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No.:	YY-MM-DD	Issued for:	By:
1	2024-11-28	PAC MEETING	MPI
2	2025-03-24	PLANNING SUBMISSION	MPI

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Consultant

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

Project
SHARON CORNERS

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

Drawing Title
BUILDING RENDER 1

City File No.		Project No.	
Date		Drawing No.	
Scale		A-50	
Drawn By	Checked By		
Author	Checker		
File Name			



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

Drawing Title
BUILDING RENDER 2

City File No.		Project No.	
Date		Scale	
Drawn By		Drawing No.	
Author		Checked By	
File Name		A-51	

SITE STATISTICS		BY-LAW 2018-043 R6 (162)	
LOT AREA	0.76 ACRES	3,077m ²	0.307 HA
NET FLOOR AREA	PROPOSED	10,987.00 m ²	
FLOOR SPACE INDEX**	PROPOSED	3.6 X	
NUMBER OF UNITS	PROPOSED	142	
UNITS PER HECTARE	PROPOSED	462	
BUILDING FOOTPRINT	PROPOSED	1,940m ²	
LOT COVERAGE	PROPOSED	63%	

AREA BREAKDOWN							DEDUCTIONS PARKING, STAIRS, ELEV., SRVC. & MECH. SHAFTS, SRVC / MECH. RM. AND PH., WRS. WASTE/RCYL., STAFF LOCKR. & LUNCH RM., BIC. LOCKR. / PARKING, RES. LOCKR., STRG., LOADING, HGT<1.9m., AMENITY, UNFINISHED BASEMENT	NET FLOOR AREA (NFA)
PROPOSED PARKING	No. OF FLOORS	GROSS CONSTRUCTION AREA	SPACES PER FLOOR	SPACES TOTAL	BF SPACES PER FLOOR	BF SPACES TOTAL		
LEVEL 00 (P0)	1	1,584.00 m ²	37	37	2	2	1,567.00 m ²	17.00 m ²
LEVEL 01 (P1)	1	1,359.00 m ²	29	29	2	2	1,204.00 m ²	155.00 m ²
LEVELS 02 (P2)	1	1,580.00 m ²	37	37	1	1	1,563.00 m ²	17.00 m ²
LEVELS 03 (P3)	1	1,652.00 m ²	40	40	1	1	1,635.00 m ²	17.00 m ²
LEVEL 04 (P4)	1	1,591.00 m ²	40	40	1	1	1,574.00 m ²	17.00 m ²
TOTAL PARKING				183		7		
PROPOSED RESIDENTIAL				1B PER FLOOR	2B PER FLOOR	TOTAL No. OF SUITES PER FLOOR	TOTAL No. OF SUITES	
LEVEL 05	1	1,335.00 m ²		10	4	14	14	1,060.00 m ²
LEVELS 06 TO 13	8	10,680.00 m ²		10	6	16	128	9,704.00 m ²
AVERAGE UNIT SIZE				60m ²	79m ²			
TOTAL RESIDENTIAL	9			90 (63.4%)	52 (36.6%)		142	
MECHANICAL PENTHOUSE		267.00 m ²						0.00 m ²
GRAND TOTAL		20,048.00 m ²						10,987.00 m ²

BUILDING HEIGHT		BY-LAW 2018-043		SETBACKS		MIN. REQ.	PROPOSED
ESTABLISHED GRADE	258.40m	REFER TO EAST ELEVATION		SOUTH EAST (FRONT)		3m	1.62m
TOP OF PARAPET/ROOF	298.40m			SOUTH (FRONT)		3m	3m
MAX HEIGHT ALLOWED	40.0m			EAST (SIDE)		7.5m	7.79m
HEIGHT PROPOSED	*40.00m	13 STORIES		NORTH (REAR)		7.5m	7.94m
				WEST (REAR)		7.5m	1.42m (PARKING) 6.32m (RESIDENTIAL)

*T/O PARAPET

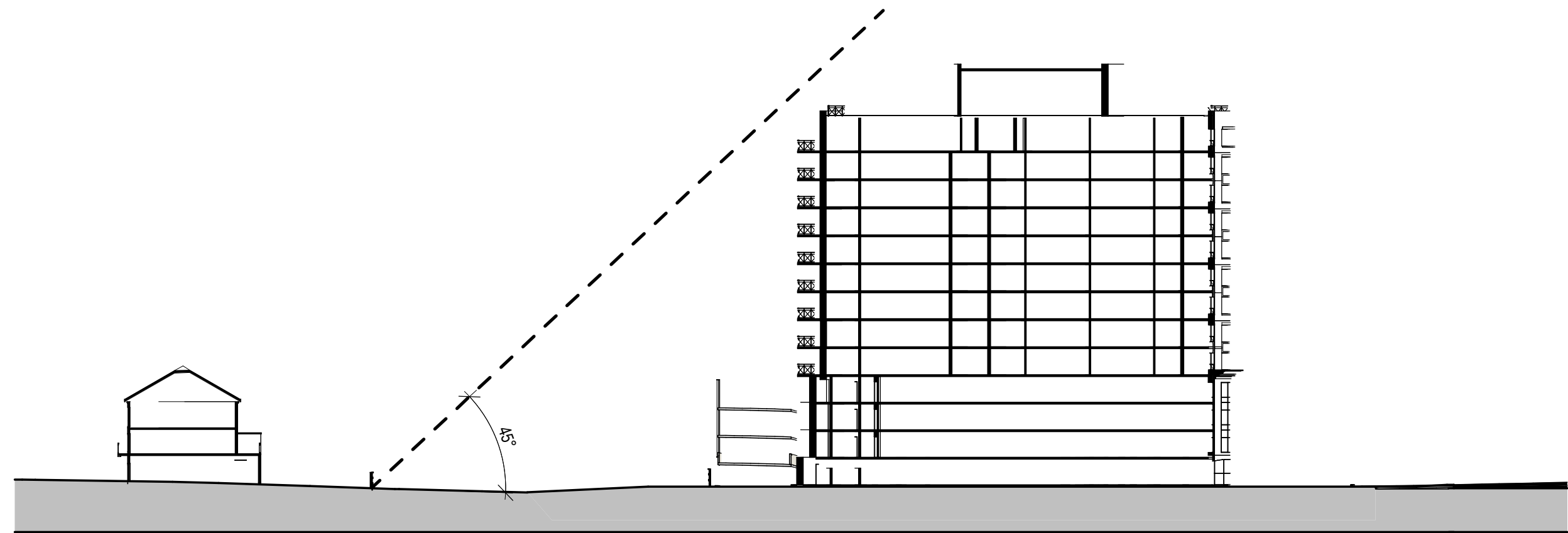
PROPOSED PARKING	142 PROPOSED APARTMENTS	PER APARTMENT	SPACES	OF WHICH 1 + 3% ARE ACCESSIBLE SPACES
		1.25	178	
REQUIRED RESIDENT @ 1 SPACE/UNIT = 142 VISITOR @ 0.25 SPACE/UNIT = 36				
PROPOSED	183 / 142 = 1.29		183	7 (3 TYPE A & 4 TYPE B)

PROPOSED BICYCLE PARKING	142 PROPOSED APARTMENTS	PER 6 APARTMENTS	SPACES
REQUIRED		2	48
PROPOSED		2	48

AMENITY SPACE	INDOOR AREA	OUTDOOR AREA
	215m ²	131m ²

1 STATISTICS

A-10 1:1



4 SITE SECTION

A-10 1:500

2 SHARON CORNER MASTER PLAN

A-10 1:1000



3 KEY PLAN

A-10 NTS

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Project
SHARON CORNERS

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

Drawing Title
**STATISTICS/ CONTEXT PLAN/
KEY PLAN/ DRAWING LIST/
LEGEND**

City File No.

