
 Date:
June 23, 2022
 Drawing No.:



dA1.3



AREA USE LEGEND

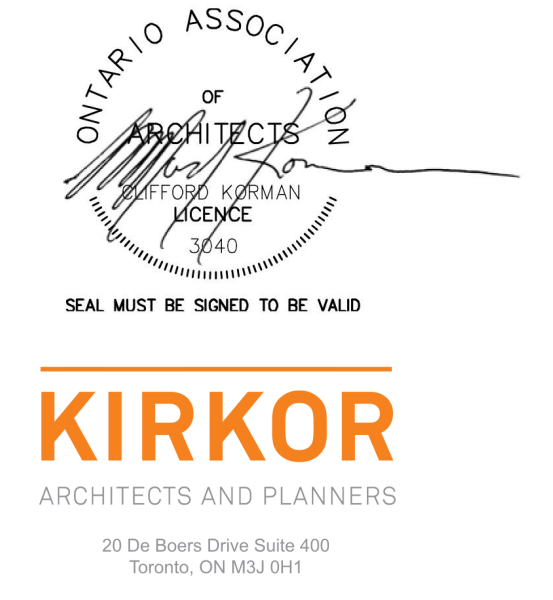
- RESIDENTIAL
- AMENITY
- LOBBY
- DAYCARE
- LIBRARY
- RETAIL
- SERVICE
- TRANSIT/BUS STOP

ENTRANCE LEGEND

- LOBBY ENTRANCE
- AMENITY ENTRANCE
- RETAIL ENTRANCE
- LIBRARY ENTRANCE
- DAYCARE ENTRANCE

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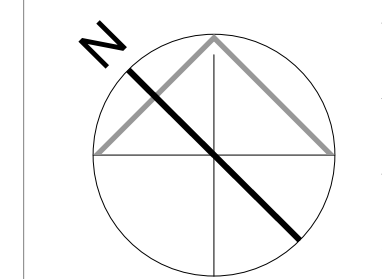
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Drawing Title:
Master Plan

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JS
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June 23, 2022
Drawing No.:



dA1.4