

PROPOSED SIX STOREY RESIDENTIAL BUILDING

SHARON VILLAGE

Leslie St. & Manor
Hampton street

East Gwillimbury, ON

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2	Issued for Review	2020/03/04
3	Issued for OPA & ZBLA	2020/10/22
4	Issued for Review	2021/08/06
5	Issued for Review	2021/08/16
6	Issued for Review	2023/02/03
7	Issued for Coord.	2023/06/06
8	Issued for OPA&ZBA	2023/09/19



DRAFT

CONTEXT KEY PLAN

PROJECT NORTH STAMP

CLIENT

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EMAIL:

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POSTAL CODE:
CONTACT NAME:
PHONE #:
EMAIL:

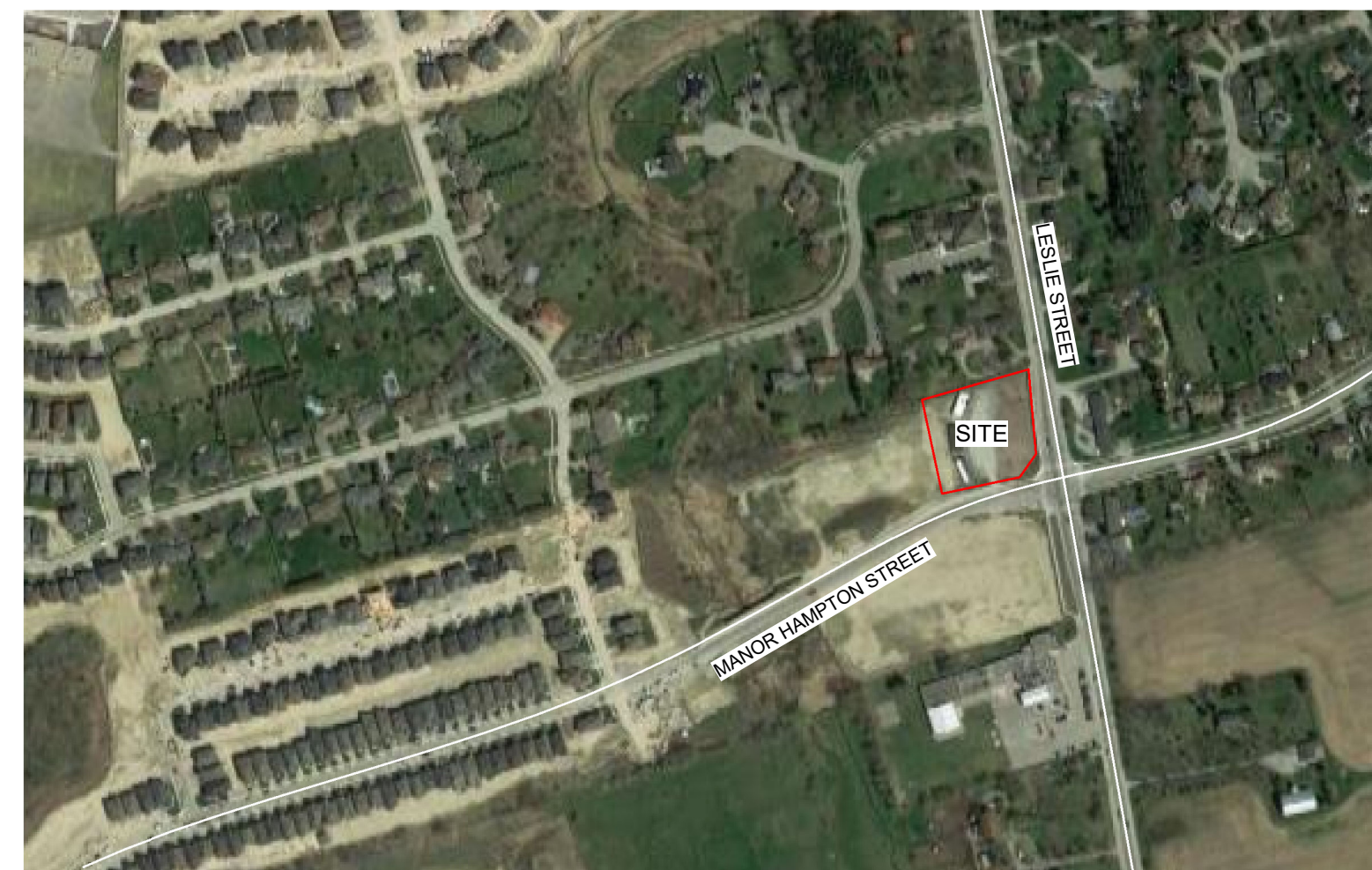
NOISE ENGINEER
COMPANY:
ADDRESS:
POSTAL CODE:
CONTACT NAME:
PHONE #:
EMAIL:

MECHANICAL ENGINEER
COMPANY:
ADDRESS:
POSTAL CODE:
CONTACT NAME:
PHONE #:
EMAIL:

ENVIRONMENTAL ENGINEER
COMPANY:
ADDRESS:
POSTAL CODE:
CONTACT NAME:
PHONE #:
EMAIL:

STRUCTURAL ENGINEER
COMPANY:
ADDRESS:
POSTAL CODE:
CONTACT NAME:
PHONE #:
EMAIL:

CONTEXT PLAN



DRAWING LIST:

SHEET NUMBER	SHEET NAME
A000	COVER PAGE
A001	SITE PLAN & STATISTICS
A010	PERSPECTIVE VIEWS
A101	PARKING GARAGE PLAN P2
A102	PARKING GARAGE PLAN P1
A103	GROUND FLOOR PLAN
A104	2nd to 5th FLOOR PLAN
A105	6th FLOOR PLAN
A106	MECH PH FLOOR PLAN
A107	ROOF PLAN
A201	SOUTH-EAST ELEVATION
A202	EAST ELEVATION - FROM LESLIE STREET
A203	NORTH ELEVATION
A204	WEST ELEVATION
A205	SOUTH ELEVATION
A206	EAST SIDE COURTYARD ELEVATION
A207	NORTH SIDE COURTYARD ELEVATION
A208	SOUTH SIDE COURTYARD ELEVATION
A301	SECTION



PROJECT NO: 20001

SCALE:

DATE: 2022-10-06

DRAWN BY: LF

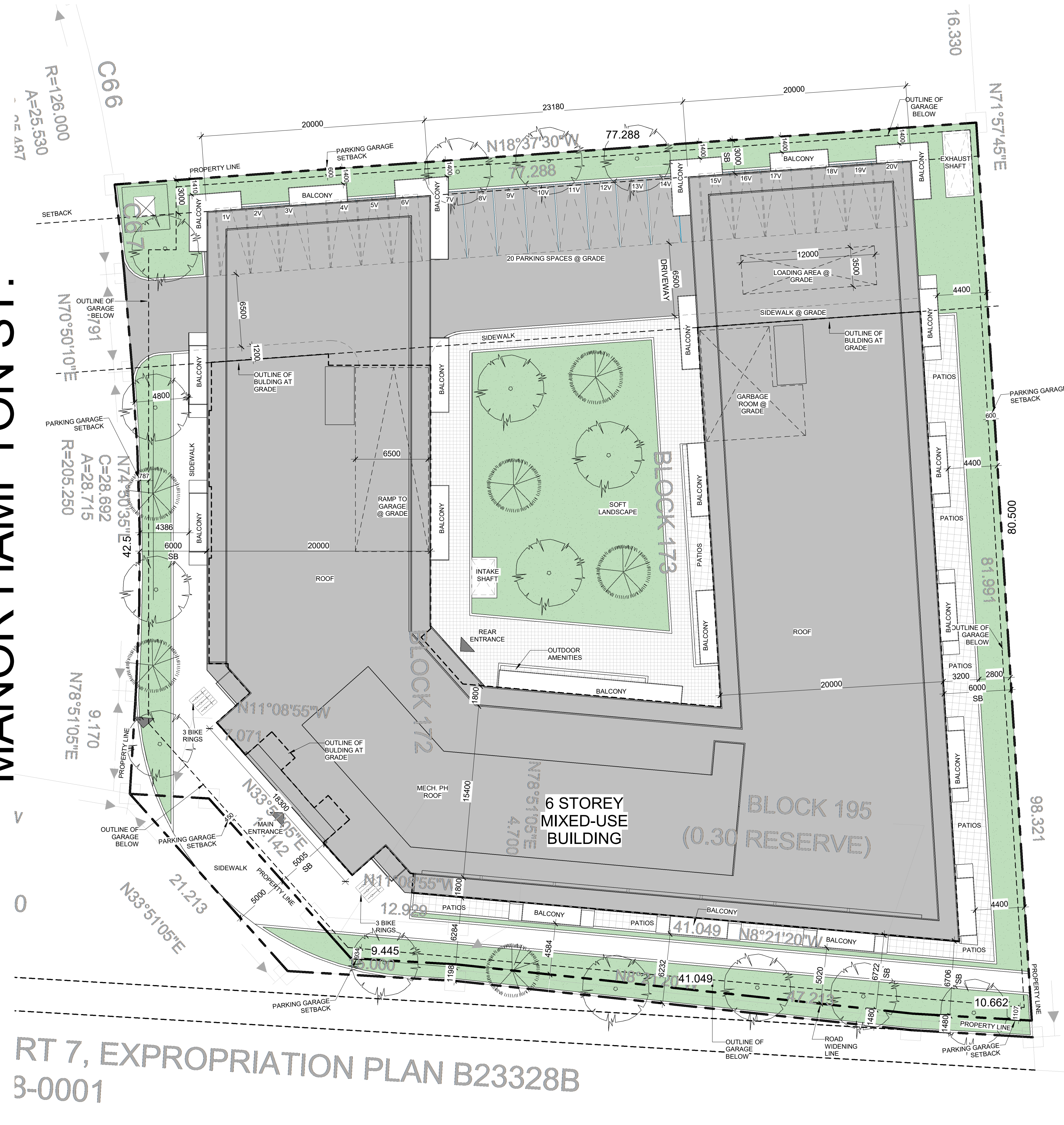
DRAWING TITLE

COVER PAGE

DRAWING NO

A000

MANOR HAMPTON ST.



RT 7, EXPROPRIATION PLAN B23328B
3-0001

LESLIE STREET

CONCESSIONS 2 AND 3

1 Site Plan
1:200

LESLE ST. & MANOR HAMPTON STREET (EAST GWILLIMBURY)									
SHARON VILLAGE									
September 14, 2023 PROJECT 20001									
Legal Description									
Part of Lot 11, Concession 2, Town of East Gwillimbury									
Site Area									
Site Area (conveyance excluded)	5588.3 m ² 60,154 sf								
Lot Frontage	80.3 m								
Lot Depth	76.9 m								
Building Coverage	2199.0 m ² 23,671 sf								
Building Coverage (%)	39%								
Building Height	26.8 m								
Proposed GFA									
	Commercial	Residential	Total	Total (sft)					
Ground Floor	393.0	1,851.0	2244.0 m ²	24,155 sf					
2nd Floor		2,953.0	2953.0 m ²	31,787 sf					
3rd Floor		2,953.0	2953.0 m ²	31,787 sf					
4th Floor		2,953.0	2953.0 m ²	31,787 sf					
5th Floor		2,953.0	2953.0 m ²	31,787 sf					
6th Floor		2,421.0	2421.0 m ²	26,060 sf					
Total GFA	393.0	16,084.0	16477.0 m²	177,363 sf					
Total Proposed GFA		16,477.0 m ²		177,363 sf					
FSI		2.95							
Unit Count		Units	Studio	1 Brm	1 Brm+D	2Brms	2 Brm+D	3Brms	3 Brm+D
Ground Floor	17	0	6	7	2	0	2	0	
2nd Floor	40	1	9	19	9	0	2	0	
3rd Floor	40	1	9	19	9	0	2	0	
4th Floor	40	1	9	19	9	0	2	0	
5th Floor	40	1	9	19	9	0	2	0	
6th Floor	31	2	3	6	20	0	0	0	
Total Units	208	6	45	89	58	0	10	0	
		2.9%	21.6%	42.8%	27.9%	0.0%	4.8%	0.0%	
Vehicular Parking		units	ratio	tot					
Residential	208	1	208.0						
Visitors	208	0.25	52.0						
Commercial	393.0	20	19.7						
Deduct 10 Shared Commercial/Visitor			-10.0						
Total Vehicular Parking Required			269.7						
Parking Provided		At Grade	P1 Level	P2 Level	Sub Total	Ratio			
Residential			84	132	216	1.04			
Visitor			42		42	0.20			
Commercial	10				10				
Shared	10				10				
Total Vehicular Parking Provided	20		126	132	278				
Bicycle Parking Required		units	ratio	tot					
Commercial Short Term (at grade)				3.0					
Residential Long Term	208	0.33	68.6						
Bicycle Parking Provided				6					
Commercial Short Term (at grade)				6					
Residential Long Term (P1)				70					
Landscaped Area				6					
Soft Landscaping		924.0	16.5%						
Hard Landscaping		1845.0	33.0%						
Amenity Area				6					
Private Amenity	1920.0	m ²							
Indoor Public Amenity	190.0	m ²							
Outdoor Public Amenity	462.0	m ²							
Total Amenities	2572.0	m²							
Amenity per Residential Unit	12.4	m²							

