



BUILDING RENDER 1

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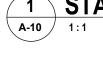
City File No.
Date
Project No.
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File Name

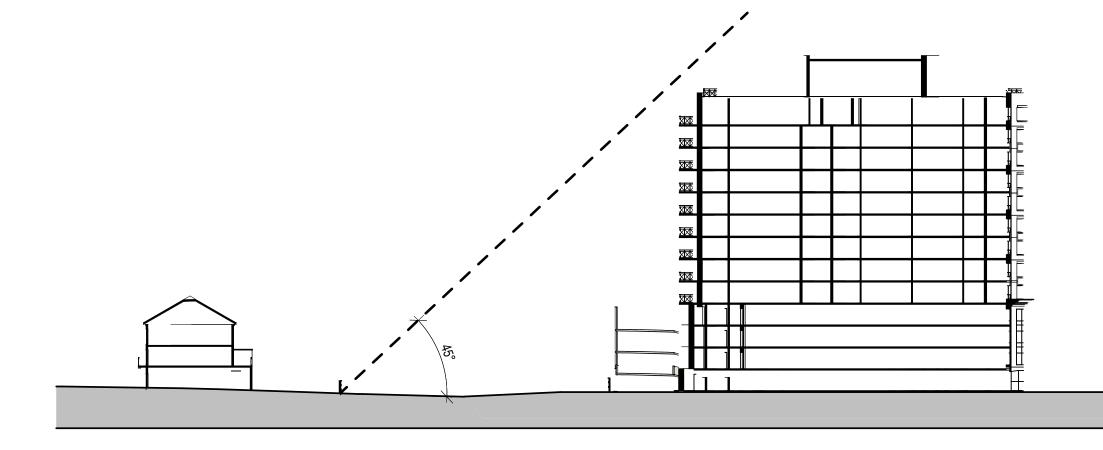
A-50



No.: YY-MM-DD 1 2024-11-28 PAC	es remain the exclusive property of the uced without written consent. Written r scaled dimensions. Contractors shall ions and conditions on the job and this
	NERS MAGINATION CHITECTS DRIVE
1V0 Drawing Title BUILDING RENE City File No. Date Scale	ERS RT RD, SHARON BURY, ON, LOG
Drawn By Checked By Author Checker	A-51

SITE STATISTICS			BY-LAW 2 R6 (162)	018-043						
LOT AREA	0.76 ACRES		3,077m²	0.307	HA					
NET FLOOR AREA FLOOR SPACE INDEX**	PROPOSEI PROPOSEI		10,987.00 m ² 3.6 X	!						
NUMBER OF UNITS	PROPOSE	D	142							
UNITS PER HECTARE	PROPOSE		462							
BUILDING FOOTPRINT	PROPOSE	C	1,940m²							
LOT COVERAGE	PROPOSE	C	63%							
										DEDUCTIONS
AREA BREAKDOWN										PARKING, STAIRS, ELEV., SRVC, & MECH. SHAFTS, SRV
PROPOSED PARKING	No. OF FLOORS	GROSS CONST	RUCTION A	REA	SPACES PER FLOOR	SPACES TOTAL	BF SPACES PER FLOOR	BF SP TOTA		MECH. RM. AND PH., WRS, WASTE/RCYL., STAFF LCKR. LUNCH RM., BIC. LCKR. / PARKING, RES. LCKR., STRG., LOADING, HGT<1.8m, , AMENITY, UNFINISHED BASEMEN
LEVEL 00 (P0)	1	1,584.0	00 m²		37	37	2	2		1,567.00 m²
LEVEL 01 (P1)	1	1,359.0			29	29	2	2		1,204.00 m ²
LEVELS 02 (P2)	1	1,580.0			37	37	1	1		1,563.00 m²
LEVELS 03 (P3)	1	1,652.0	10 m²		40	40	1	1		1,635.00 m²
LEVEL 04 (P4)	1	1,591.0	00 m²		40	40	1	1		1,574.00 m ²
TOTAL PARKING						183		7		
PROPOSED RESIDENTIAL					1B PER FLOOR	2B PER FLOOR	TOTAL No. OI SUITES PER I		TOTAL No. OF SUITES	
LEVEL 05	1	1,335.0	00 m²		10	4	14		14	275.00 m ²
LEVELS 06 TO 13	8	10,680	.00 m²		10	6	16		128	976.00 m²
AVERAGE UNIT SIZE					60m²	79m²				
TOTAL RESIDENTIAL	9				90 (63.4%)	52 (36.6%)			142	
MECHANICAL PENTHOU	ISE	267.00	m²							267.00 m ²
GRAND TOTAL		20,048	.00 m²							9,061.00 m ²
BUILDING HEIGHT	BY-LAW 20	18-043			SETBACKS		MIN. REQ.	PROPO	DSED	
ESTABLISHED GRADE	258.40m RE	EFER TO E	EAST ELEVA	TION	SOUTH EAST	(FRONT)	3m	1.62m		
TOP OF PARAPET/ROOF	298.40m				SOUTH (FRO	NT)	3m	3m		
MAX HEIGHT ALLOWED	40.0m				EAST (SIDE)		7.5m	7.79m		
HEIGHT PROPOSED	*40.00m	13 STO	RIES		NORTH (REA	R)	7.5m	7.94m		
					WEST (REAR)	7.5m		(PARKING) (RESIDENTIAL)	
*T/O PARAPET								0.02111		
PROPOSED PARKING	142 PROPC		PER APARTME	NT	SPACES		CH 1 + 3% CESSIBLE S			
REQUIRED RESIDENT @ 1 SPACE/UNIT VISITOR @ 0.25 SPACE/UNI			1.25		178					
PROPOSED			183 / 142 =	1.29	183	ר (3 ד'	/PE A & 4 TYPE E	3)		
PROPOSED BICYCLE PARK		142 PROF APARTME		PER 6 APART	MENTS	SPACES				
REQUIRED				2		48				
PROPOSED				2		48				
	I	INDOOR A 215m²	AREA	OUTDO 131m²	OR AREA					





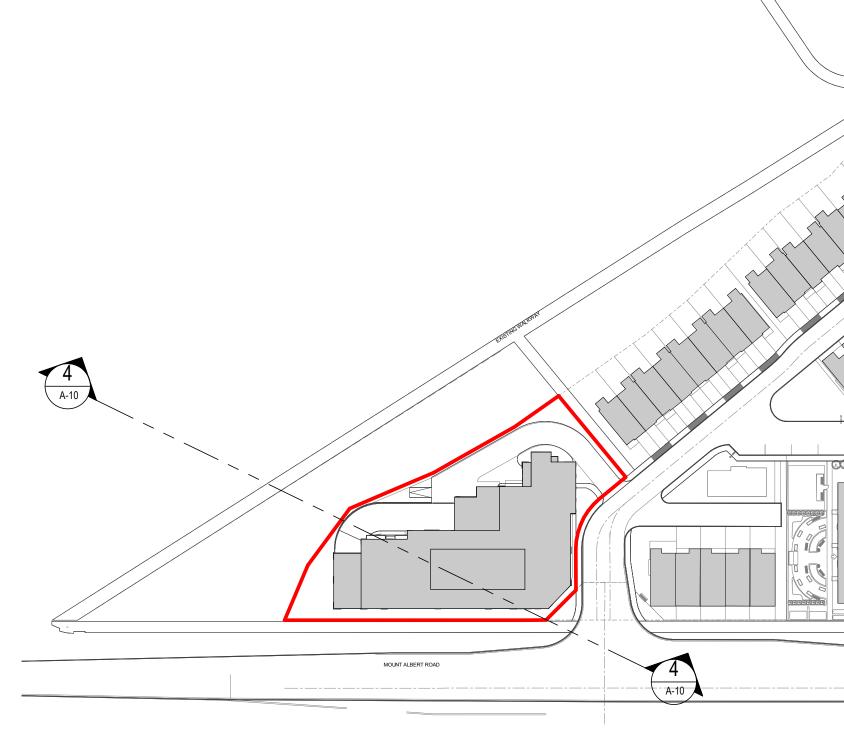


NET FLOOR AREA (NFA)