Date Project No.

Scale
As indicated

Drawn By Checked By Drawing No.

RY RY

File Name

A-10



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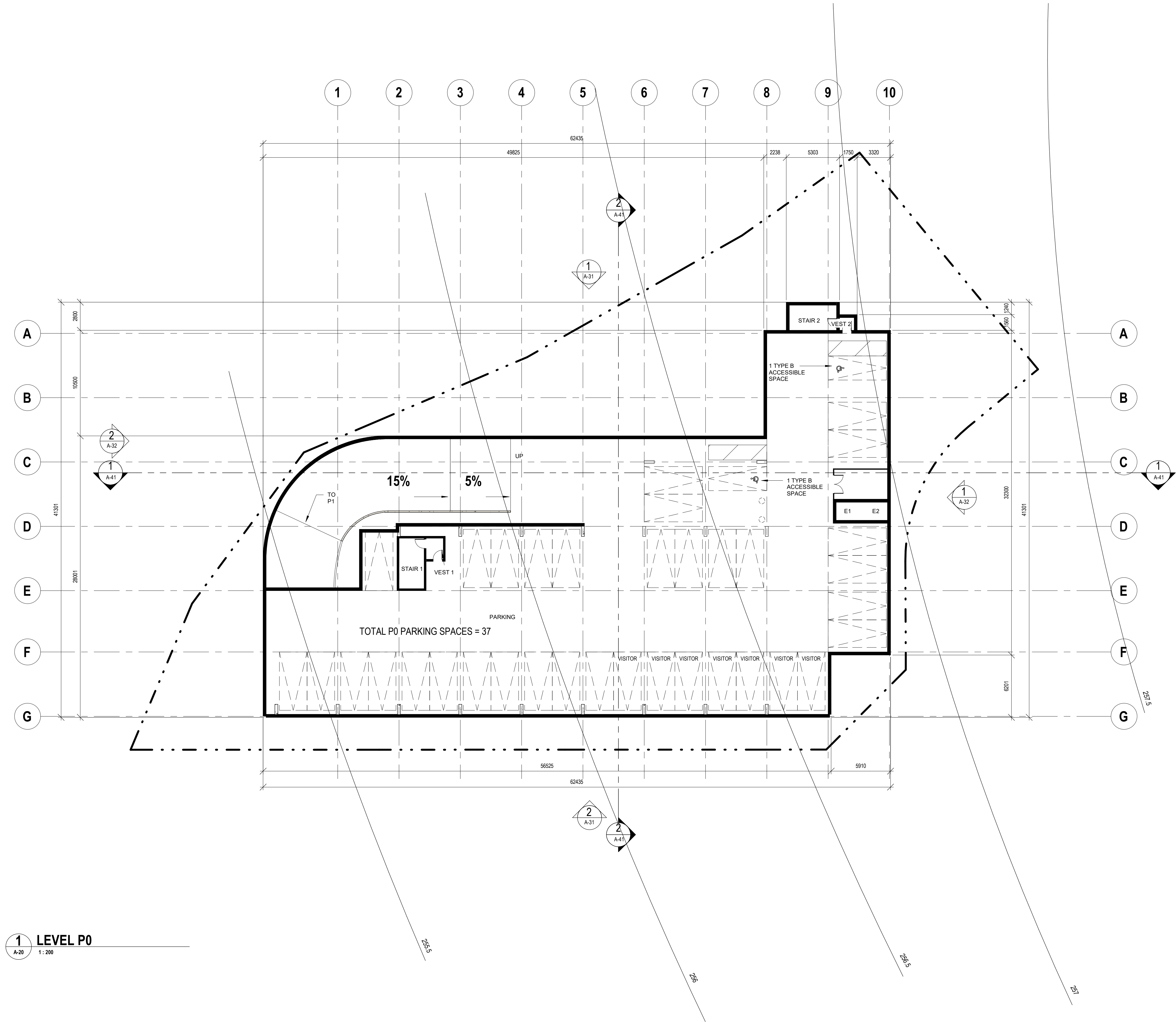
SHARON CORNERS

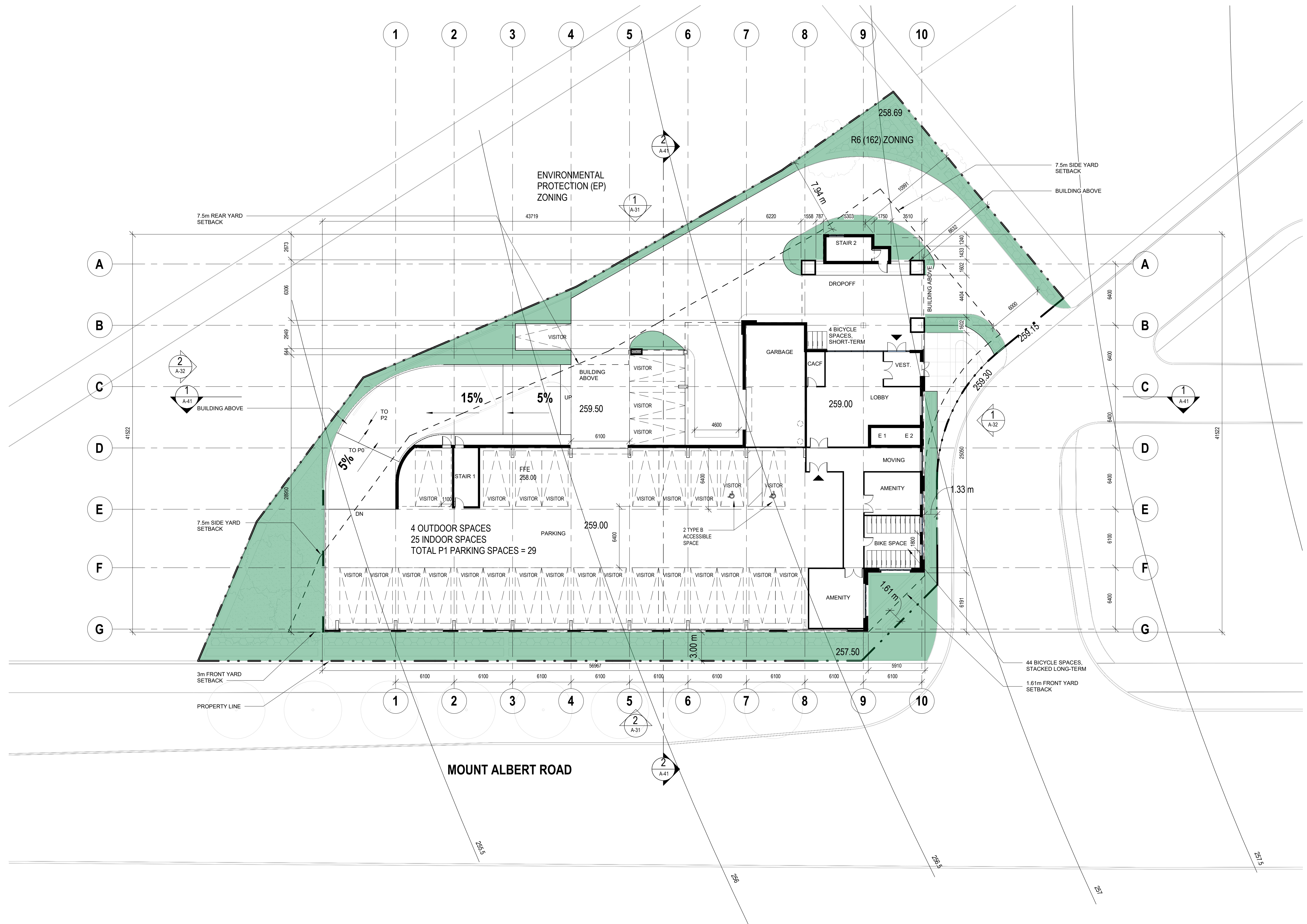
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Drawing Title