SHARON VILLAGE

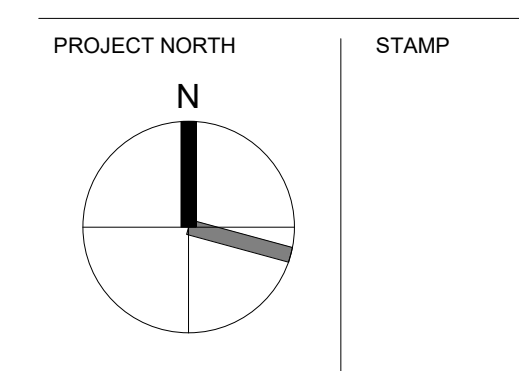
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East Gwillimbury, ON

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CONTEXT KEY PLAN



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PROJECT NO: 20001
SCALE: 1:200
DATE: 2022-10-06
DRAWN BY: CG
DRAWING TITLE

SITE PLAN & STATISTICS

DRAWING NO

A001

SHARON VILLAGE

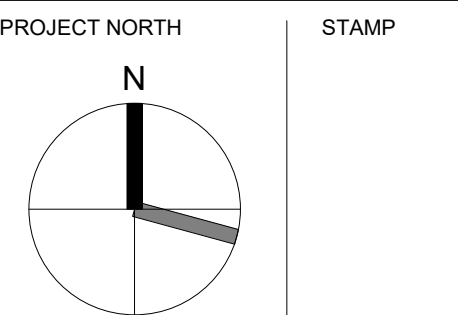
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PROJECT NO: 20001

SCALE:

DATE: 2022-10-06

DRAWN BY: CG

DRAWING TITLE

PERSPECTIVE
VIEWS

DRAWING NO

A010



1 SOUTH EAST - ENTRANCE CORNER



2 NORTH EAST CORNER

SHARON VILLAGE

Leslie St. & Manor
Hampton street

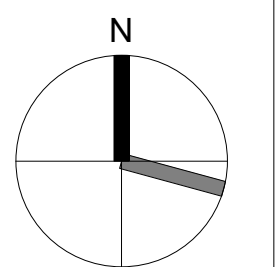
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CONTEXT KEY PLAN

PROJECT NORTH STAMP



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PROJECT NO: 20001

SCALE: As Indicated

DATE: 2022-10-06

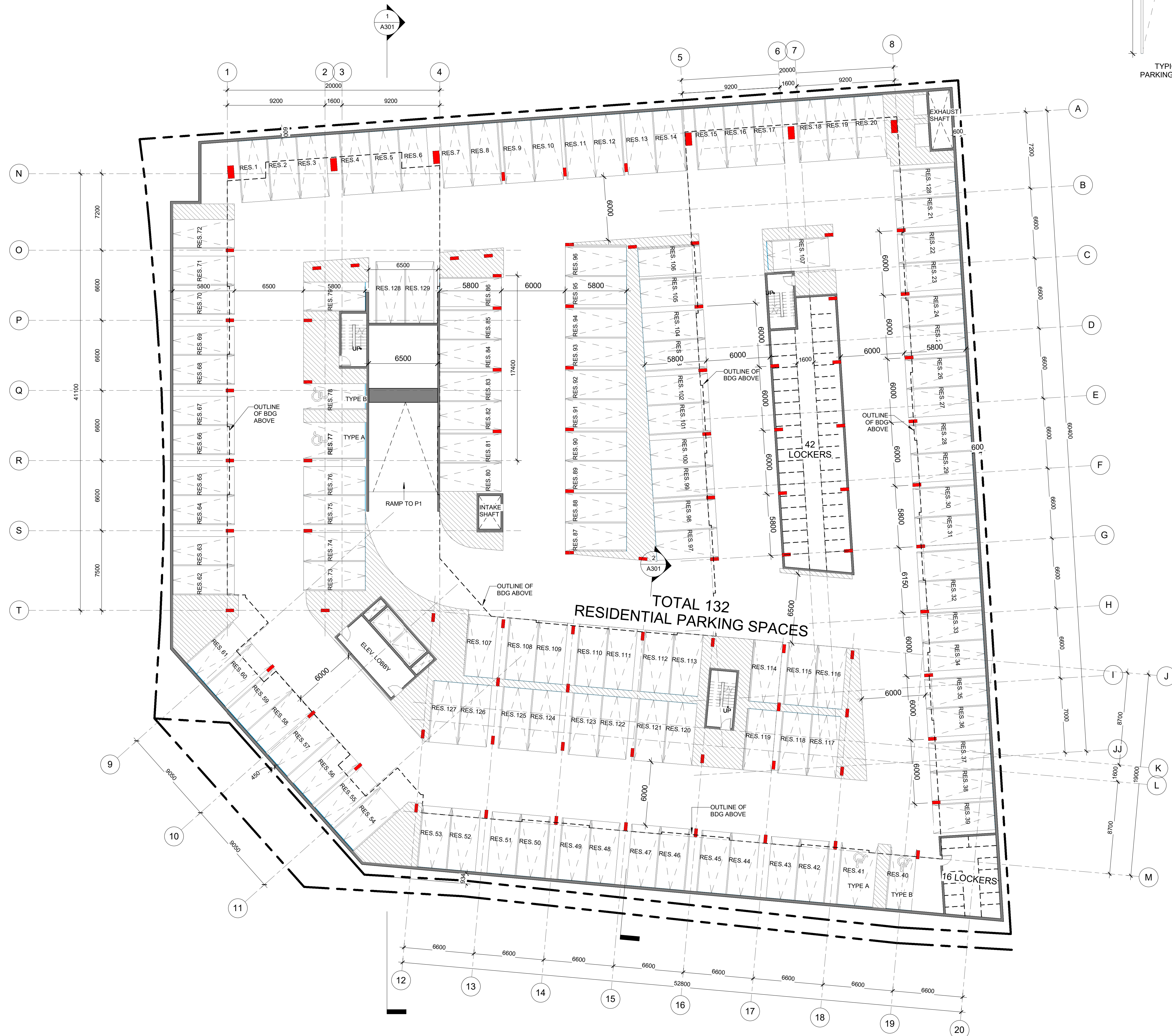
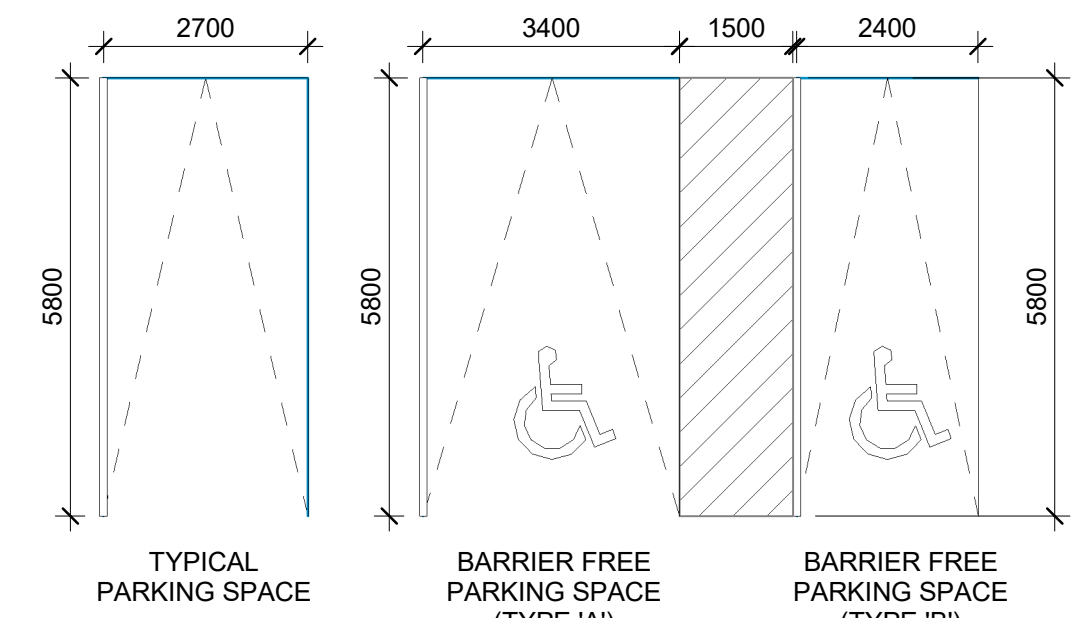
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DRAWING TITLE

PARKING
GARAGE
PLAN P2

DRAWING NO

A101



1 Level P2
1 : 200

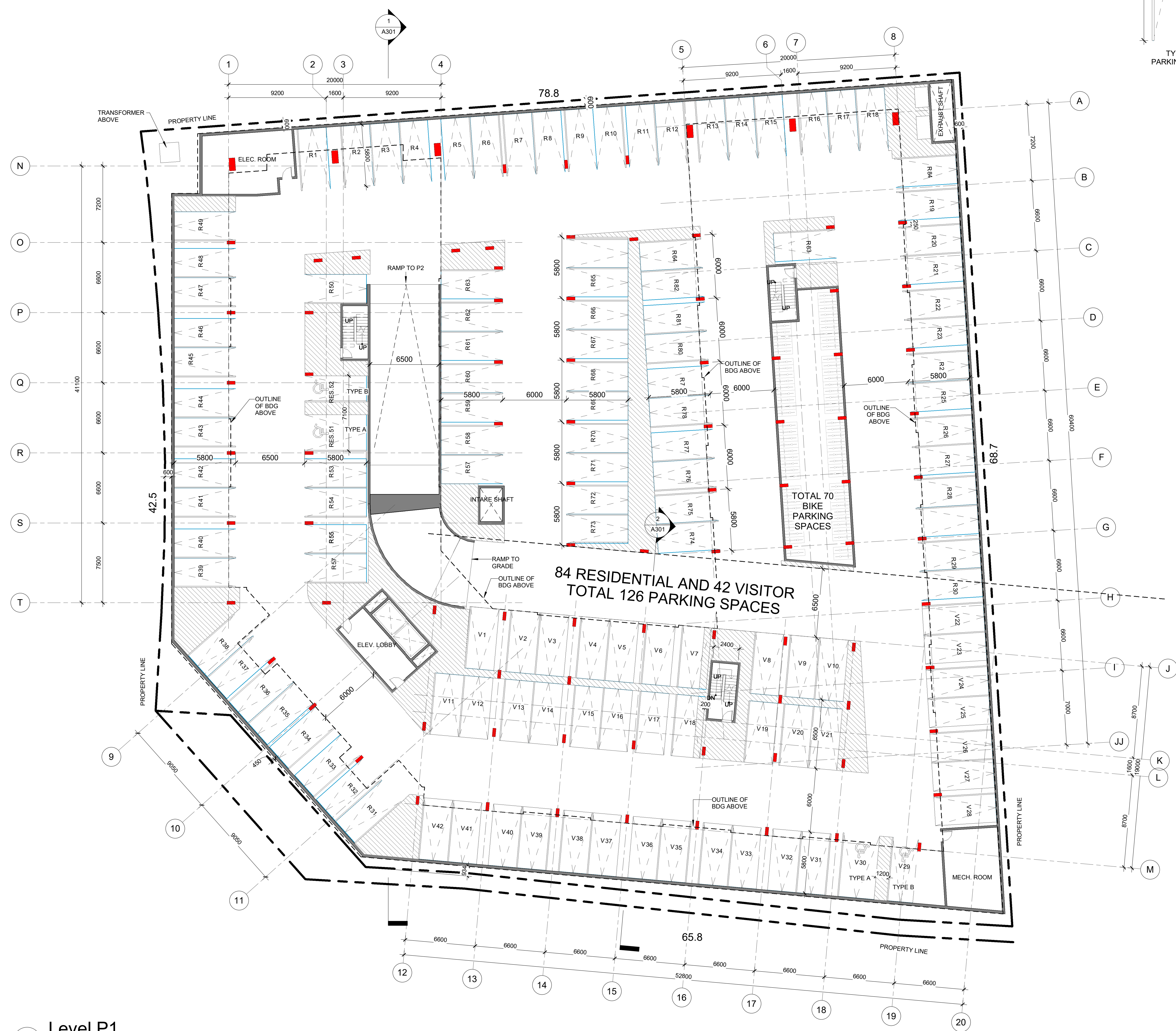
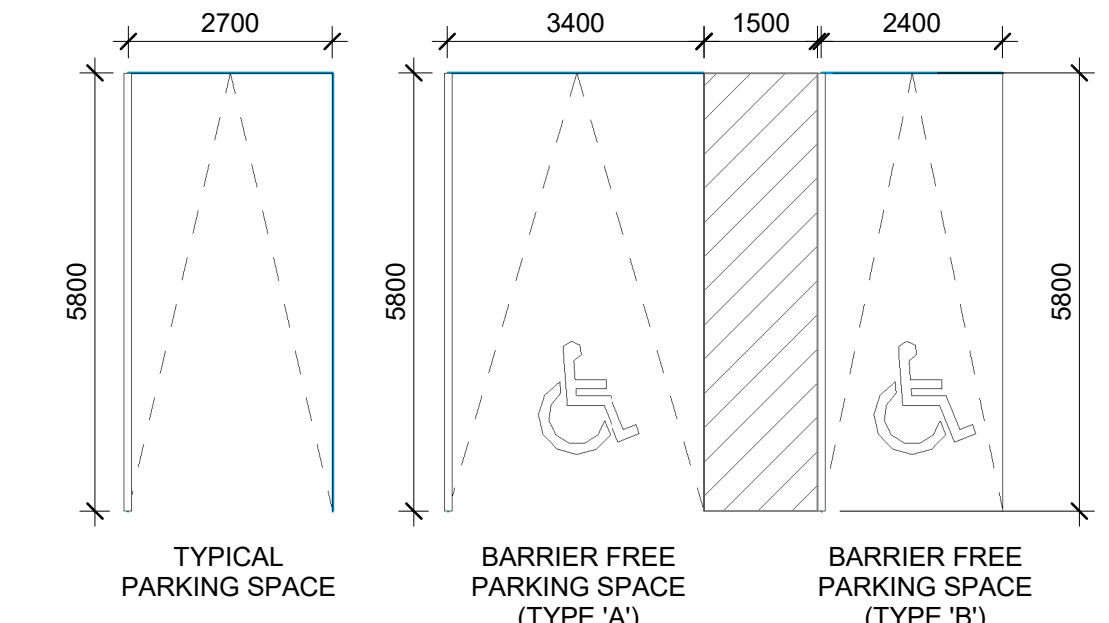
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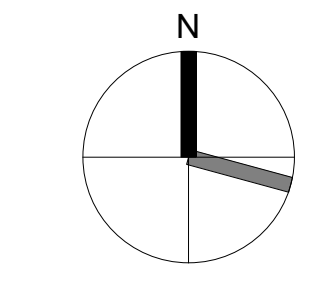
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1 Level P1
1 : 200