17.00 m² 155.00 m² 17.00 m² 17.00 m² 17.00 m²

1,060.00 m² 9,704.00 m²

0.00 m² 10,987.00 m²





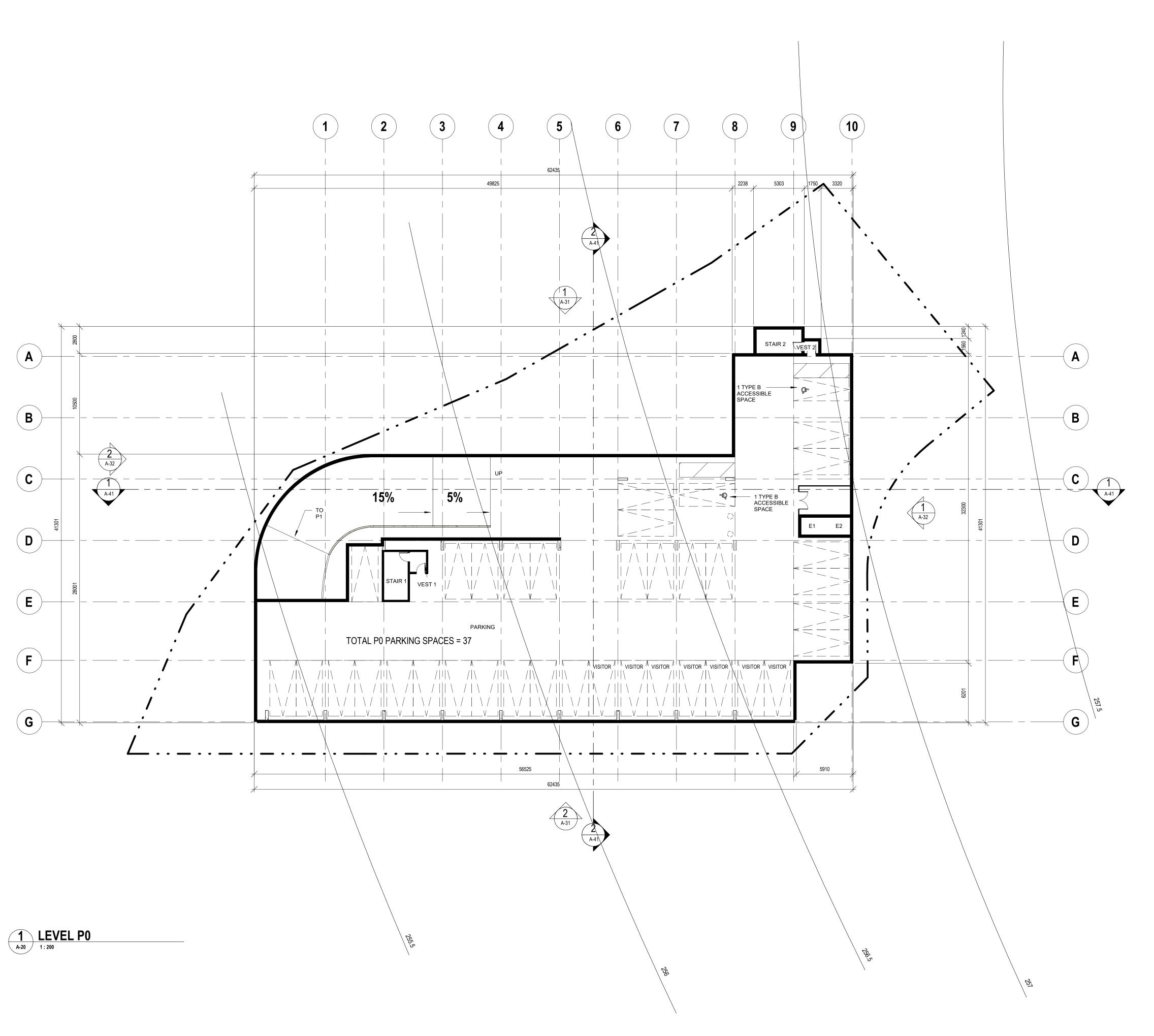
2 SHARON CORNER MASTER PLAN A-10 1: 1000





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	ISSUES & REVISIONS No.: YY-MM-DD Issued for: By: 1 2025-03-24 PLANNING SUBMISSION MPI 2 2025-04-02 UPDATED SURVEY INFO MPI
Visite Visite	
	MURPHY PARTNERS
	1100-2255B Queen St. East, Toronto, Ontario M4E 1G3 ⓒ Office: 416 690 1083
	Consultant
	Client WYCLIFFE HOMES 38 DONCASTER AVE SUITE 201 THORNHILL, ON, L3T 4S1
	Project SHARON CORNERS
	1402 MT ALBERT RD, SHARON EAST GWILLIMBURY, ON, LOG 1V0 Drawing Title STATISTICS/ CONTEXT PLAN/ KEY PLAN/ DRAWING LIST/
	LEGEND City File No. Date Project No.
	Scale Drawing No. As indicated Drawing No. Drawn By Checked By RY RY File Name A-10







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ISSUES & REVISIONS					
lo.:	YY-MM-DD	Issued for:	By:		
1	2024-05-06	CLIENT REVIEW	RY		
2	2024-06-07	COST CONSULTANT REVIEW	MPI		
3	2024-10-09	CLIENT REVIEW	MPI		
4	2024-11-28	PAC MEETING	MPI		
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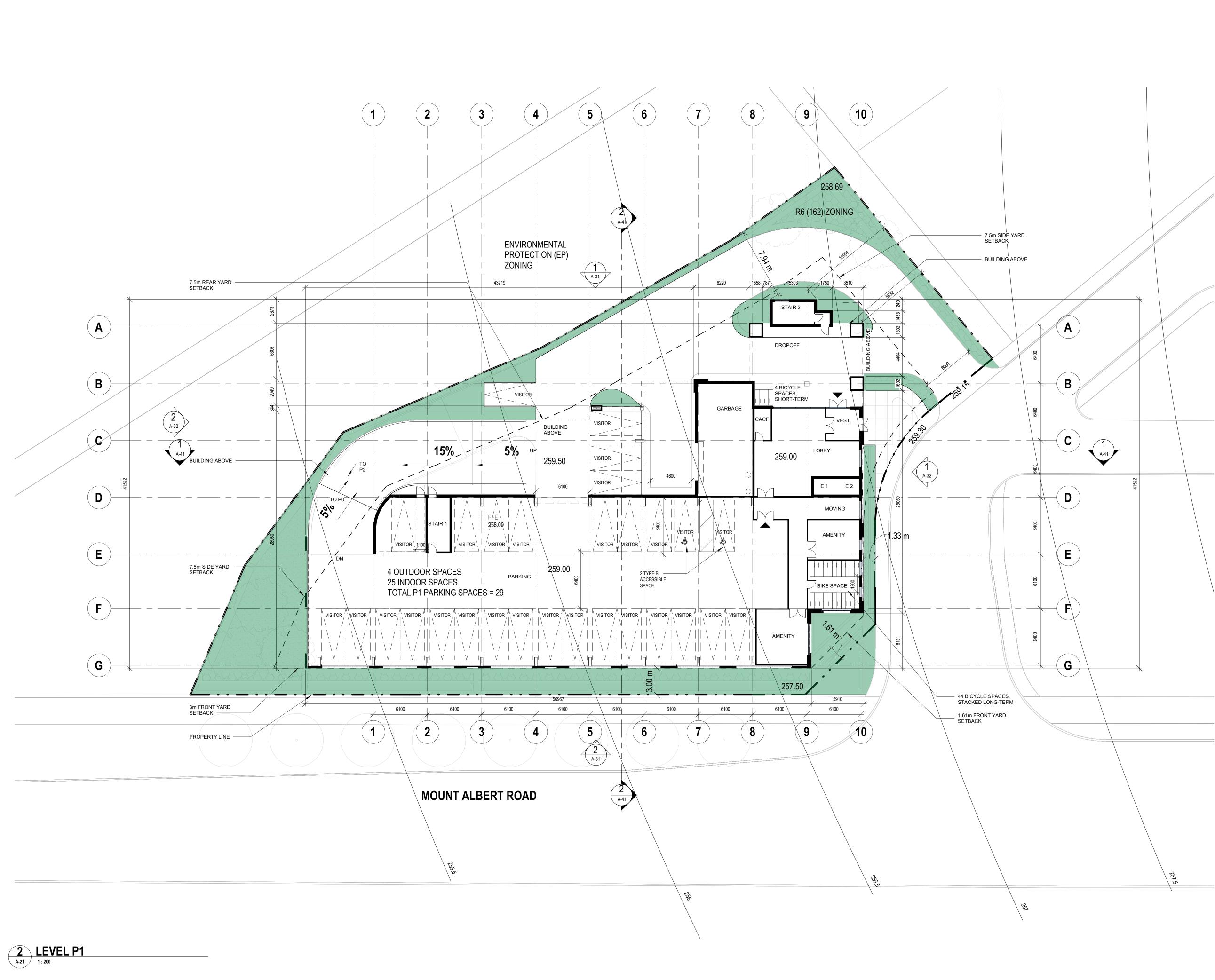
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Consultant			
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Client WYCL	IFFE HOM	ES	
	NCASTER NHILL, ON	AVE SUITE 20 . L3T 4S1	01
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1402		BERT RD, S	HARON
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City File No.		I	
Date		Project No.	
Scale		Drawing No.	
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File Name