SITE PLAN

City File No.		Project No.	
Date		Drawing No.	
Scale		1 : 200	
Drawn By	Checked By	A-11	
RY	RY		
File Name			





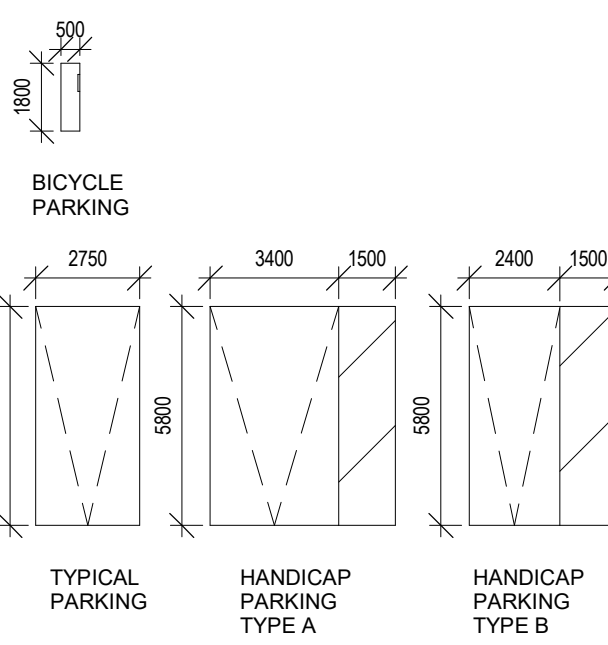
2 LEVEL P1
A-21 1:200

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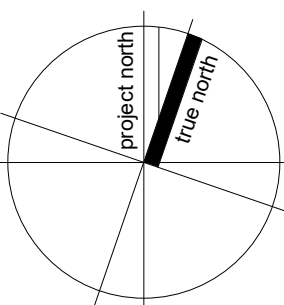
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Project
SHARON CORNERS

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EAST GWILLIMBURY, ON, L0G 1V0

Drawing Title
GROUND FLOOR PLAN

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

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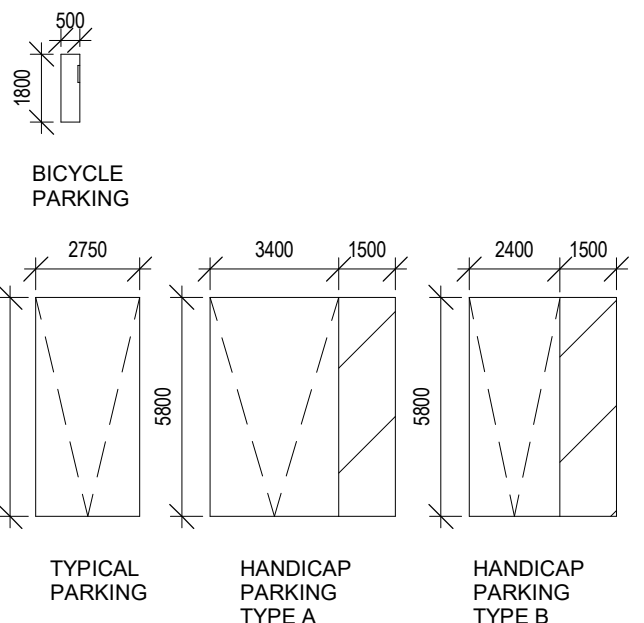


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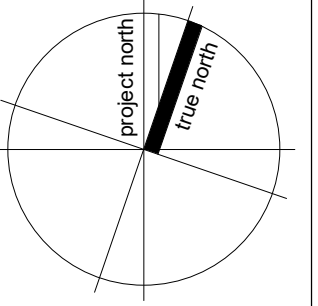
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Project
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**1402 MT ALBERT RD, SHARON
EAST GWILLIMBURY, ON, L0G 1V0**

Drawing Title
LEVEL P3 PLAN

City File No.

Date

Project No.

Scale

1 : 200

Drawing No.