CONTEXT KEY PLAN

PROJECT NORTH



STAMP

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PROJECT NO: 20001
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DATE: 2022-10-06
DRAWN BY: CG
DRAWING TITLE

PARKING GARAGE PLAN P1

DRAWING NO

A102

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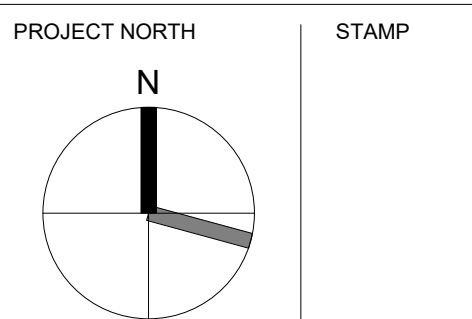
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CONTEXT KEY PLAN



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PROJECT NO: 20001

SCALE: 1 : 200

DATE: 2022-10-06

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DRAWING TITLE

GROUND
FLOOR PLAN

DRAWING NO

A103



1 1st Floor
1 : 200

SHARON VILLAGE

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East Gwillimbury, ON

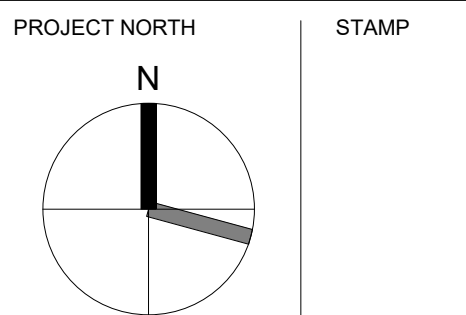
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2 2nd Floor
1 : 200

CONTEXT KEY PLAN



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PROJECT NO: 20001

SCALE: 1 : 200

DATE: 2022-10-06

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DRAWING TITLE

2nd to 5th FLOOR PLAN

DRAWING NO

A104

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East Gwillimbury, ON

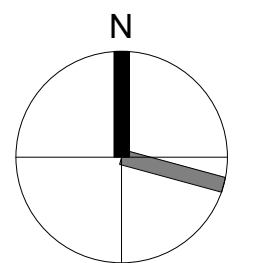
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CONTEXT KEY PLAN

PROJECT NORTH

STAMP



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PROJECT NO: 20001

SCALE: 1 : 200

DATE: 2022-10-06

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DRAWING TITLE

6th FLOOR
PLAN

DRAWING NO

A105



2 6th Floor
1 : 200

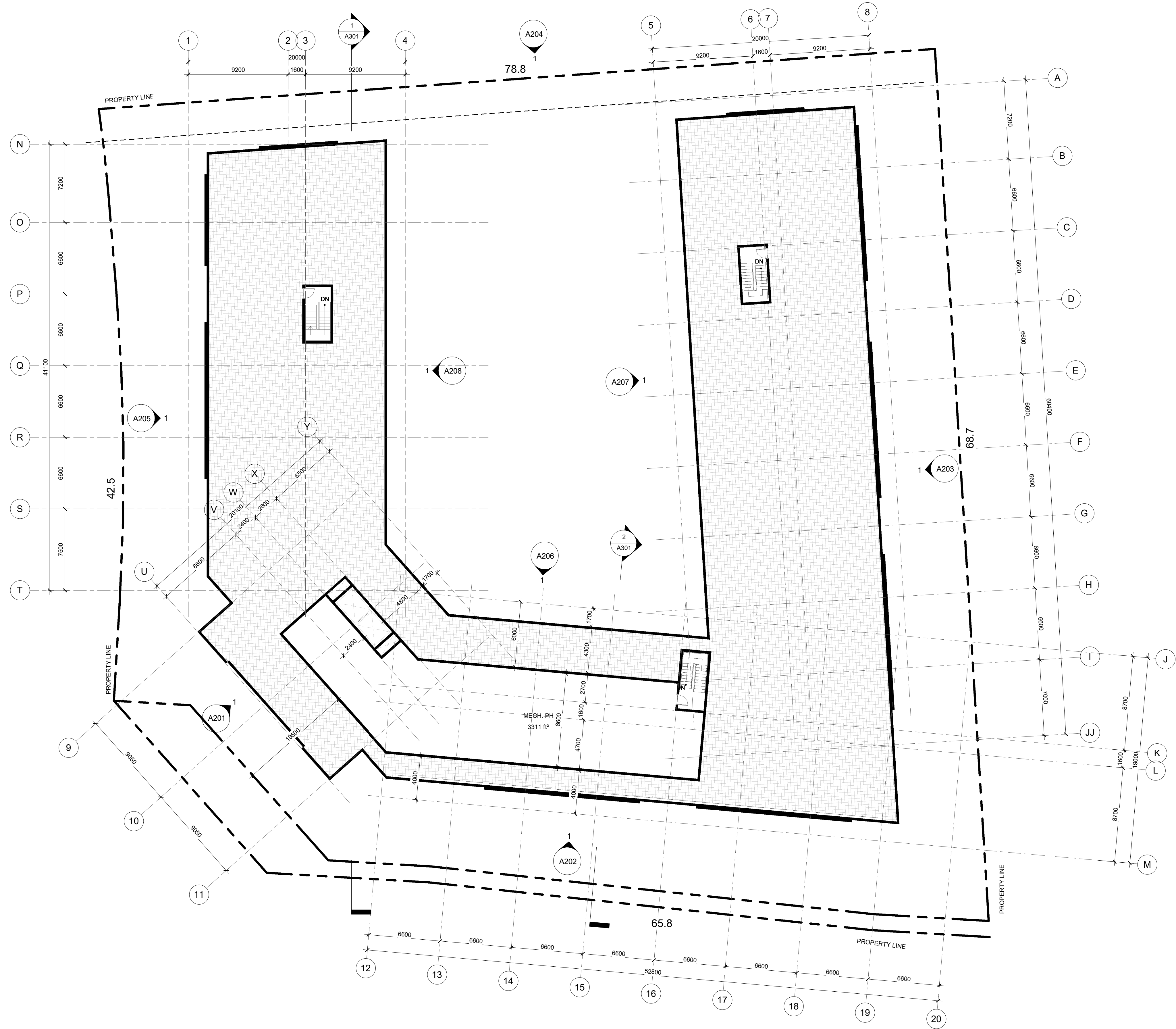
SHARON VILLAGE

Leslie St. & Manor
Hampton street

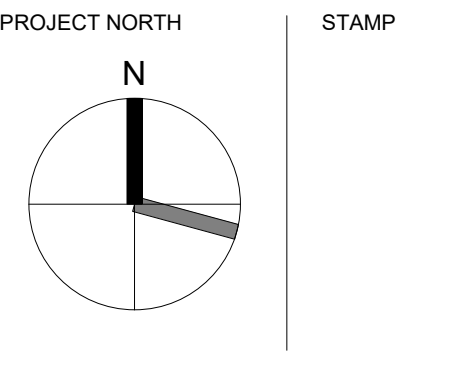
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PROJECT NO: 20001
SCALE: 1 : 200
DATE: 2022-10-06
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DRAWING TITLE

MECH PH
FLOOR PLAN

DRAWING NO

A106

1 MECH PH
1 : 200

SHARON VILLAGE

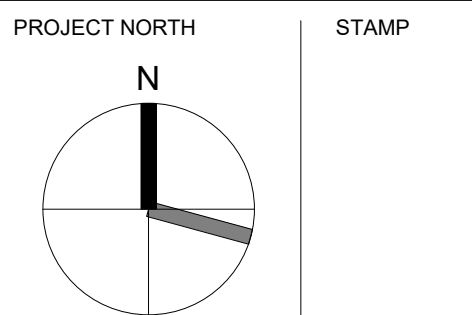
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CONTEXT KEY PLAN



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PROJECT NO: 20001

SCALE: 1 : 200

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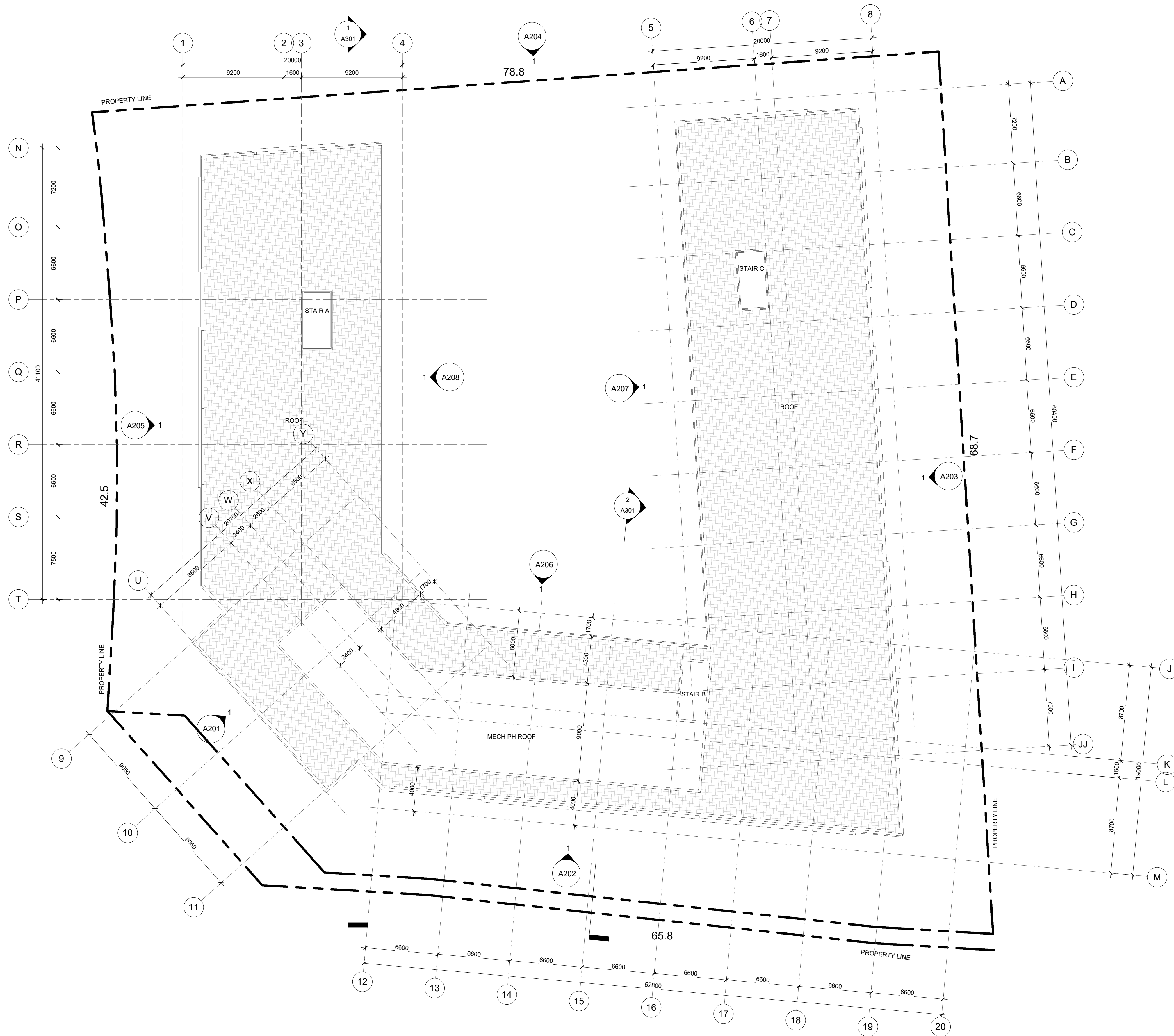
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DRAWING TITLE