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A-20





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Drawing No.

A-21

1 : 200

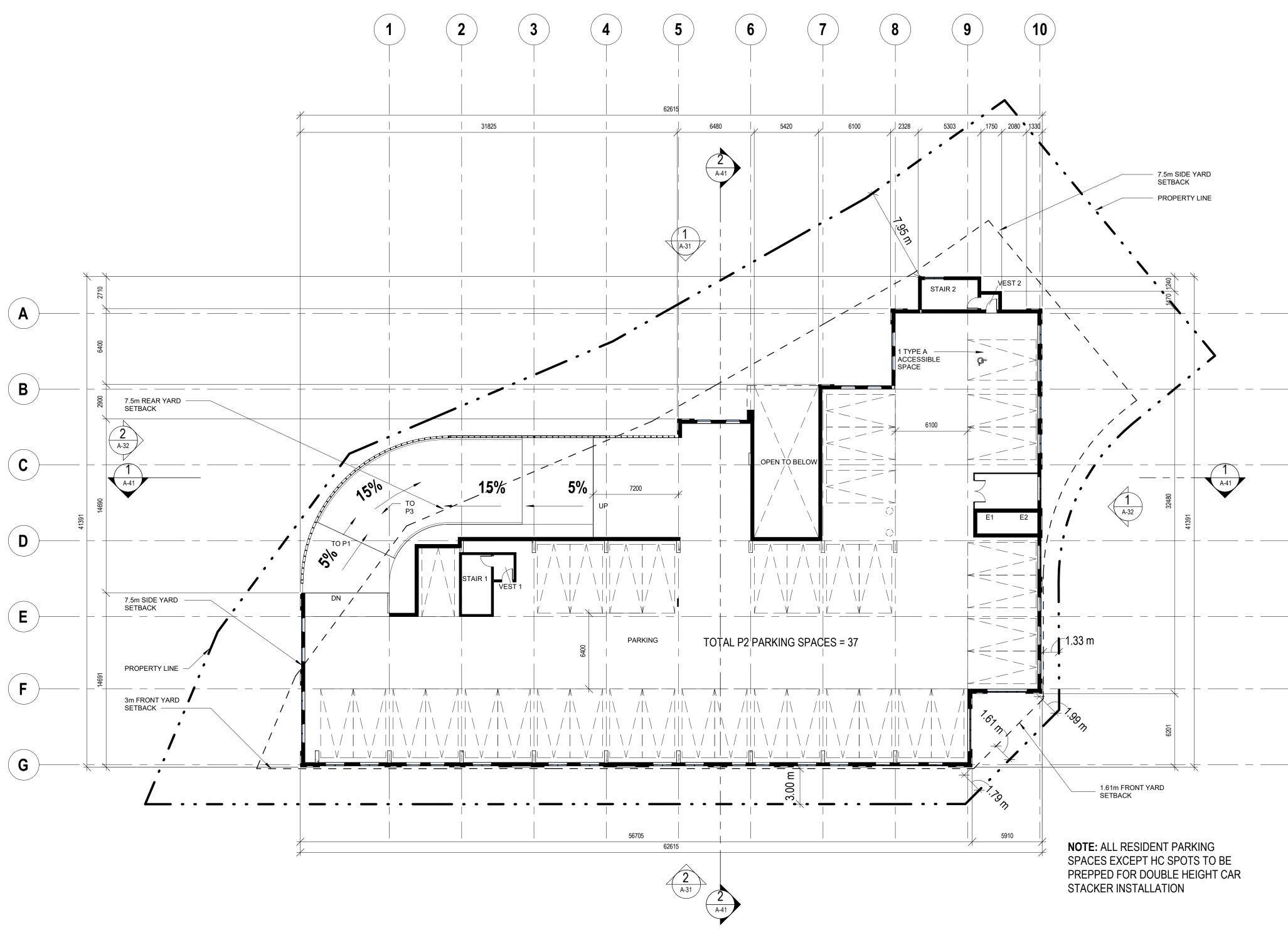
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Drawn By

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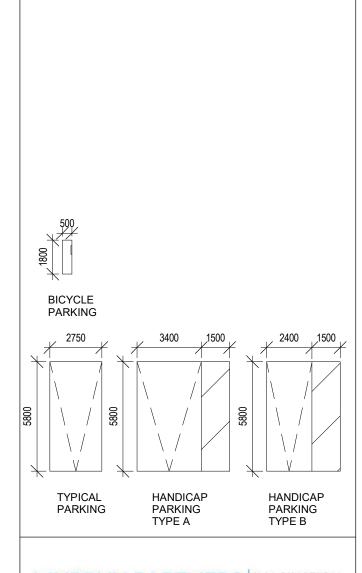
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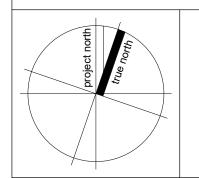
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1	2024-01-26	CLIENT REVIEW	R
2	2024-05-06	CLIENT REVIEW	R
3	2024-06-07	COST CONSULTANT REVIEW	MF
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5	2025-03-24	PLANNING SUBMISSION	MF
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WYCLIFFE HOMES 38 DONCASTER AVE SUITE 201 THORNHILL, ON, L3T 4S1