Drawn By

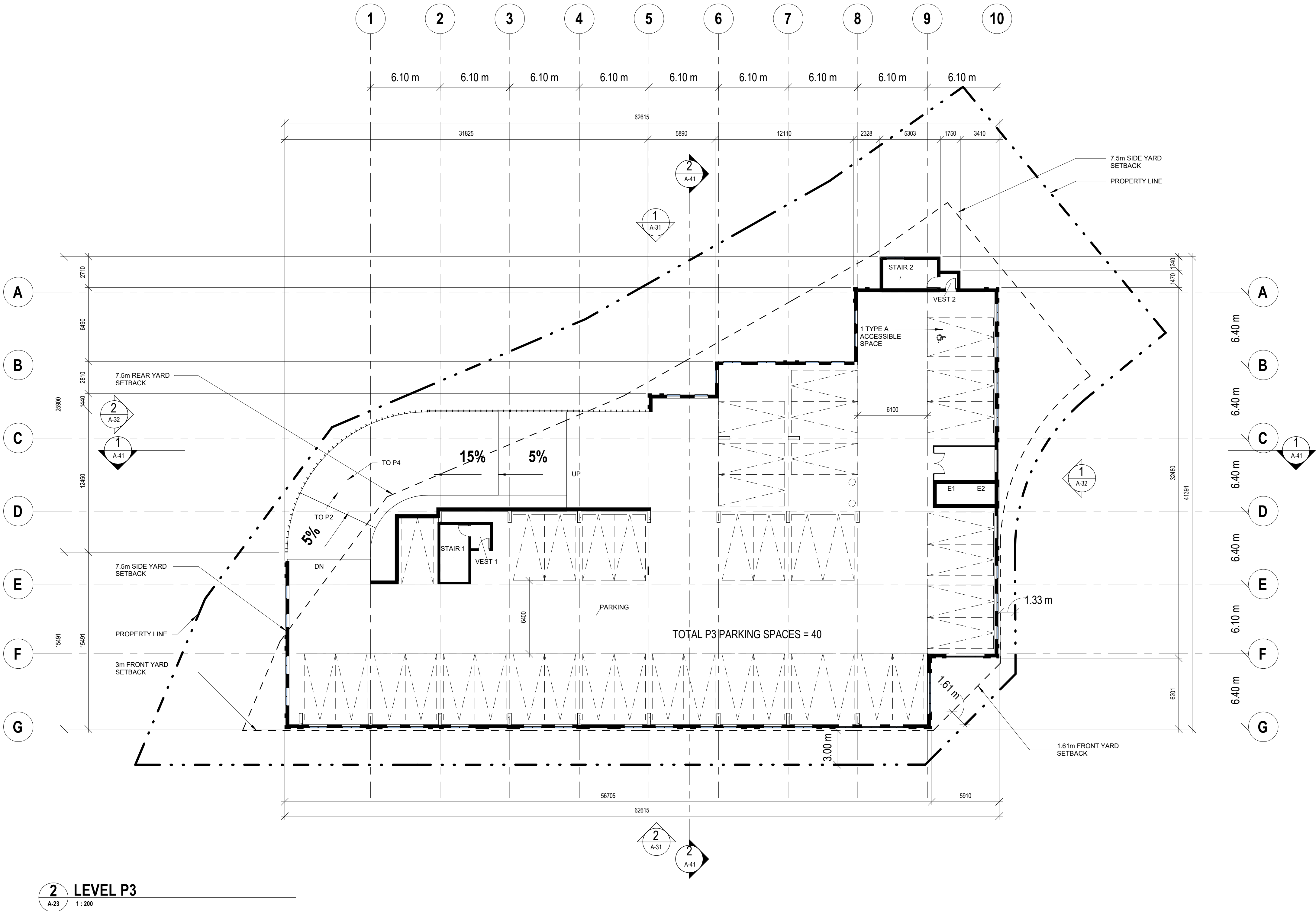
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RY

File Name

A-23

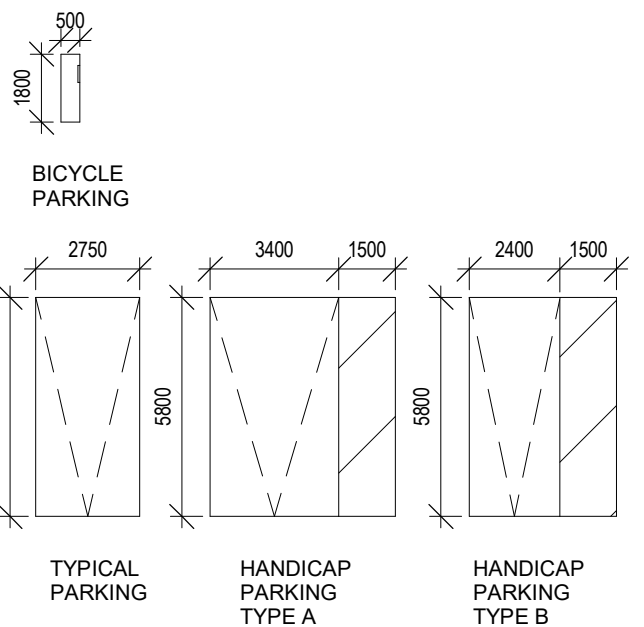


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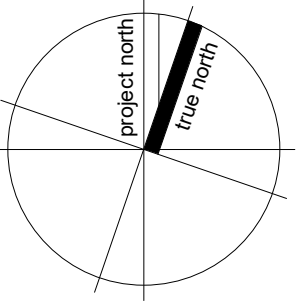
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Project
SHARON CORNERS

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

Drawing Title
LEVEL P4 PLAN

City File No.

Date

Project No.

Scale

1 : 200

Drawing No.

Drawn By

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RY

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File Name

A-24



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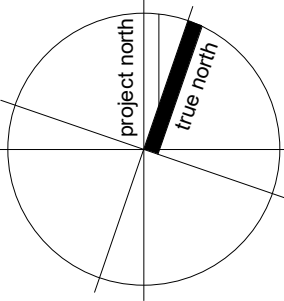
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SHARON CORNERS

**1402 MT ALBERT RD, SHARON
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1V0**

Drawing Title
**LEVEL R1 PLAN (AMENITIES +
SUITES)**

City File No.

Date Project No.

Scale
1 : 200

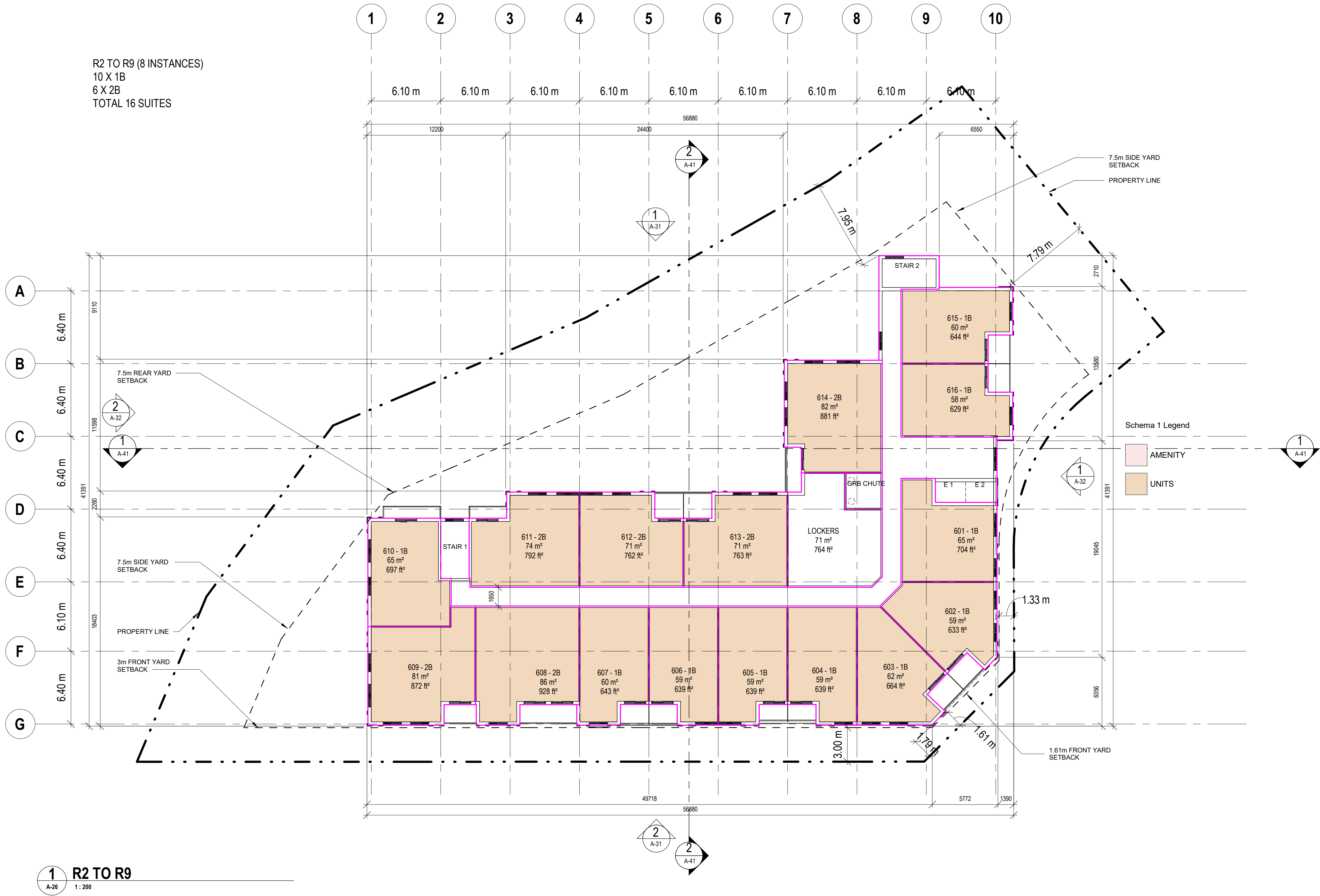
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A-25