ROOF PLAN

DRAWING NO

A107



1 ROOF
1 : 200

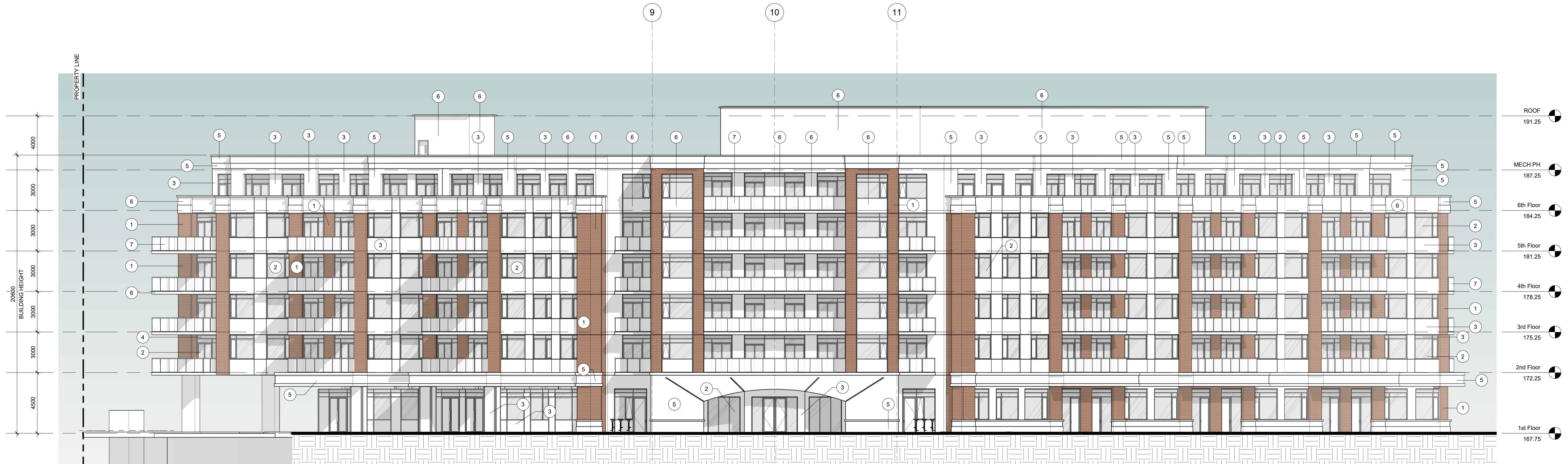
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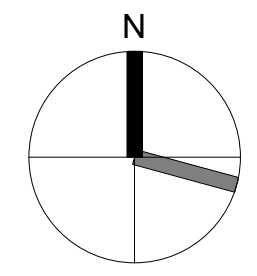
1 ENTRANCE ELEVATION
1 : 150

- ROOF 191.25
- MECH PH 187.25
- 6th Floor 184.25
- 5th Floor 181.25
- 4th Floor 178.25
- 3rd Floor 175.25
- 2nd Floor 172.25
- 1st Floor 167.75

CONTEXT KEY PLAN

PROJECT NORTH

STAMP



CLIENT



PROJECT NO: 20001
SCALE: As Indicated
DATE: 2022-10-06
DRAWN BY: CG
DRAWING TITLE

SOUTH-EAST ELEVATION

- MATERIAL LEGEND**
- 1 PRECAST MASONRY
 - 2 WINDOW WALL SYSTEM: CLEAR GLAZING
 - 3 WINDOW WALL SYSTEM: SPANDREL METAL PANEL
 - 4 WINDOW WALL SYSTEM: ALUMINUM LOUVERS
 - 5 PRECAST CONCRETE
 - 6 STUCCO
 - 7 ALUMINUM & GLASS RAILINGS

DRAWING NO

A201

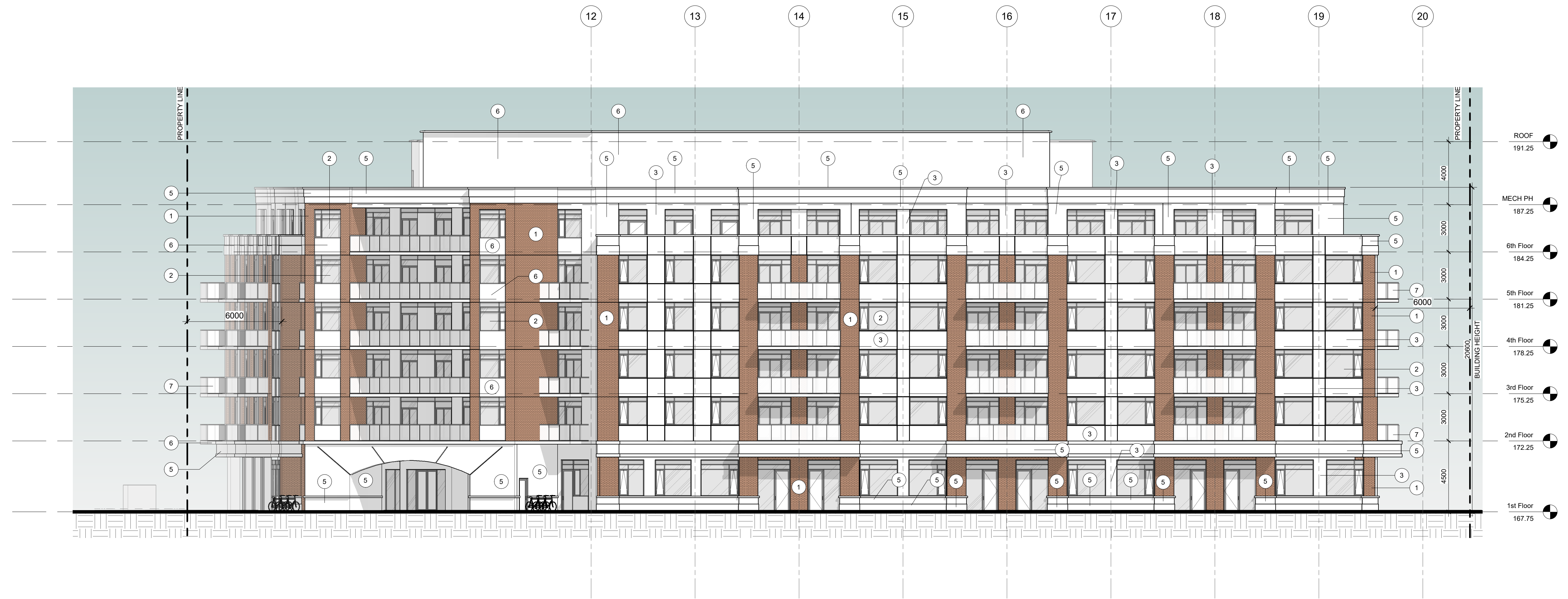
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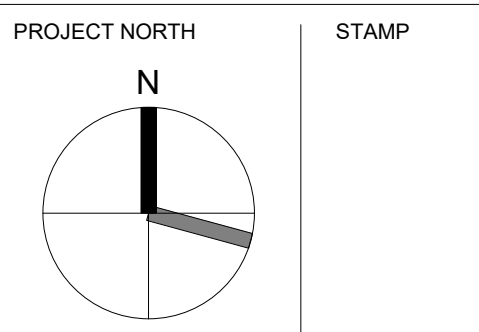
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1 EAST ELEVATION - LESLIE STREET
1 : 150

CONTEXT KEY PLAN



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DATE: 2022-10-06

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DRAWING TITLE

EAST
ELEVATION -
FROM LESLIE
STREET

DRAWING NO

A202

MATERIAL LEGEND

- ① PRECAST MASONRY
- ② WINDOW WALL SYSTEM: CLEAR GLAZING
- ③ WINDOW WALL SYSTEM: SPANDREL METAL PANEL
- ④ WINDOW WALL SYSTEM: ALUMINUM LOUVERS
- ⑤ PRECAST CONCRETE
- ⑥ STUCCO
- ⑦ ALUMINUM & GLASS RAILINGS

SHARON VILLAGE

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Hampton street

East Gwillimbury, ON

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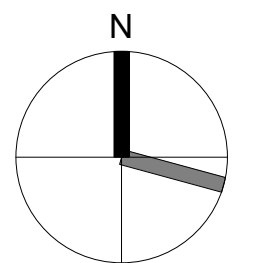
No.	Description	Date
1	Issued for Review	2020/02/11
2	Issued for Review	2020/03/04
3	Issued for OPA & ZBLA	2020/10/22
4	Issued for Review	2021/08/06
7	Issued for Coord.	2023/06/06
8	Issued for OPA&ZBA	2023/09/19



CONTEXT KEY PLAN

PROJECT NORTH

STAMP



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PROJECT NO: 20001

SCALE: As Indicated

DATE: 2022-10-06

DRAWN BY: CG

DRAWING TITLE

NORTH
ELEVATION

DRAWING NO

A203

MATERIAL LEGEND
 ① PRECAST MASONRY
 ② WINDOW WALL SYSTEM: CLEAR GLAZING
 ③ WINDOW WALL SYSTEM: SPANDREL METAL PANEL
 ④ WINDOW WALL SYSTEM: ALUMINUM LOUVERS
 ⑤ PRECAST CONCRETE
 ⑥ STUCCO
 ⑦ ALUMINUM & GLASS RAILINGS

1 NORTH ELEVATION
1: 150

SHARON VILLAGE

Leslie St. & Manor
Hampton street

East Gwillimbury, ON

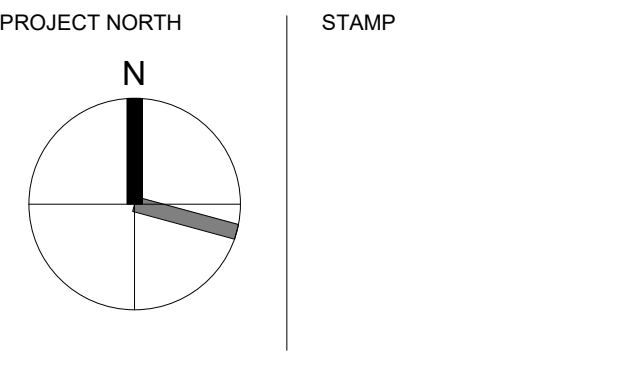
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No.	Description	Date
7	Issued for Coord.	2023/06/06
8	Issued for OPA&ZBA	2023/09/19



1 WEST ELEVATION
1: 150

CONTEXT KEY PLAN



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PROJECT NO: 20001
SCALE: As Indicated
DATE: 2022-10-06
DRAWN BY: CG
DRAWING TITLE

- MATERIAL LEGEND**
- ① PRECAST MASONRY
 - ② WINDOW WALL SYSTEM: CLEAR GLAZING
 - ③ WINDOW WALL SYSTEM: SPANDREL METAL PANEL
 - ④ WINDOW WALL SYSTEM: ALUMINUM LOUVERS
 - ⑤ PRECAST CONCRETE
 - ⑥ STUCCO
 - ⑦ ALUMINUM & GLASS RAILINGS