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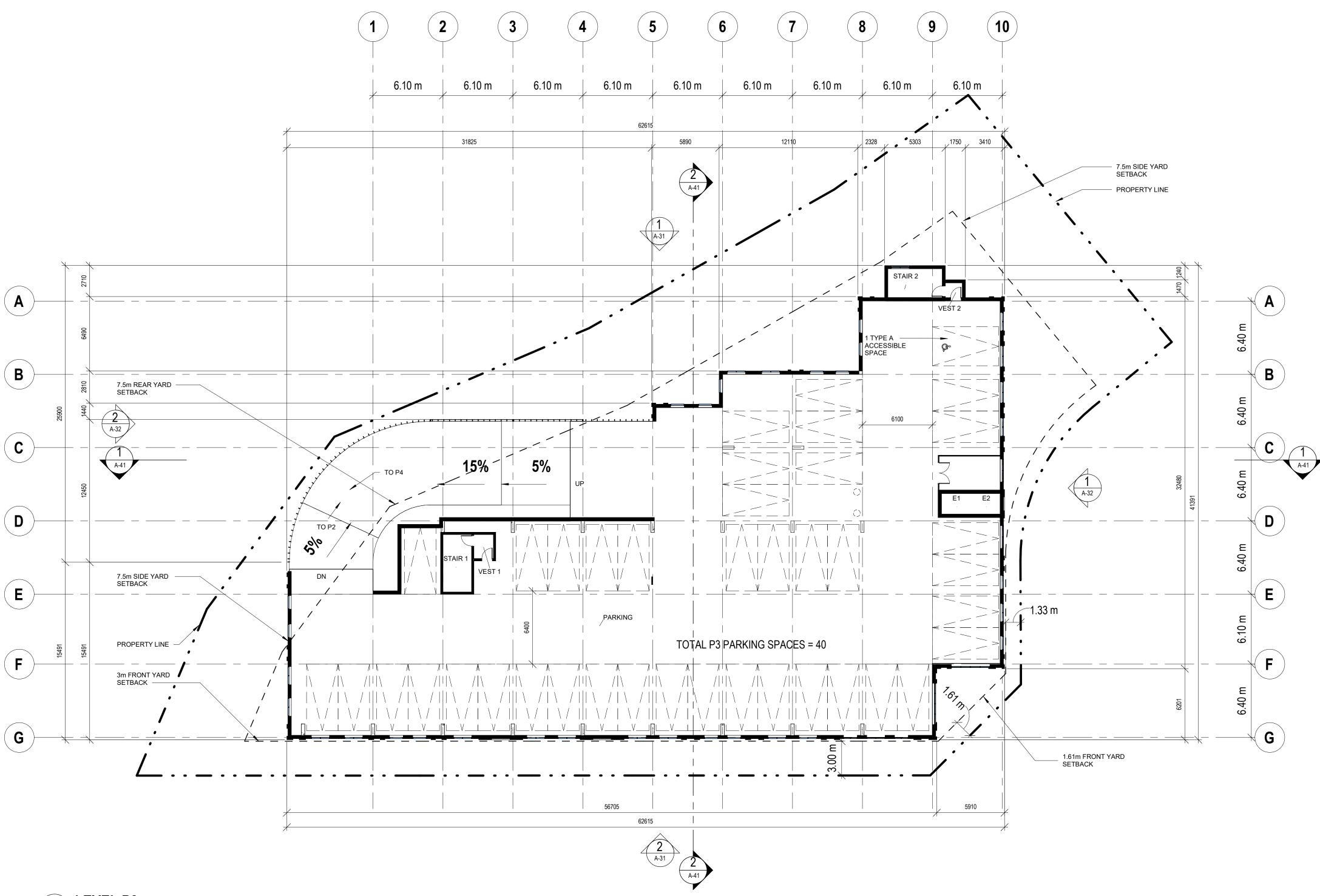
Consultant

SHARON CORNERS

1402 MT ALBERT RD, SHARON EAST GWILLIMBURY, ON, LOG 1V0

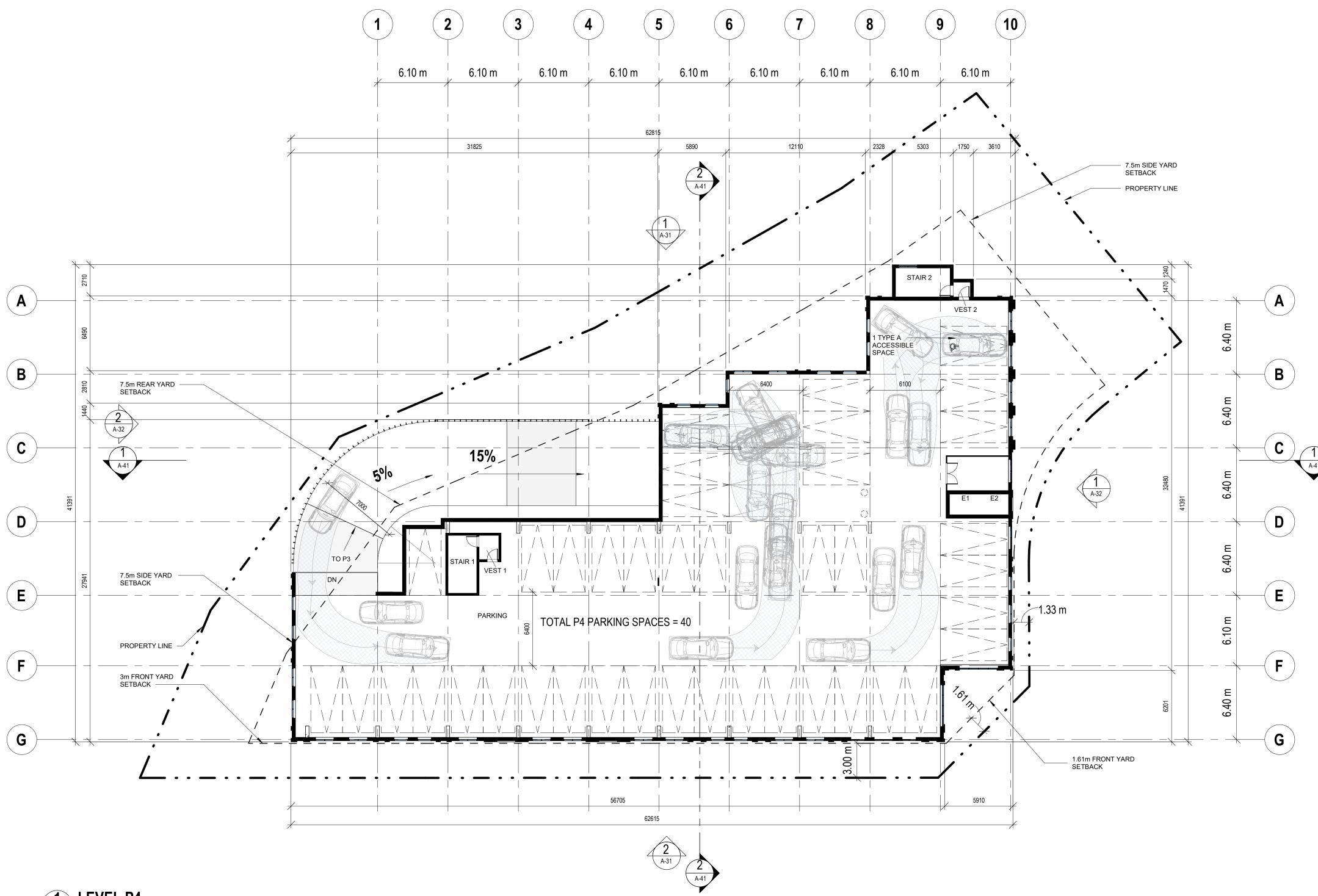
Drawing Title LEVEL P2 PLAN

City File No. Project No. Date Scale Drawing No. 1 : 200 Checked By Drawn By **A-22** RY RY File Name









1 LEVEL P4 A-24 1:200



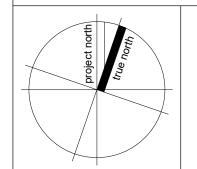


1 R1 A-25 1:200

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Client WYCLIFFE HOMES 38 DONCASTER AVE SUITE 201 THORNHILL, ON, L3T 4S1