File Name



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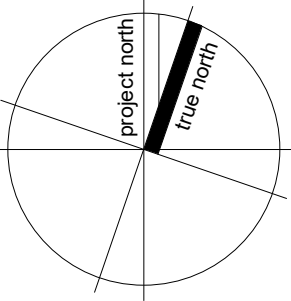
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SHARON CORNERS

**1402 MT ALBERT RD, SHARON
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Drawing Title
LEVELS R2 TO R9 PLAN

City File No.

Date

Project No.

Scale

1 : 200

Drawing No.

Drawn By

Checked By

RY

A-26

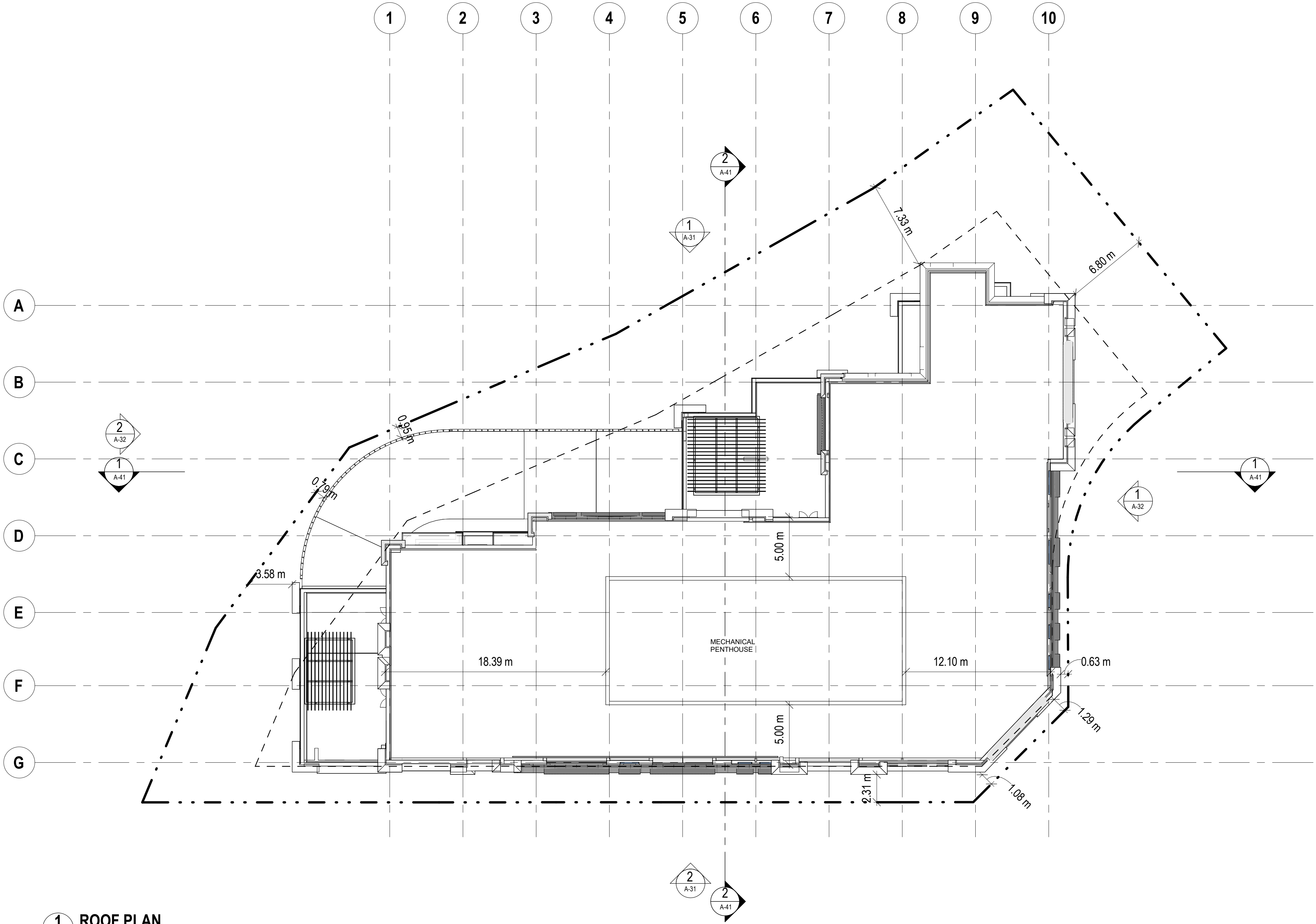
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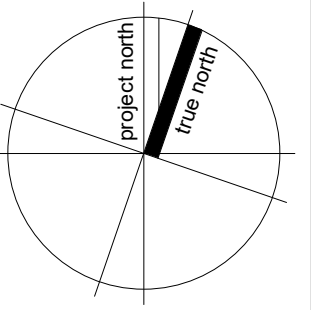
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1 ROOF PLAN
A-27 1 : 200

Consultant



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SHARON CORNERS

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Drawing Title
ROOF PLAN

City File No.

Date Project No.

Scale 1 : 200 Drawing No.