WEST ELEVATION

DRAWING NO

A204

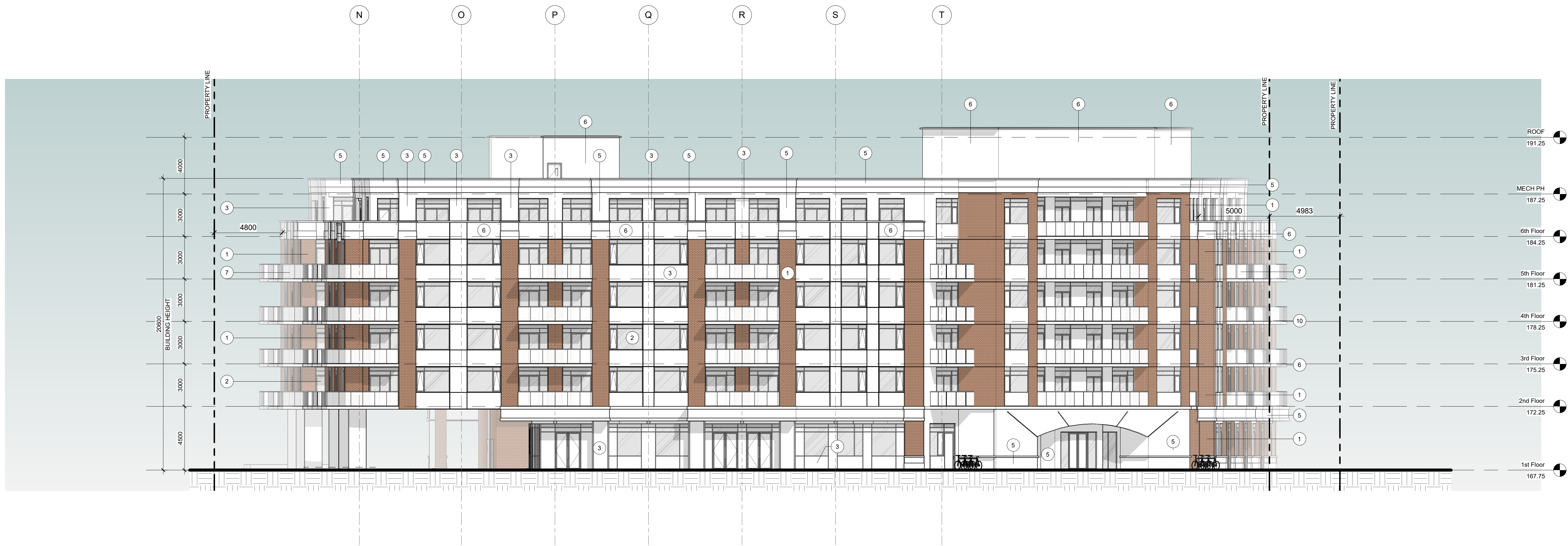
SHARON VILLAGE

Leslie St. & Manor
Hampton street

East Gwillimbury, ON

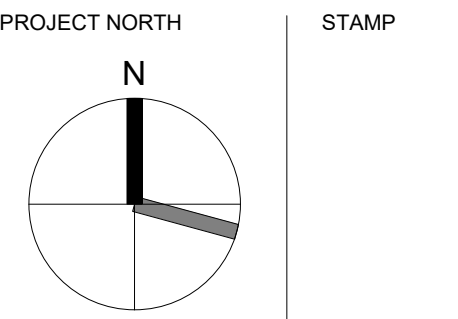
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No.	Description	Date
7	Issued for Coord.	2023/06/06
8	Issued for OPA&ZBA	2023/09/19



1 SOUTH ELEVATION
1:150

CONTEXT KEY PLAN



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PROJECT NO: 20001
SCALE: As Indicated
DATE: 2022-10-06
DRAWN BY: CG
DRAWING TITLE

SOUTH
ELEVATION

DRAWING NO

A205

MATERIAL LEGEND

- ① PRECAST MASONRY
- ② WINDOW WALL SYSTEM: CLEAR GLAZING
- ③ WINDOW WALL SYSTEM: SPANDREL METAL PANEL
- ④ WINDOW WALL SYSTEM: ALUMINUM LOUVERS
- ⑤ PRECAST CONCRETE
- ⑥ STUCCO
- ⑦ ALUMINUM & GLASS RAILINGS

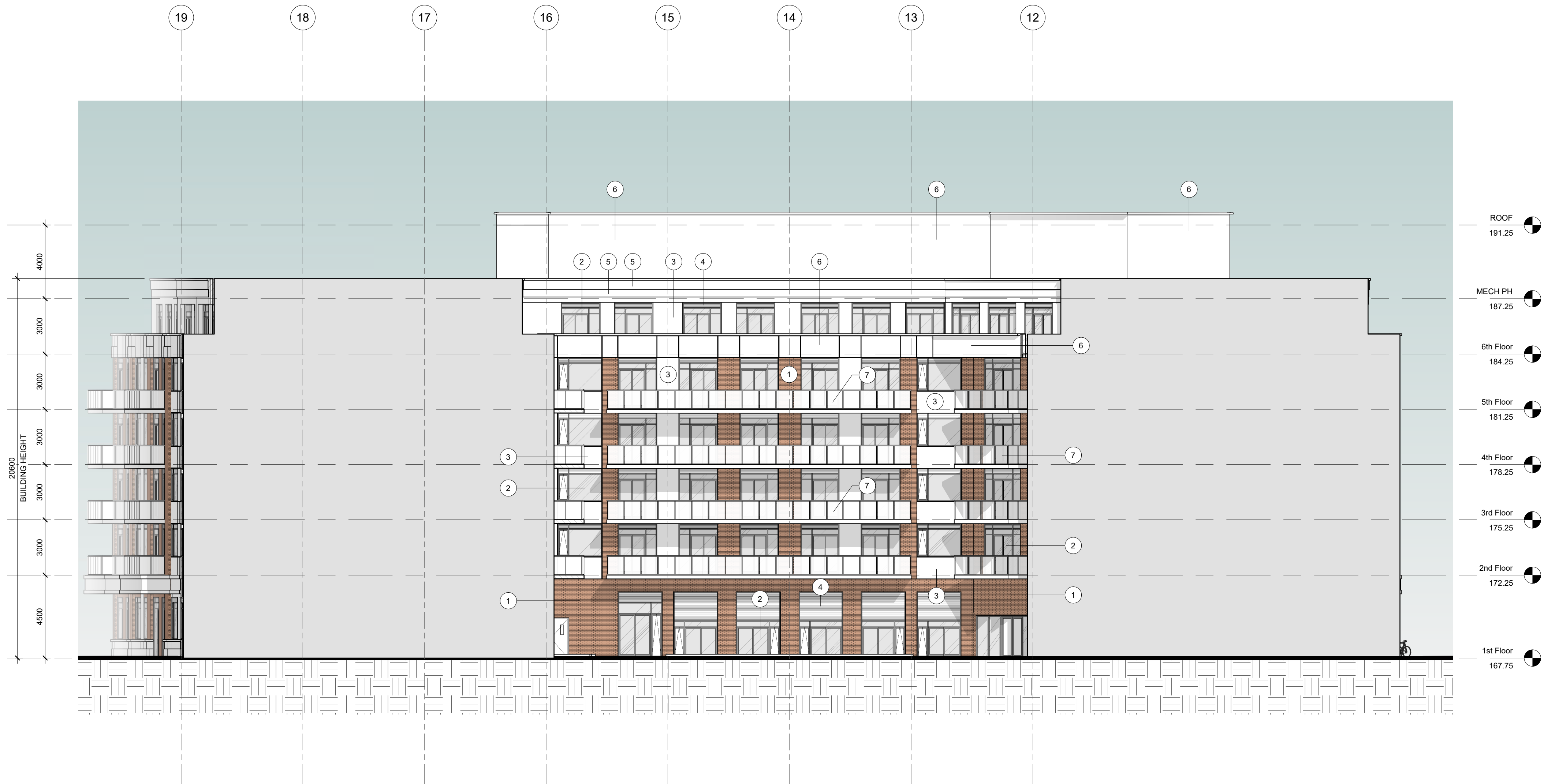
SHARON VILLAGE

Leslie St. & Manor
Hampton street

East Gwillimbury, ON

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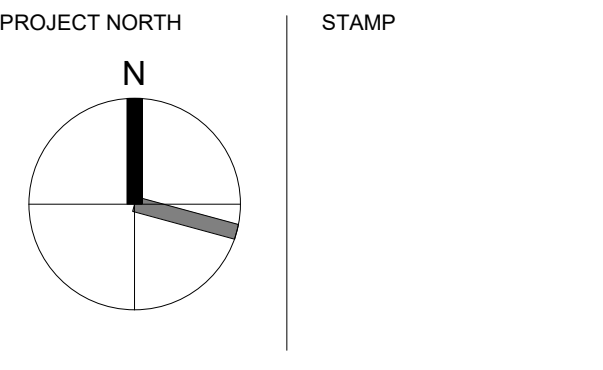
No.	Description	Date
7	Issued for Coord.	2023/06/06
8	Issued for OPA&ZBA	2023/09/19



1 COURTYARD EAST ELEVATION
1 : 150

- MATERIAL LEGEND**
- ① PRECAST MASONRY
 - ② WINDOW WALL SYSTEM: CLEAR GLAZING
 - ③ WINDOW WALL SYSTEM: SPANDREL METAL PANEL
 - ④ WINDOW WALL SYSTEM: ALUMINUM LOUVERS
 - ⑤ PRECAST CONCRETE
 - ⑥ STUCCO
 - ⑦ ALUMINUM & GLASS RAILINGS

CONTEXT KEY PLAN



CLIENT



PROJECT NO: 20001
SCALE: As Indicated
DATE: 2022-10-06
DRAWN BY: CG
DRAWING TITLE

EAST SIDE COURTYARD ELEVATION

DRAWING NO

A206

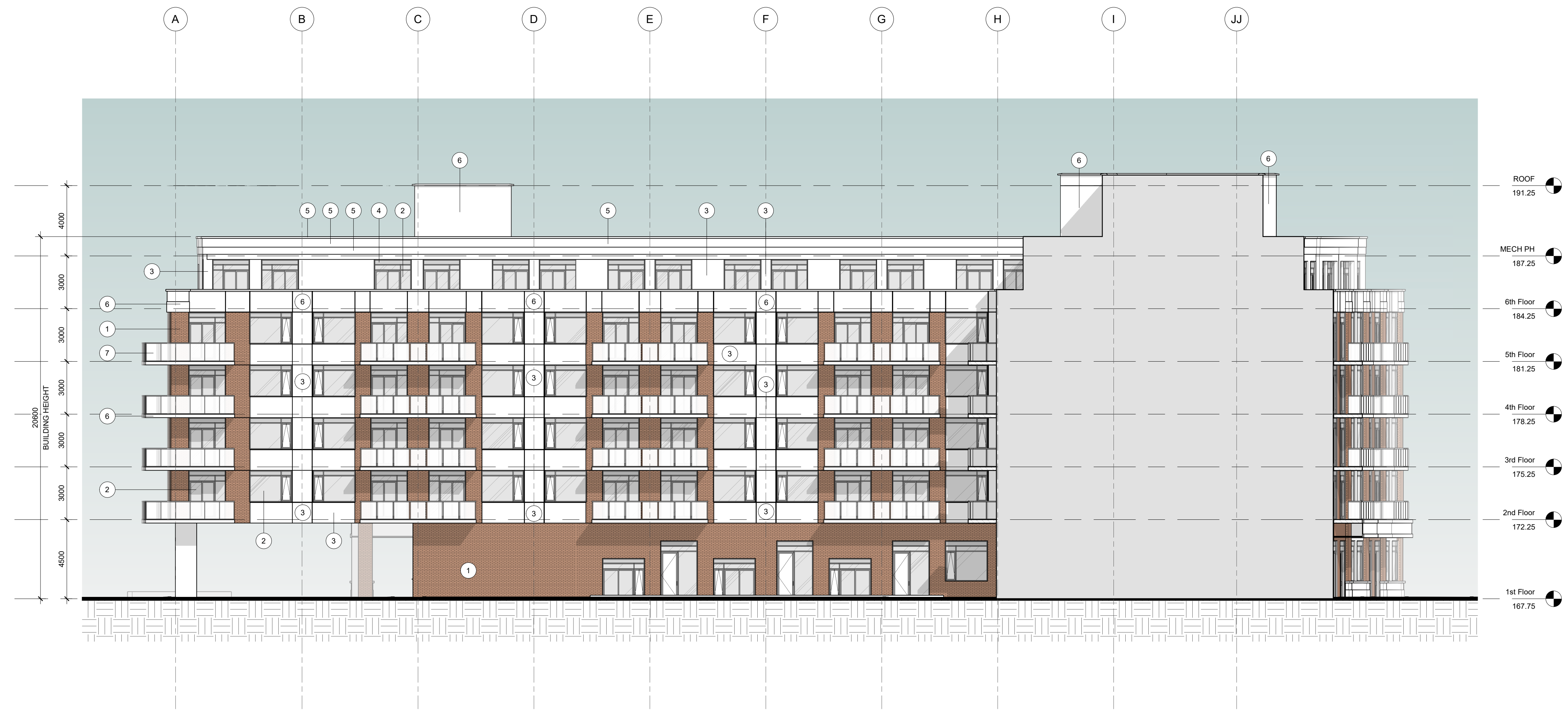
SHARON VILLAGE

Leslie St. & Manor
Hampton street

East Gwillimbury, ON

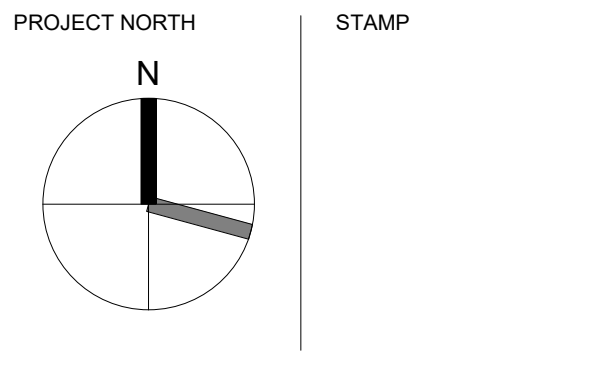
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No.	Description	Date
7	Issued for Coord.	2023/06/06
8	Issued for OPA&ZBA	2023/09/19