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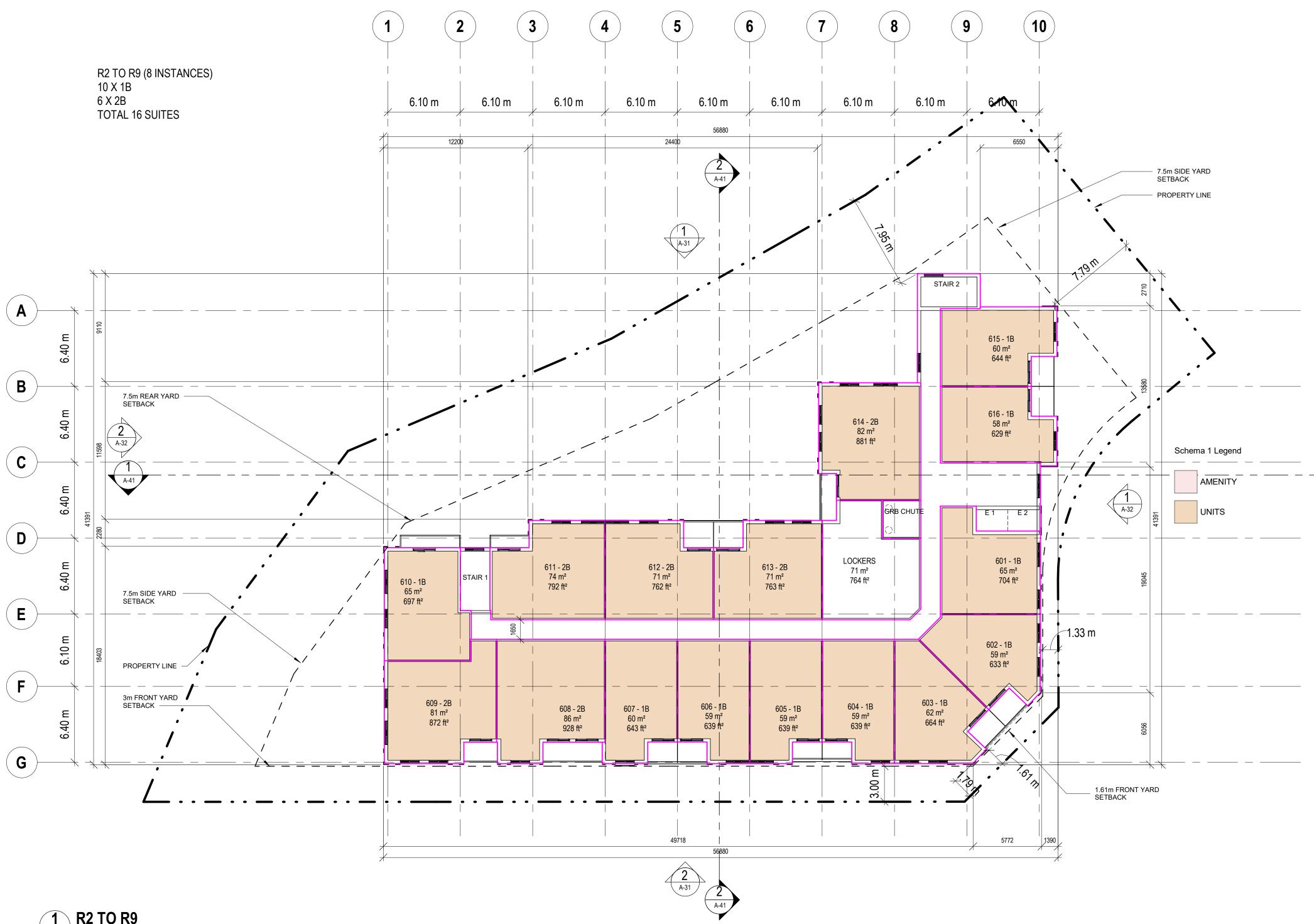
Consultant

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1402 MT ALBERT RD, SHARON EAST GWILLIMBURY, ON, LOG 1V0

Drawing Title LEVEL R1 PLAN (AMENITIES + SUITES)

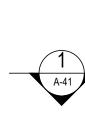
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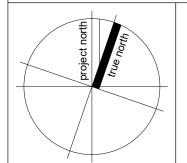
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1	2024-01-26	CLIENT REVIEW	R
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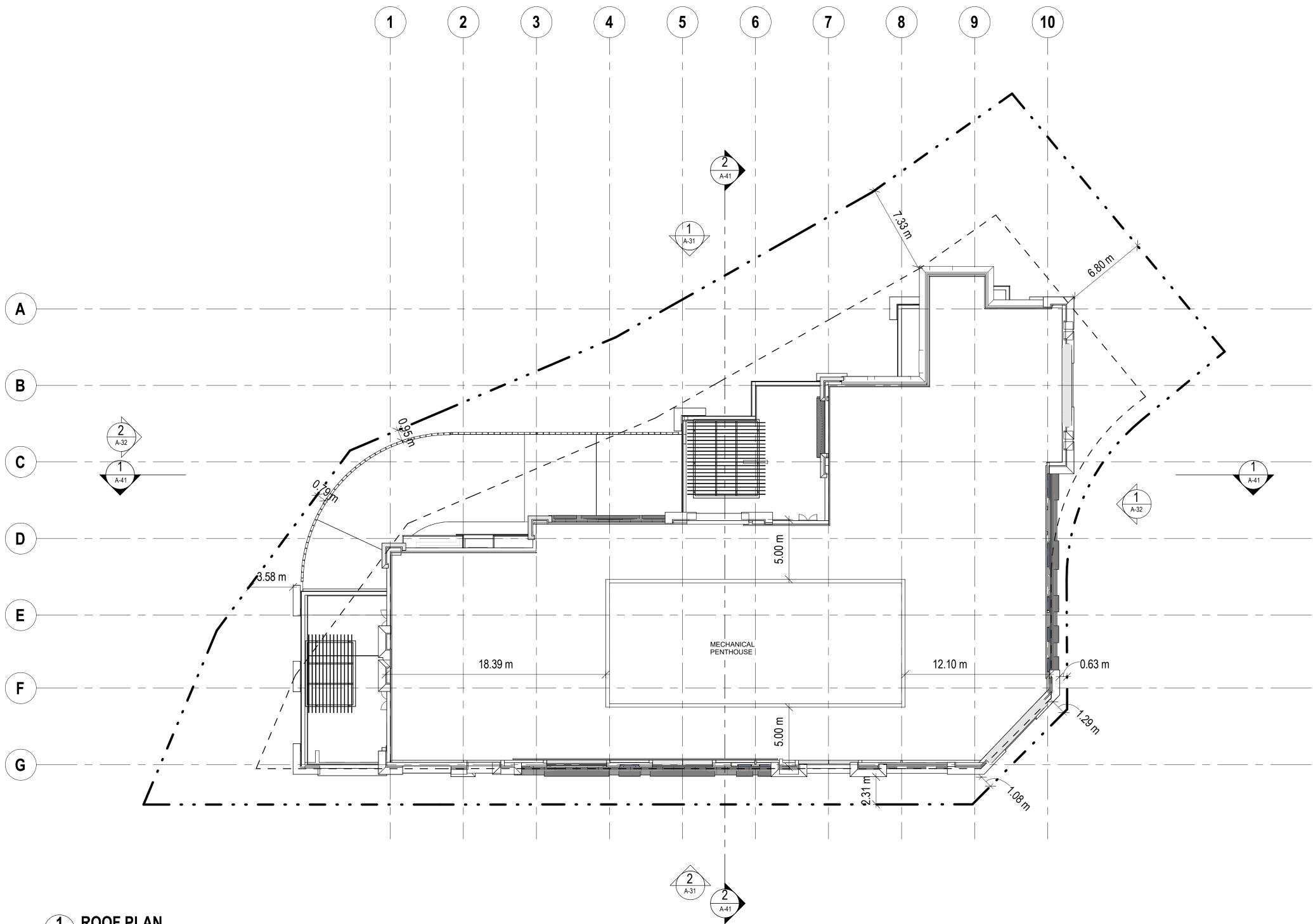
Consultant

SHARON CORNERS

1402 MT ALBERT RD, SHARON EAST GWILLIMBURY, ON, LOG 1V0

Drawing Title LEVELS R2 TO R9 PLAN

City File No.		
Date		Project No.
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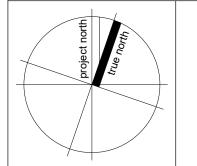


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4	2024-11-28	PAC MEETING	MF
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Client WYCLIFFE HOMES 38 DONCASTER AVE SUITE 201 THORNHILL, ON, L3T 4S1

Project

Consultant

SHARON CORNERS

1402 MT ALBERT RD, SHARON EAST GWILLIMBURY, ON, L0G 1V0

Drawing Title ROOF PLAN

 City File No.