Drawn By RY Checked By RY

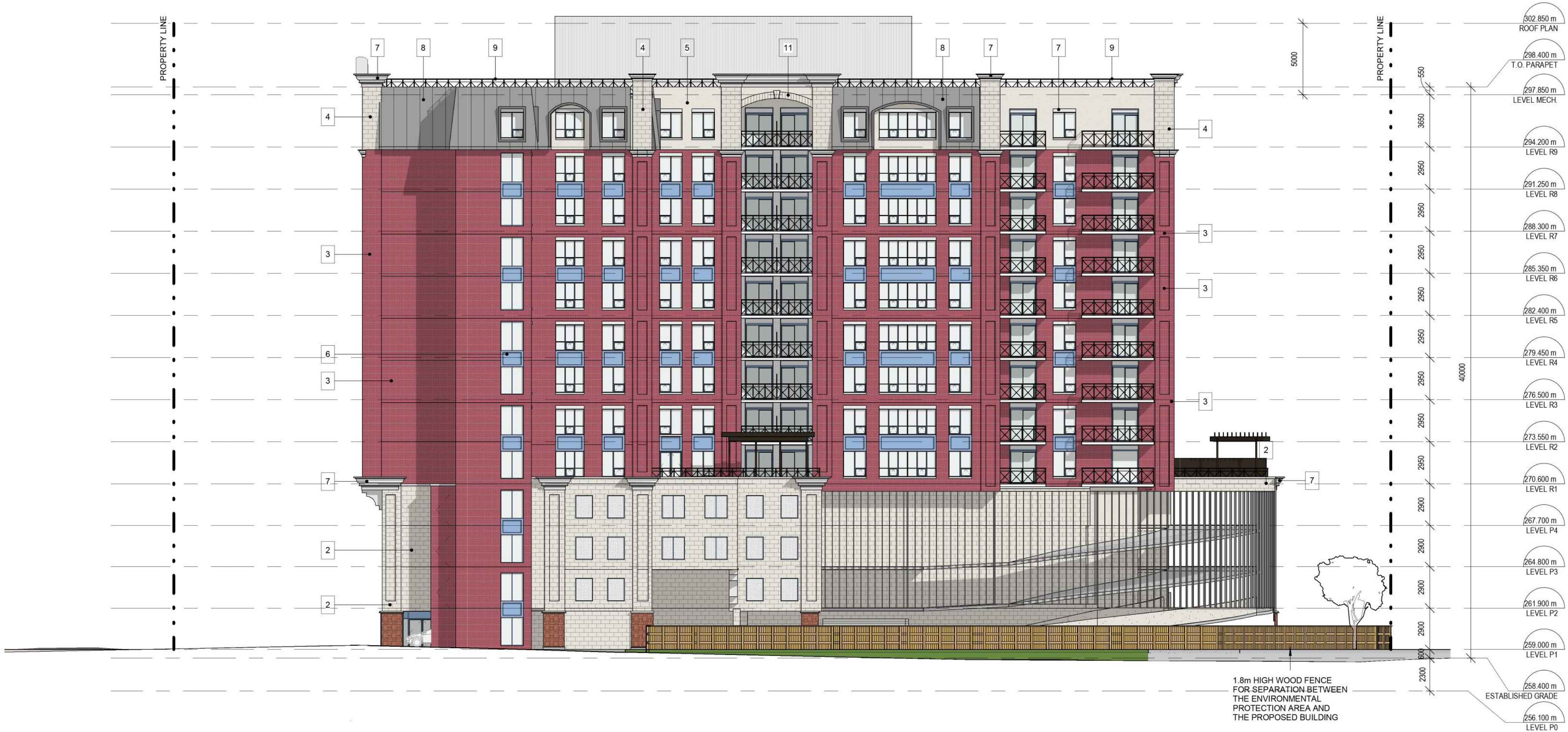
File Name

A-27

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	REFINISHED SPANDEL PANEL
7	DECORATIVE EIFS MOLDING
8	REFINISHED STANDING SEAM METAL ROOF
9	REFINISHED METAL GUARD RAIL
10	PERFORATED METAL SCREEN
11	PRECAST UNTEL
12	REFINISHED METAL SIDING

1 NORTH ELEVATION
A-31 1:200



2 SOUTH ELEVATION
A-31 1:200



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Drawing Title
NORTH & SOUTH ELEVATION

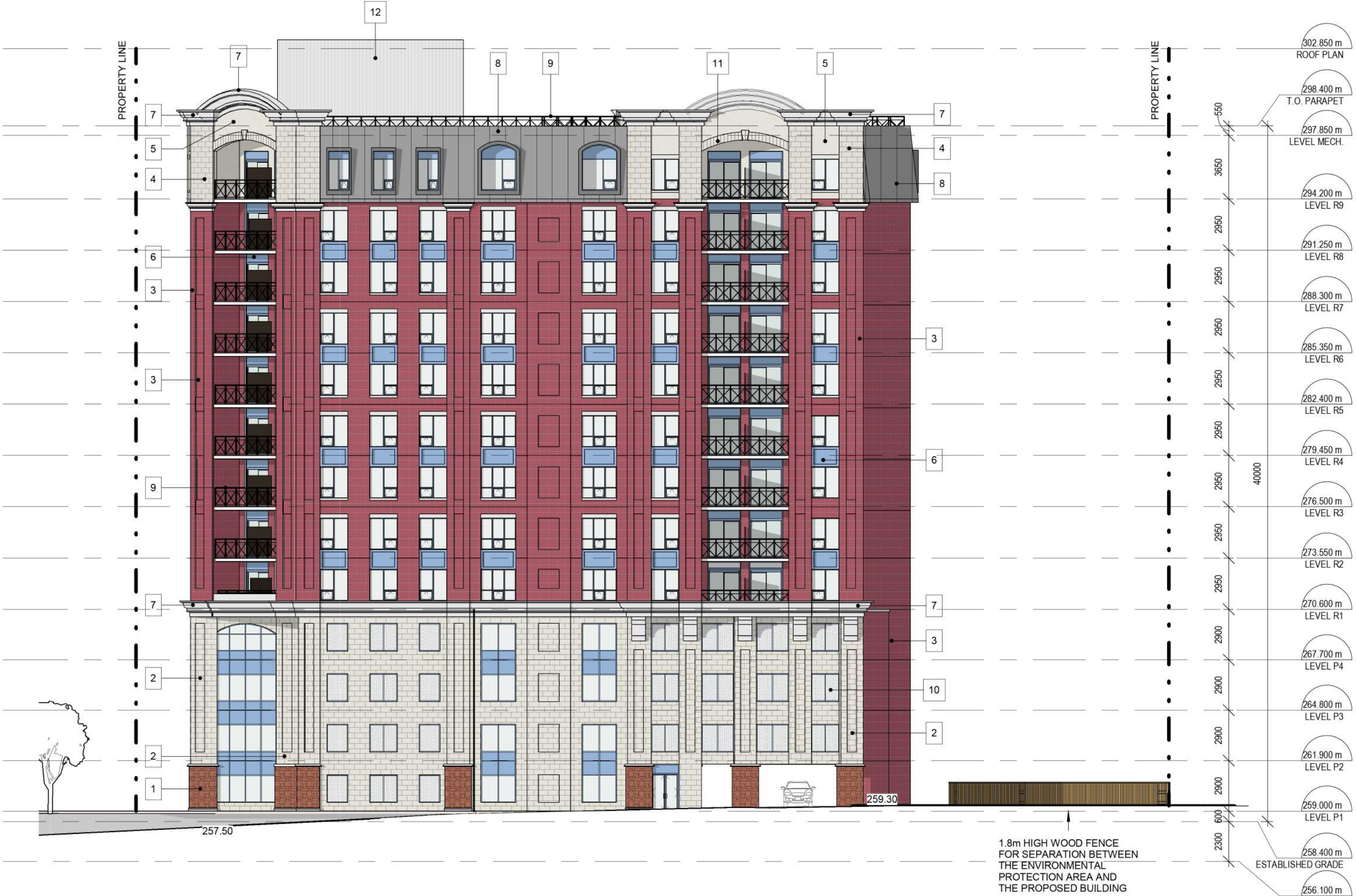
City File No.	Date	Project No.
Scale	As indicated	Drawing No.
Drawn By	Author	Checked By
File Name	Checker	

A-31

MATERIALS LEGEND

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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 EAST ELEVATION



2 WEST ELEVATION



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5	2025-01-31	CLIENT REVIEW	MPI
6	2025-03-24	PLANNING SUBMISSION	MPI

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Consultant

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

Project
SHARON CORNERS

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

Drawing Title
EAST & WEST ELEVATION

City File No.