1 COURTYARD NORTH ELEVATION
1 : 150

CONTEXT KEY PLAN



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PROJECT NO: 20001

SCALE: As Indicated

DATE: 2022-10-06

DRAWN BY: CG

DRAWING TITLE

NORTH SIDE
COURTYARD
ELEVATION

DRAWING NO

A207

MATERIAL LEGEND

- 1 PRECAST MASONRY
- 2 WINDOW WALL SYSTEM: CLEAR GLAZING
- 3 WINDOW WALL SYSTEM: SPANDREL METAL PANEL
- 4 WINDOW WALL SYSTEM: ALUMINUM LOUVERS
- 5 PRECAST CONCRETE
- 6 STUCCO
- 7 ALUMINUM & GLASS RAILINGS

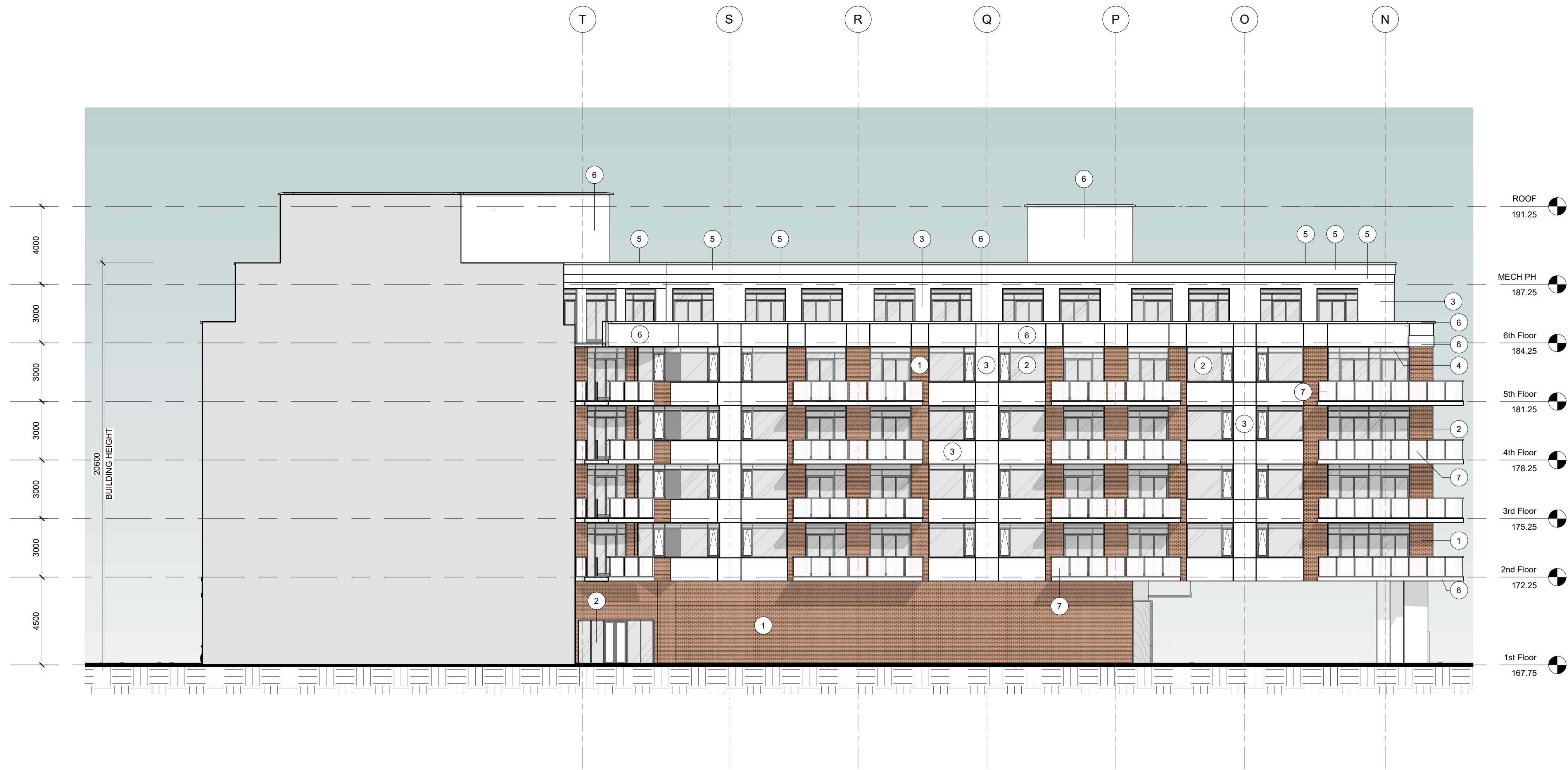
SHARON VILLAGE

Leslie St. & Manor
Hampton street

East Gwillimbury, ON

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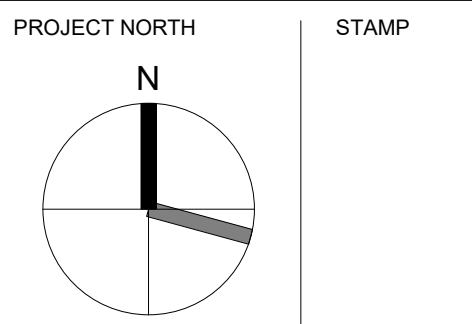
No.	Description	Date
7	Issued for Coord.	2023/06/06
8	Issued for OPA&ZBA	2023/09/19



1 COURTYARD SOUTH ELEVATION
1 : 150

- MATERIAL LEGEND**
- ① PRECAST MASONRY
 - ② WINDOW WALL SYSTEM: CLEAR GLAZING
 - ③ WINDOW WALL SYSTEM: SPANDREL METAL PANEL
 - ④ WINDOW WALL SYSTEM: ALUMINUM LOUVERS
 - ⑤ PRECAST CONCRETE
 - ⑥ STUCCO
 - ⑦ ALUMINUM & GLASS RAILINGS

CONTEXT KEY PLAN



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PROJECT NO: 20001

SCALE: As Indicated

DATE: 2022-10-06

DRAWN BY: CG

DRAWING TITLE

SOUTH SIDE
COURTYARD
ELEVATION

DRAWING NO

A208

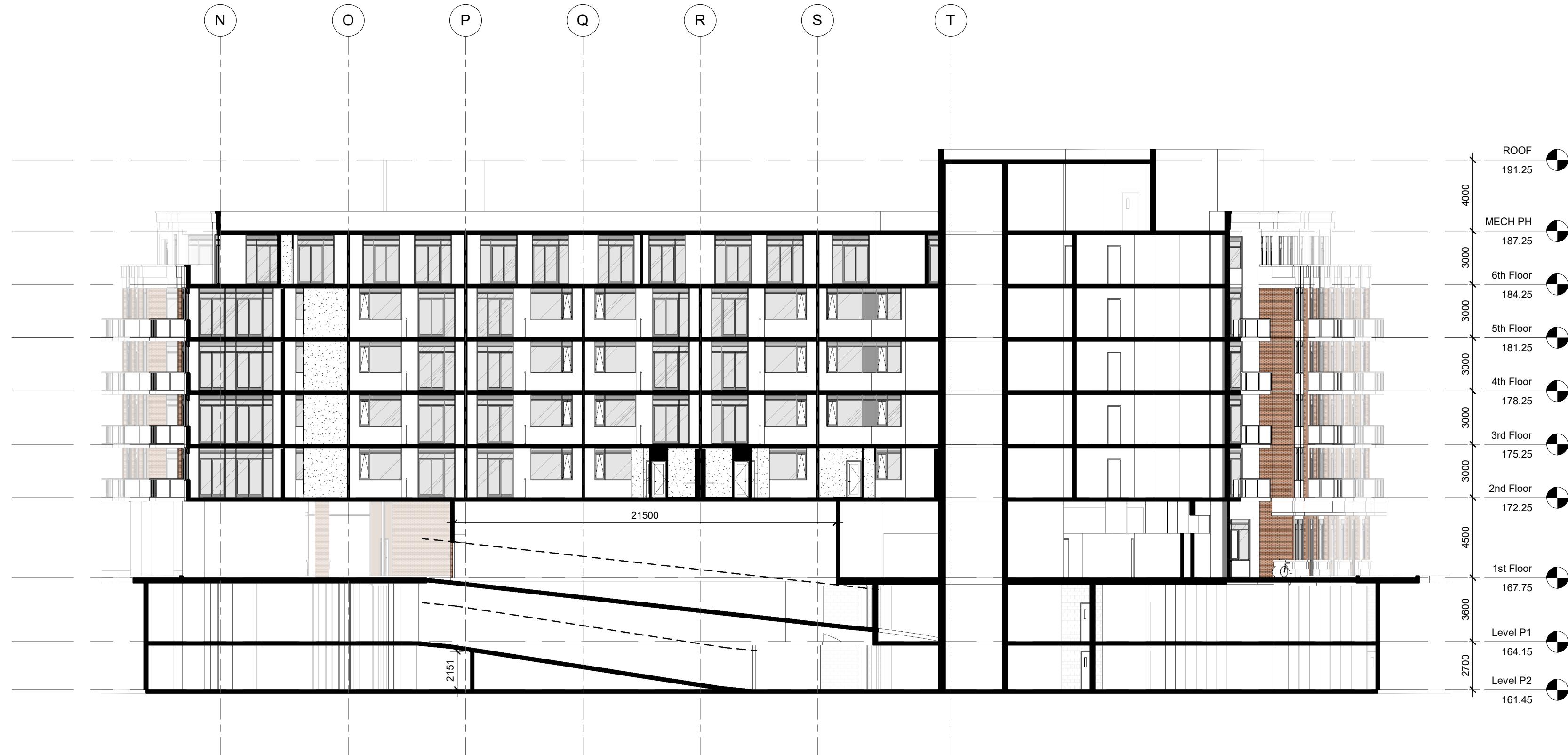
SHARON VILLAGE

Leslie St. & Manor
Hampton street

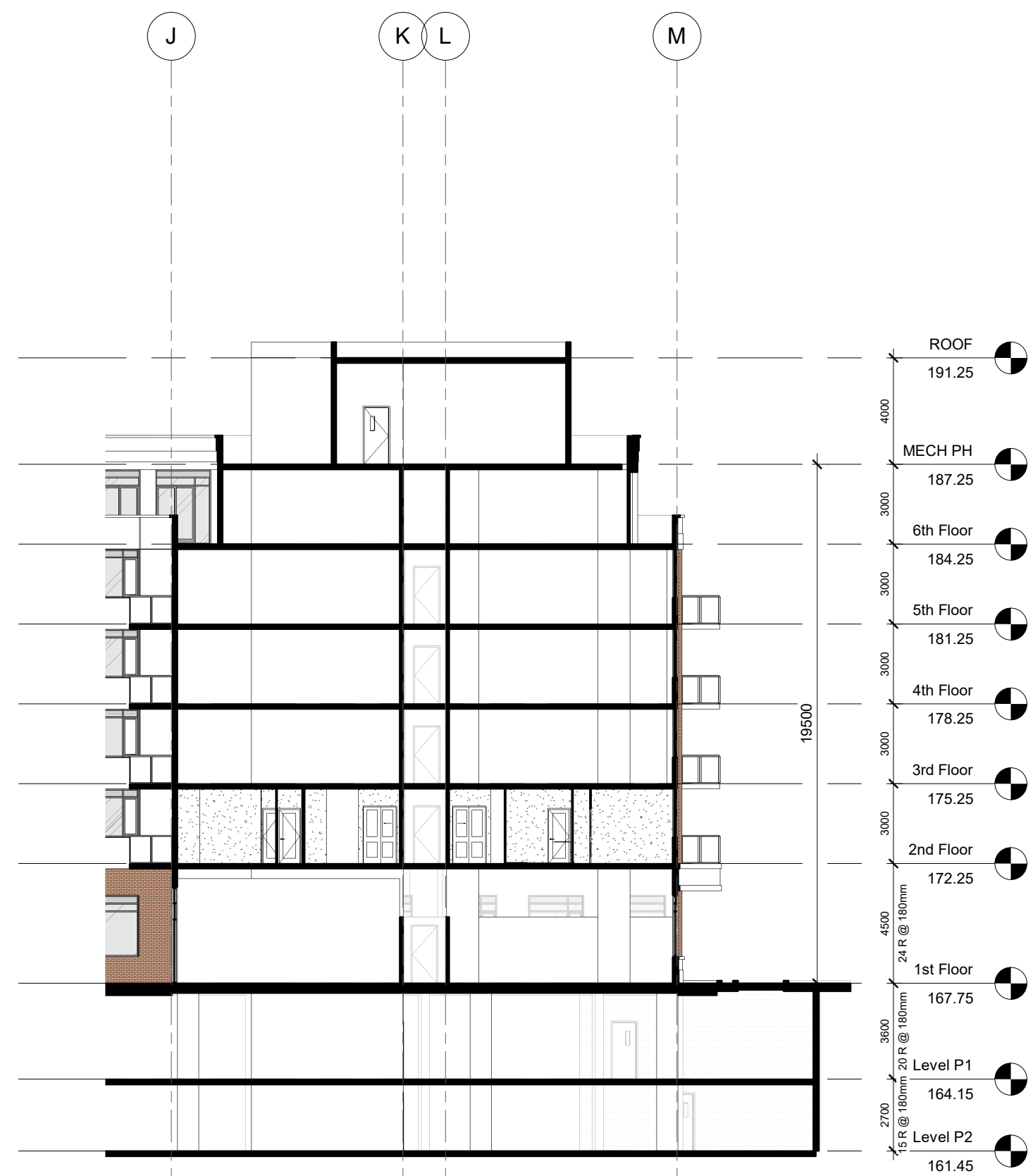
East Gwillimbury, ON

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8	Issued for OPA&ZBA	2023/09/19