 Date
 Project No.

 Scale
 Drawing No.

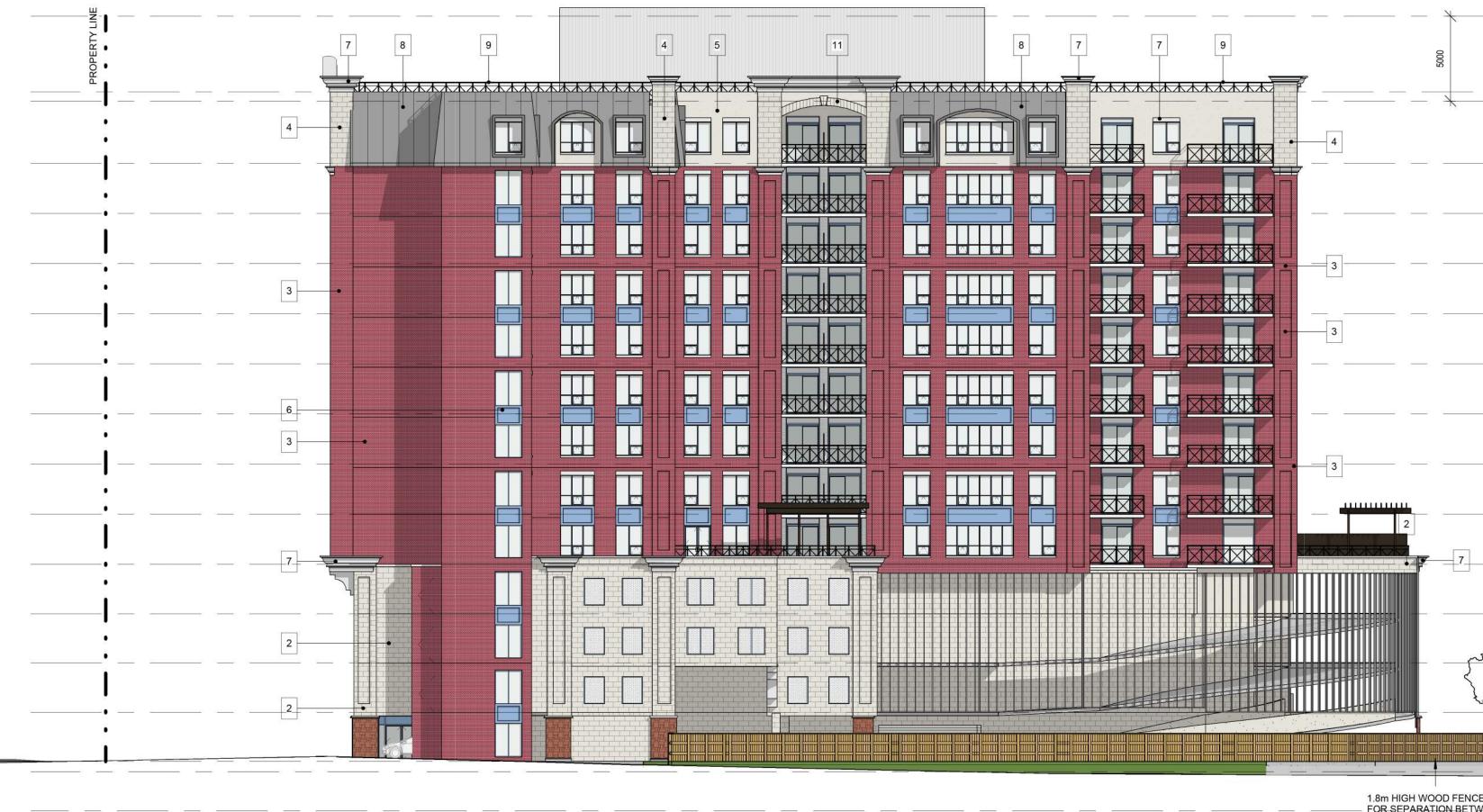
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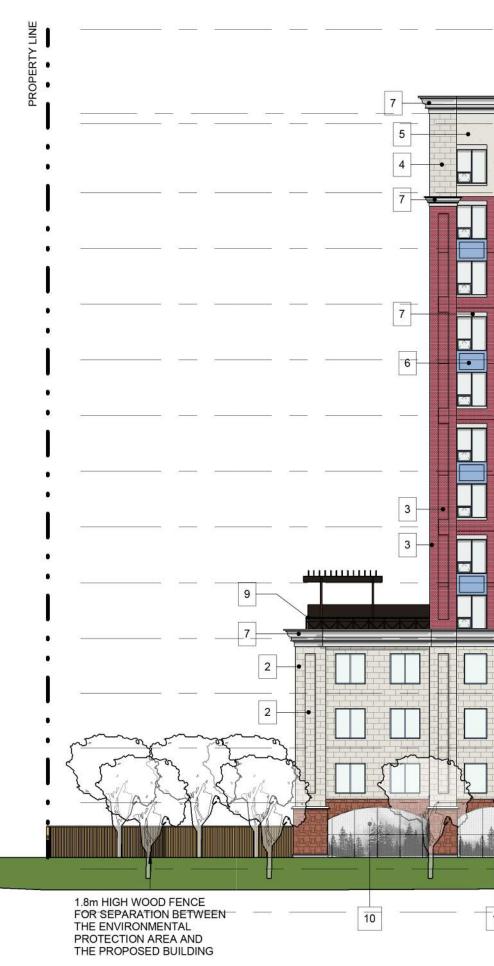
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MATERIALS LEGEND

1	PERMACON STONE - LAFITT CHAMBORD
2	ARRISCRAFT RENAISSANCE STONE - RUSTICATED FINISH - NUTMEG
3	BRAMPTON BRICK - RED RANGE
4	EIFS LARGE FORMAT STONE - NUTMEG
5	EIFS SAND PEBBLE SMOOTH - NUTMEG
6	PREFINISHED SPANDEL PANEL
7	DECORATIVE EIFS MOLDING
8	PREFINISHED STANDING SEAM METAL ROOF
9	PREFINISHED METAL GUARD RAIL
10	PERFORATED METAL SCREEN
11	PRECAST LINTEL
12	PREFINISHED METAL SIDING