Date

Project No.

Scale

As indicated

Drawing No.

Drawn By

Checked By

Author Checker

File Name

A-32

PERMACON



LAFITT STONE -
CHAMBORD GRAY RANGE

ARRISCRAFT - SMOOTH MASONRY OPTIONS

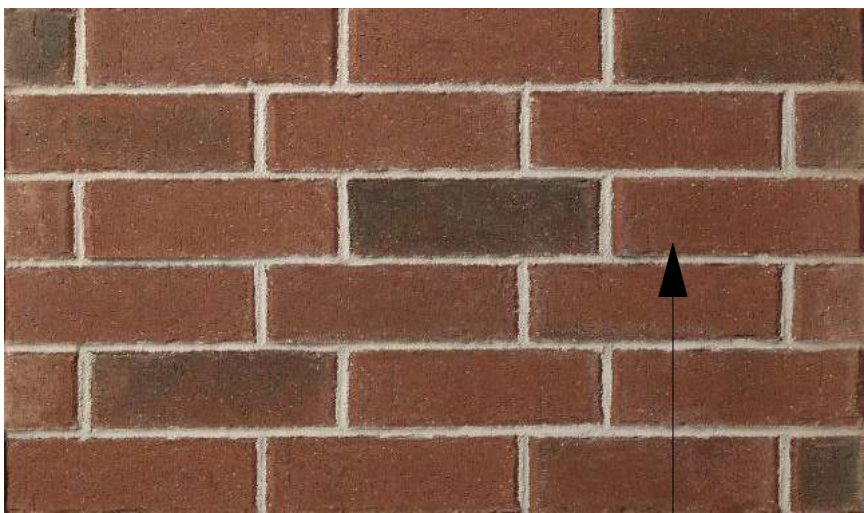


NUTMEG - RENAISSANCE



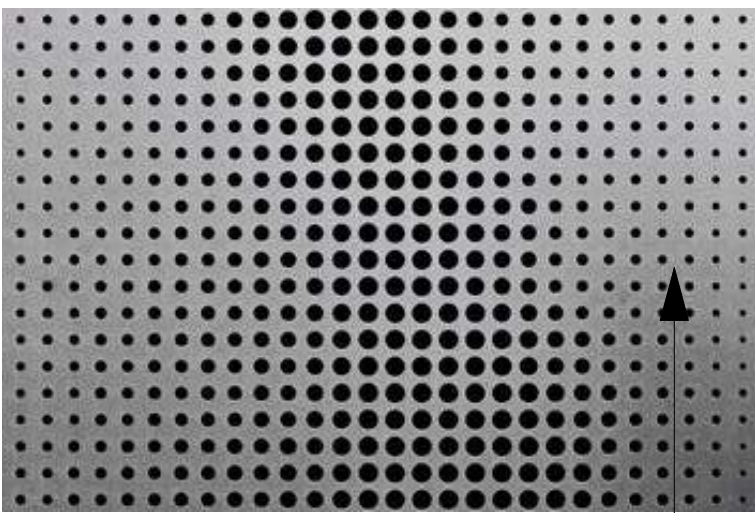
NUTMEG - RENAISSANCE

BRAMPTON BRICK - BRICK



LEGACY SERIES - OLD CHICAGO

AMICO - PERFORATED METAL



10



DRYVIT



DOESKIN #403 - EIFS (DRYVIT)

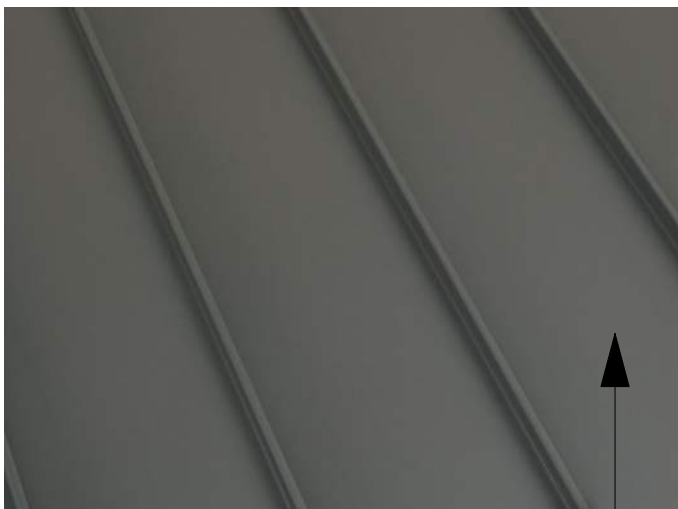


LYMESTONE - EIFS (DRYVIT)



LYMESTONE - EIFS (DRYVIT)

UPSTAND SEAM ROOF



DEEP CHARCOAL - VICWEST
OR BERRIDGE

TRELLIS



TREX PERGOLA



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

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ISSUES & REVISIONS

No.:	YY-MM-DD	Issued for:	By:
1	2025-01-31	CLIENT REVIEW	MPI
2	2025-03-24	PLANNING SUBMISSION	MPI

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Project
SHARON CORNERS

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

Drawing Title
MATERIAL SAMPLE BOARD

City File No.

DateProject No.