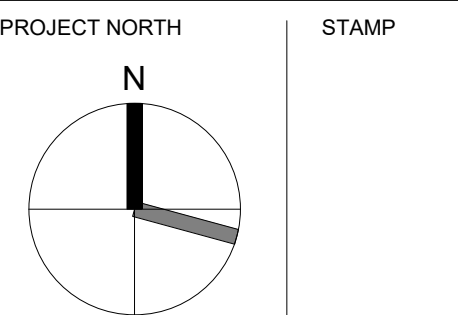
1 Section 1 - Thru Ramp
1 : 200



2 Section 2 - Thru Stair B
1 : 200

- MATERIAL LEGEND**
- ① PRECAST MASONRY
 - ② WINDOW WALL SYSTEM: CLEAR GLAZING
 - ③ WINDOW WALL SYSTEM: SPANDREL METAL PANEL
 - ④ WINDOW WALL SYSTEM: ALUMINUM LOUVERS
 - ⑤ PRECAST CONCRETE
 - ⑥ STUCCO
 - ⑦ ALUMINUM & GLASS RAILINGS

CONTEXT KEY PLAN



CLIENT



PROJECT NO: 20001
SCALE: As Indicated
DATE: 2022-10-06
DRAWN BY: Author
DRAWING TITLE

SECTION

DRAWING NO

A301

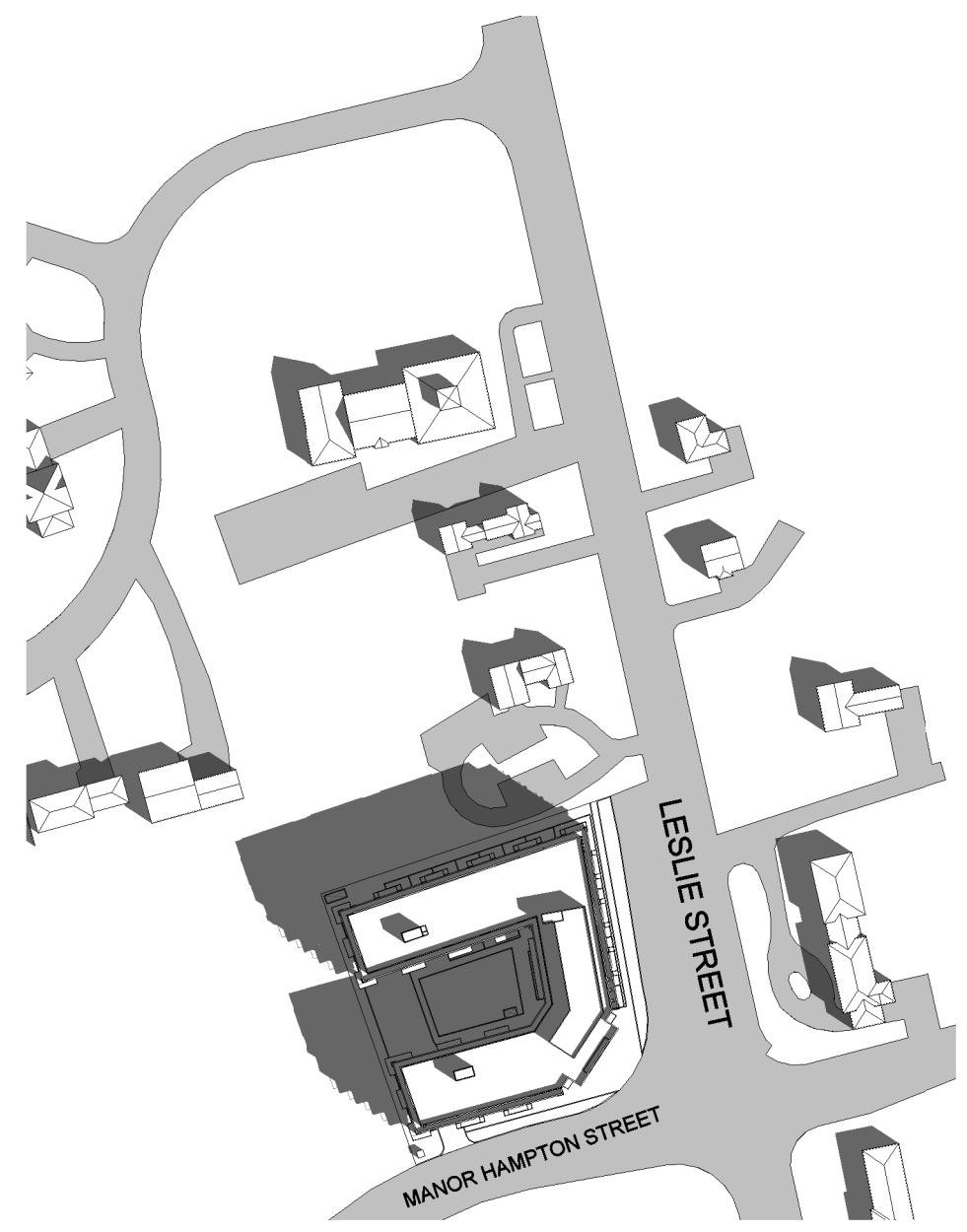
SHARON VILLAGE

Leslie St. & Manor Hampton street

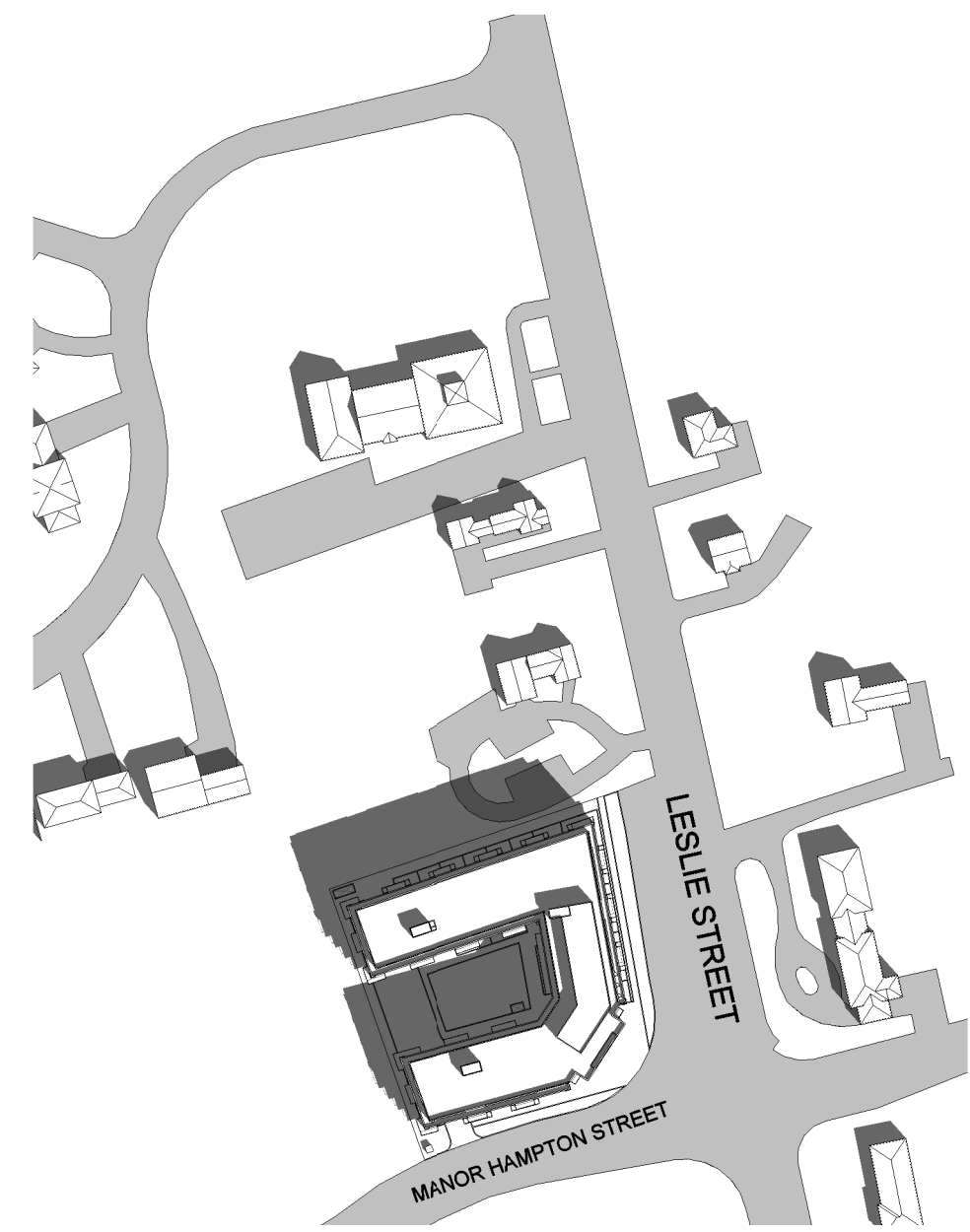
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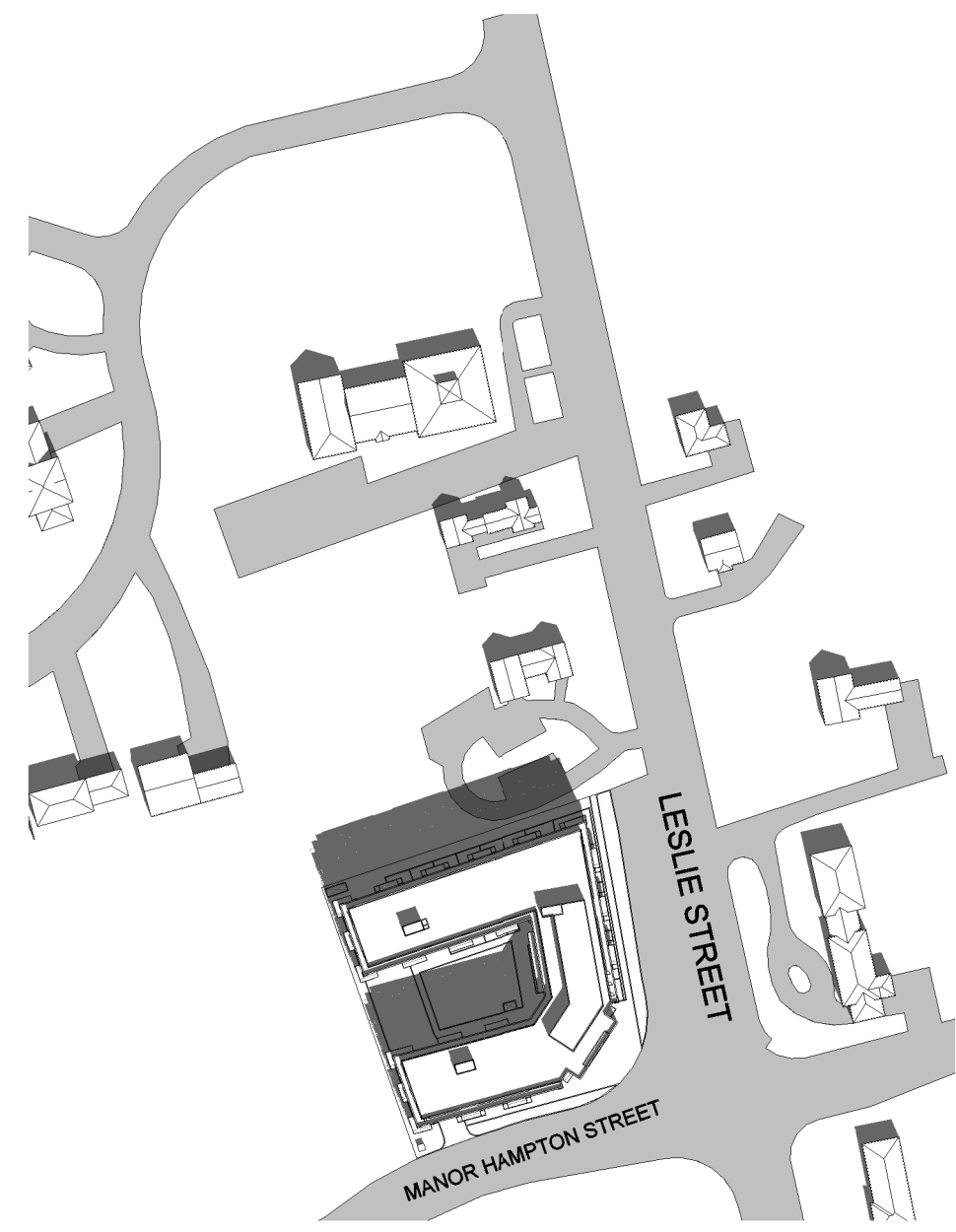
No.	Description	Date
1	Issued for Review	02/11/2020
2	Issued for Review	03/04/2020
3	Issued for OPA & ZBLA	10/23/2020
4	Issued for OPA&ZBA	2023/09/19