1 NORTH ELEVATION A-31 1:200

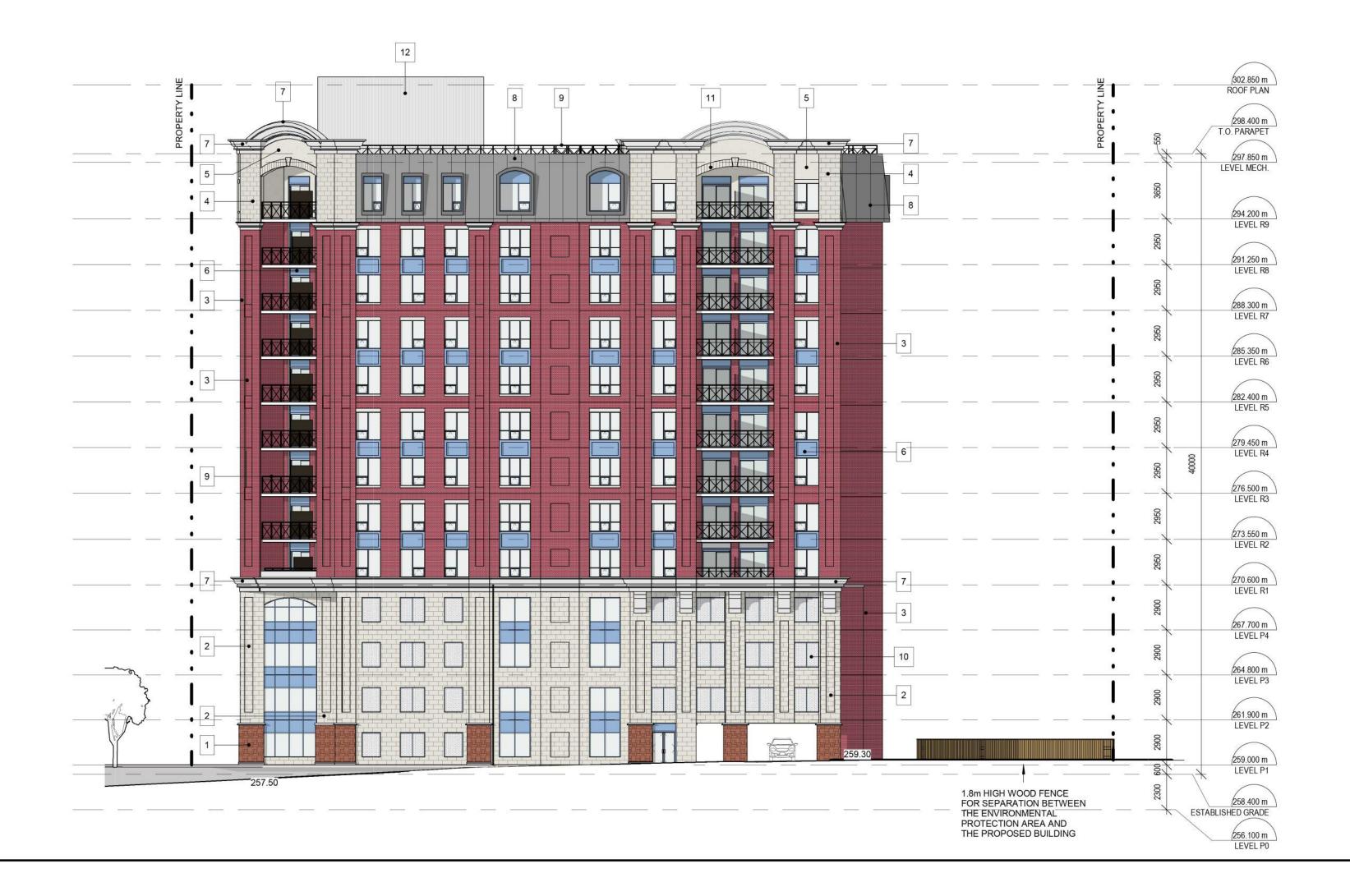




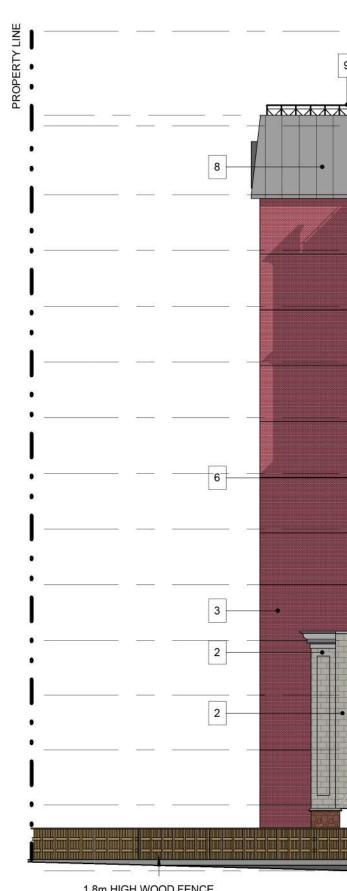
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	ISSUES & REVISIONSNo.:YY-MM-DDIssued for:By:12024-05-06CLIENT REVIEWRY22024-06-07COST CONSULTANT REVIEWMPI32024-10-09CLIENT REVIEWMPI42024-11-28PAC MEETINGMPI52025-01-31CLIENT REVIEWMPI62025-03-24PLANNING SUBMISSIONMPI
1.8m HIGH WOOD FENCE FOR SEPARATION BETWEEN THE ENVIRONMENTAL PROPOSED BUILDING THE PROPOSED BUILDING THE PROPOSED BUILDING	MURPHY PARTNERS SENIORS HOUSING ARCHITECTS 1100-2255B Queen St. East, Toronto, Ontario M4E 1G3 Office: 416 690 1083 () www.murphypartners.ca
	Consultant
	Client
	WYCLIFFE HOMES 38 DONCASTER AVE SUITE 201 THORNHILL, ON, L3T 4S1
	1402 MT ALBERT RD, SHARON EAST GWILLIMBURY, ON, LOG 1V0 Drawing Title NORTH & SOUTH ELEVATION City File No.
LEVEL PO	Date Project No. Scale As indicated Drawn By Checked By Author Checker File Name File Name

MATERIALS LEGEND

1	PERMACON STONE - LAFITT CHAMBORD
2	ARRISCRAFT RENAISSANCE STONE - RUSTICATED FINISH - NUTMEG
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9	PREFINISHED METAL GUARD RAIL
10	PERFORATED METAL SCREEN
11	PRECAST LINTEL
12	PREFINISHED METAL SIDING







1.8m HIGH WOOD FENCE FOR SEPARATION BETWEEN THE ENVIRONMENTAL PROTECTION AREA AND THE PROPOSED BUILDING



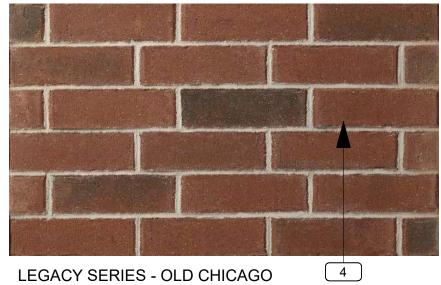
					12			<u>+</u> ≝	×		302.850 m ROOF PLAN
9	7	8	5	4 7	ł			PROPERTY LINE	5000		298.400 m T.O. PARAPET
			<u>к</u> л.л.л.л.						<u>\</u>	099	297.850 m LEVEL MECH.
										3650	294.200 m LEVEL R9
								3	· ·	5950	291.250 m LEVEL R8
								 	·	5950	288.300 m LEVEL R7
										5950	285.350 m
								• •		5950	282,400 m
										5950	279.450 m
										2950	276.500 m
								3		2950	LEVEL R3
								7		2950	270.600 m
								2		5300	LEVEL R1
						Jon Con		10		5300	264.800 m
							JA JA	} 	,	5900	261.900 m
									·	2300	259.000 m
										2300 60	LEVEL P1 258.400 m ESTABLISHED GRADE
											256.100 m LEVEL P0

No.:	YY-MM-DD	S & REVISIONS	_
1 2	2024-05-06 2024-06-07	CLIENT REVIEW COST CONSULTANT	-
3	2024-10-09	CLIENT REVIEW	
4 5 6	2024-11-28 2025-01-31 2025-03-24	PAC MEETING CLIENT REVIEW PLANNING SUBMISSION	+
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			4E
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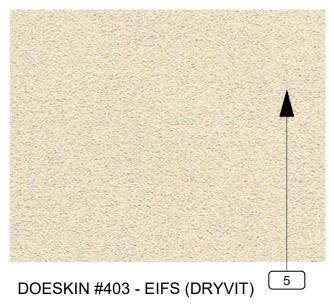
PERMACON