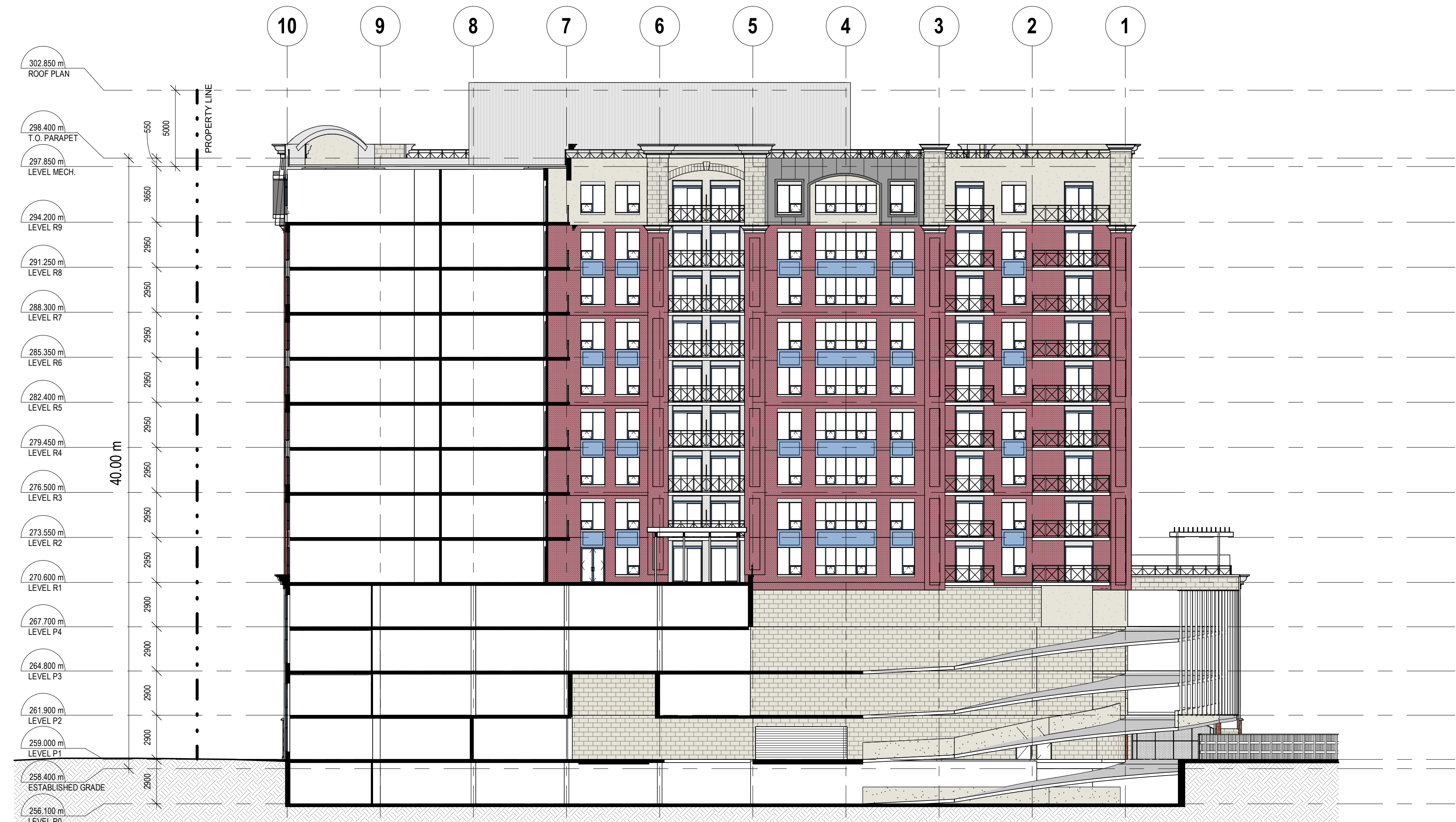
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Drawing No.

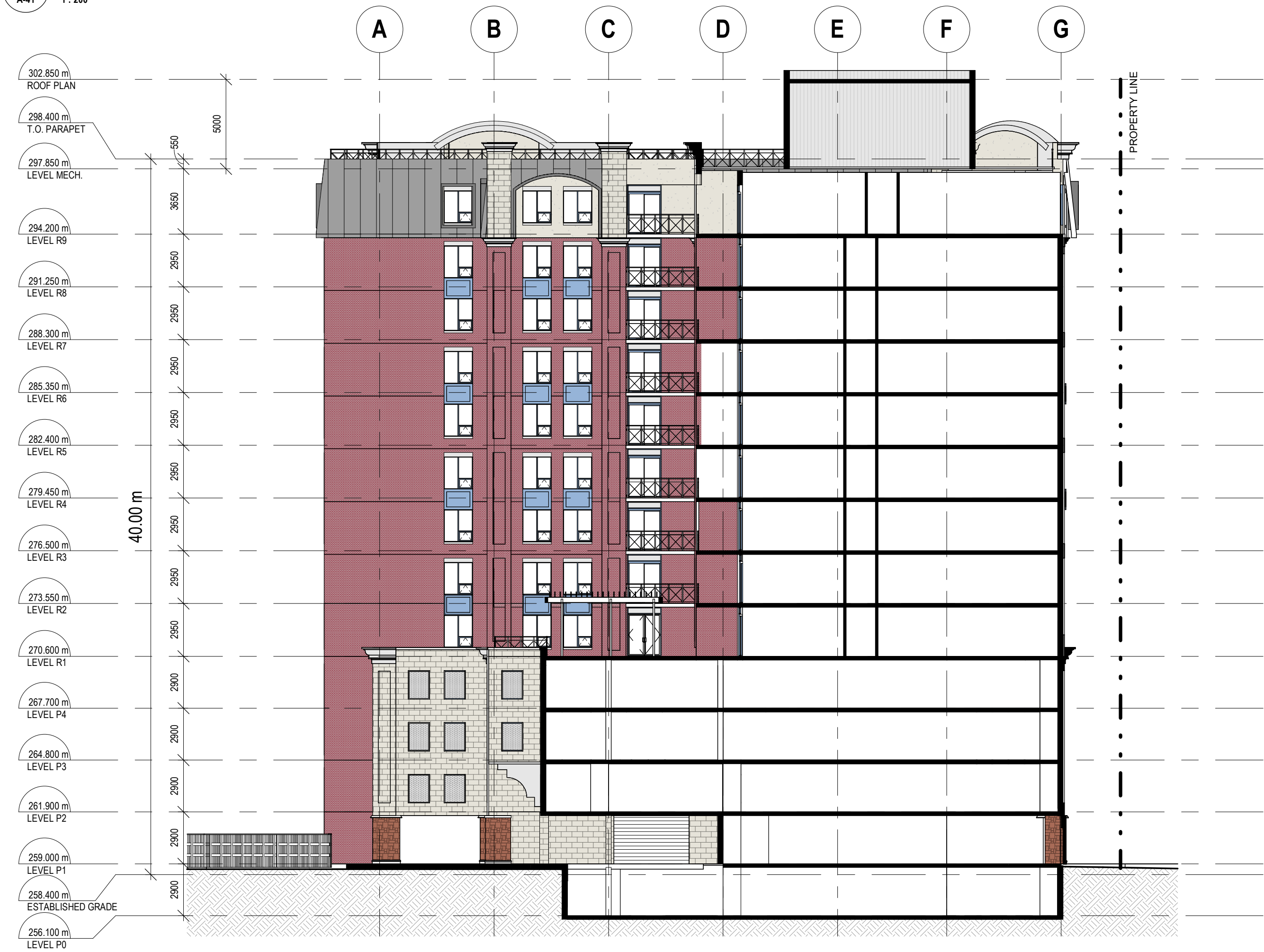
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A-33



1 EAST WEST SECTION
A-41 1: 200



2 NORTH SOUTH SECTION
A-41 1: 200

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ISSUES & REVISIONS

No.:	YY-MM-DD	Issued for:	By:
1	2024-01-26	CLIENT REVIEW	RY
2	2024-05-06	CLIENT REVIEW	RY
3	2024-06-07	COST CONSULTANT REVIEW	MPI
4	2025-03-24	PLANNING SUBMISSION	MPI

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Project
SHARON CORNERS

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EAST GWILLIMBURY, ON, L0G
1V0**

Drawing Title
BUILDING SECTIONS

City File No.

Date

Project No.

Scale

1 : 200

Drawing No.

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Author

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File Name

A-41