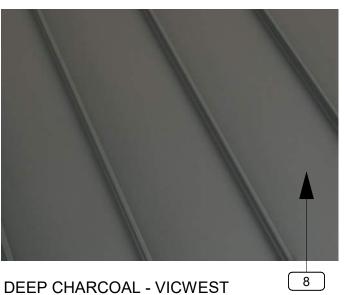
BRAMPTON BRICK - BRICK



DRYVIT



UPSTAND SEAM ROOF



DEEP CHARCOAL - VICWEST OR BERRIDGE

ARRISCRAFT - SMOOTH MASONRY OPTIONS





NUTMEG - RENAISSANCE

AMICO - PERFORATED METAL

.............................. 10





LYMESTONE - EIFS (DRYVIT)



LYMESTONE - EIFS (DRYVIT)

TRELLIS



TREX PERGOLA



MATERIALS LEGEND

	PERMACON STONE - LAFITT CHAMBORD
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1	2025-01-31	CLIENT REVIEW	MPI
2	2025-03-24	PLANNING SUBMISSION	MPI

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Consultant

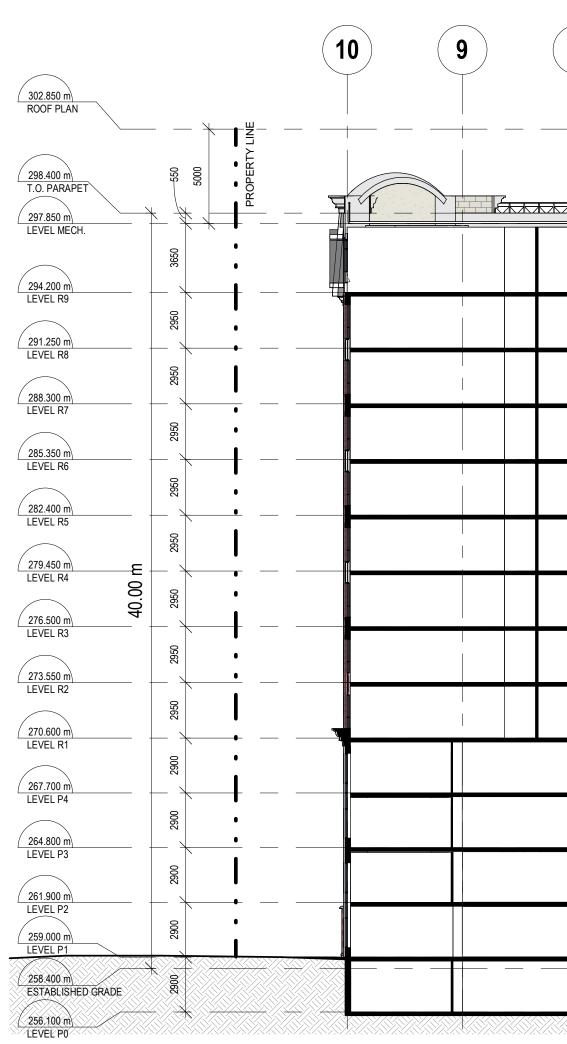
WYCLIFFE HOMES 38 DONCASTER AVE SUITE 201 THORNHILL, ON, L3T 4S1

SHARON CORNERS

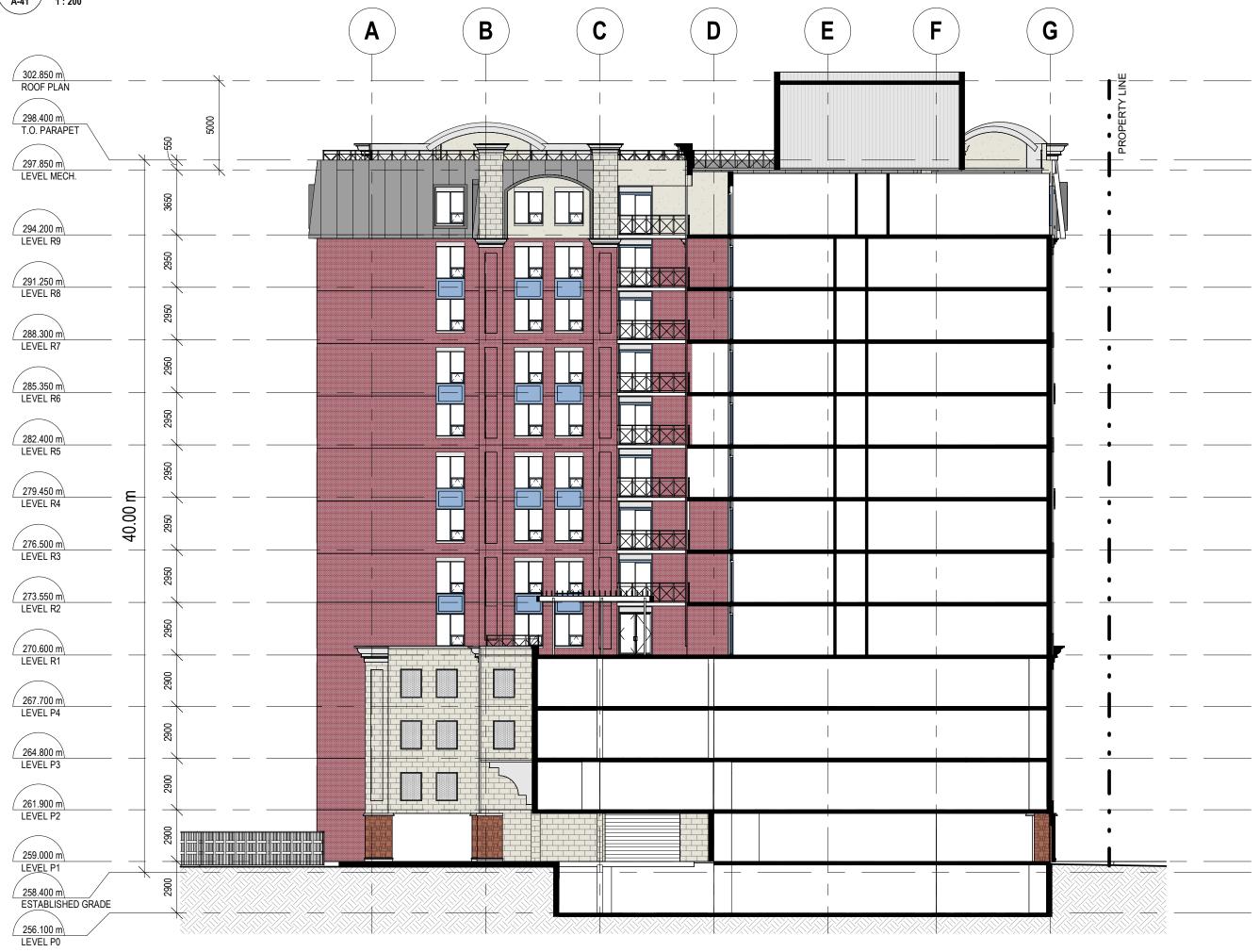
1402 MT ALBERT RD, SHARON EAST GWILLIMBURY, ON, LOG 1V0

Drawing Title MATERIAL SAMPLE BOARD

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1 EAST WEST SECTION A-41 1:200



2 NORTH SOUTH SECTION 1:200

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ISSUES & REVISIONS No: YY-MM-DD Issued for: Image: Colspan="2">Issued for: 1 2024-05-06 CLIENT REVIEW 1 3 2024-06-07 COST CONSULTANT Image: Colspan="2">Image: Colspan="2">CONSULTANT 4 2025-03-24 PLANNING SUBMISSION 4 2025-03-24 PLANNING SUBMISSION
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