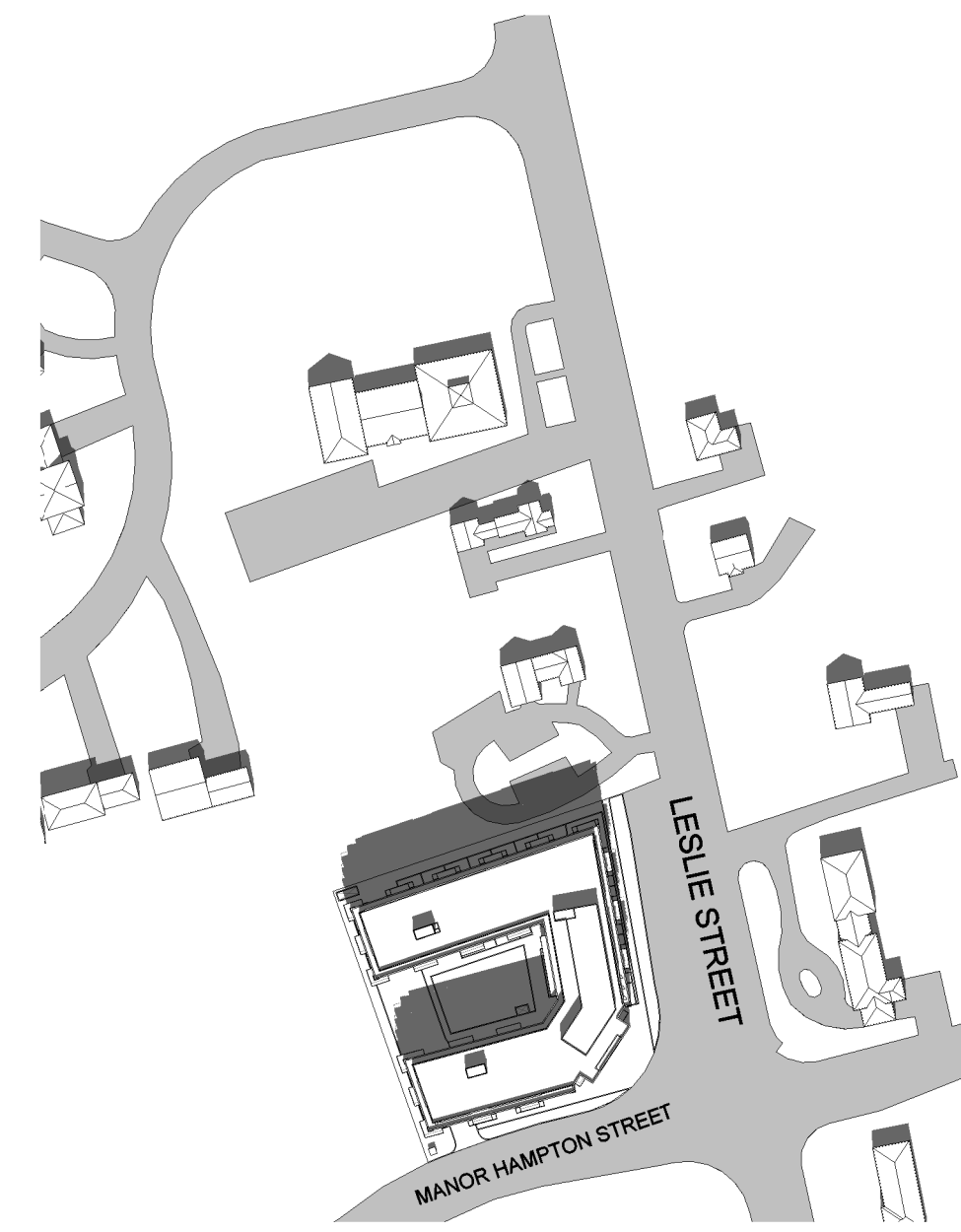
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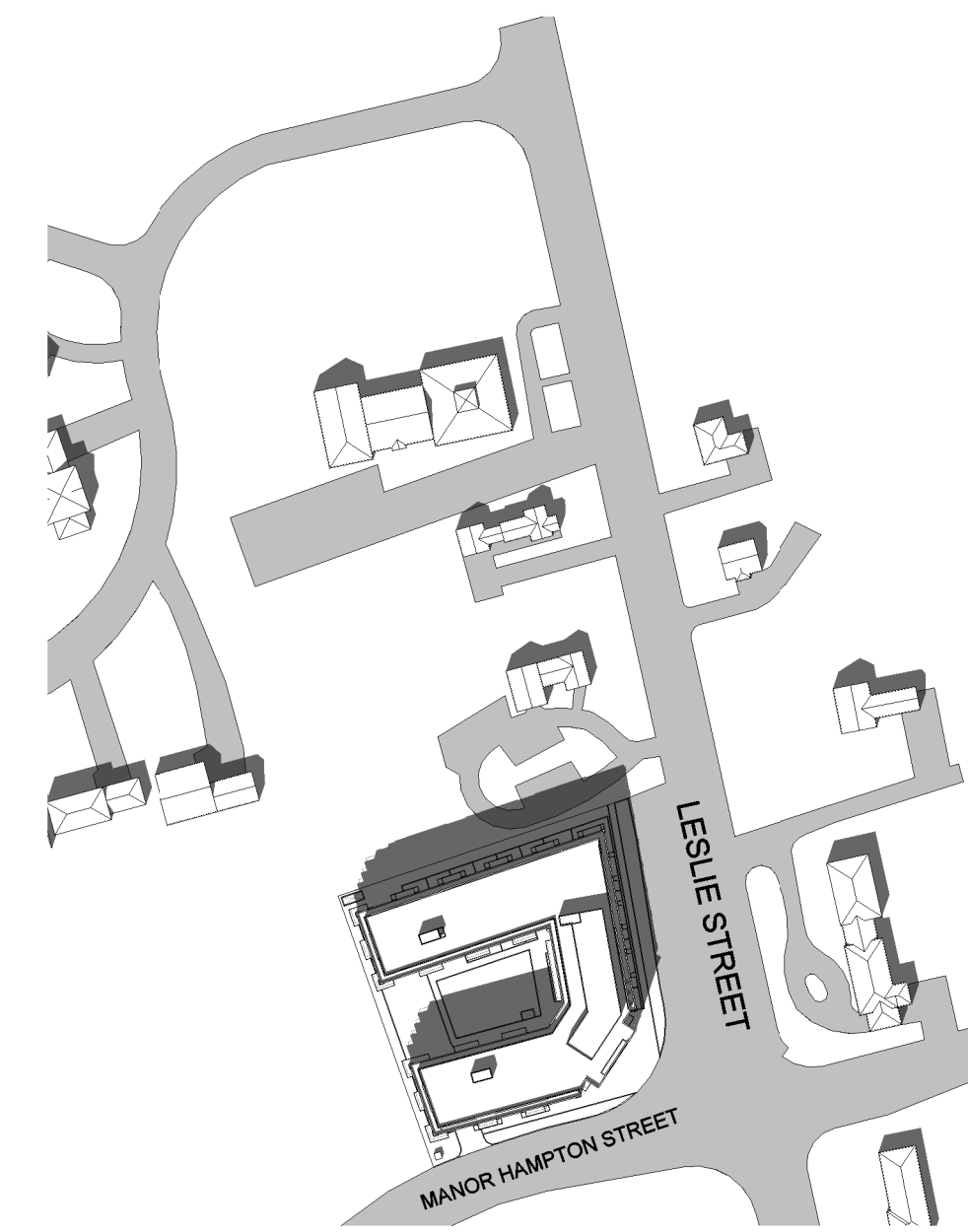
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3 March 21 - 11.18 AM
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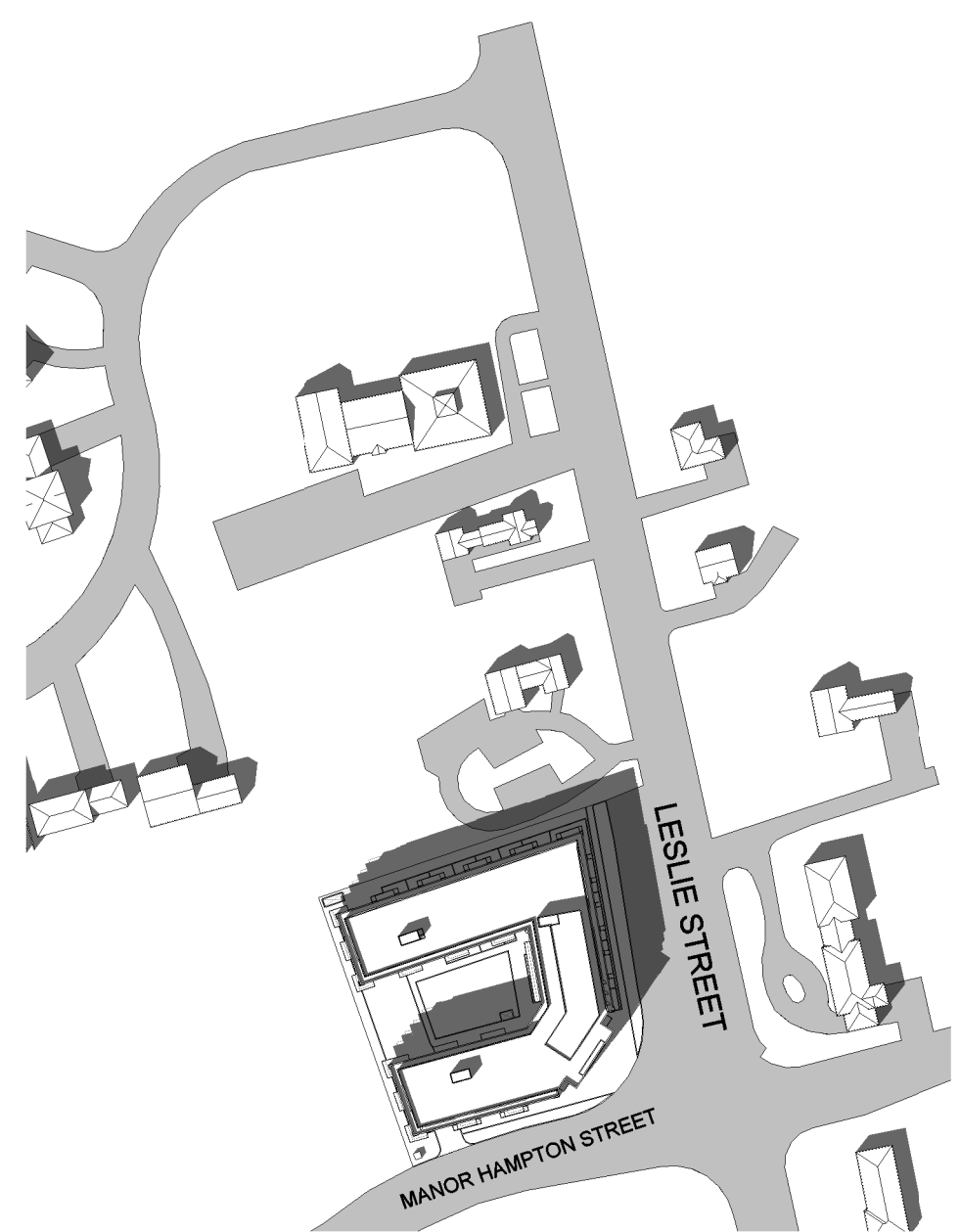


4 March 21 - 12.18 AM
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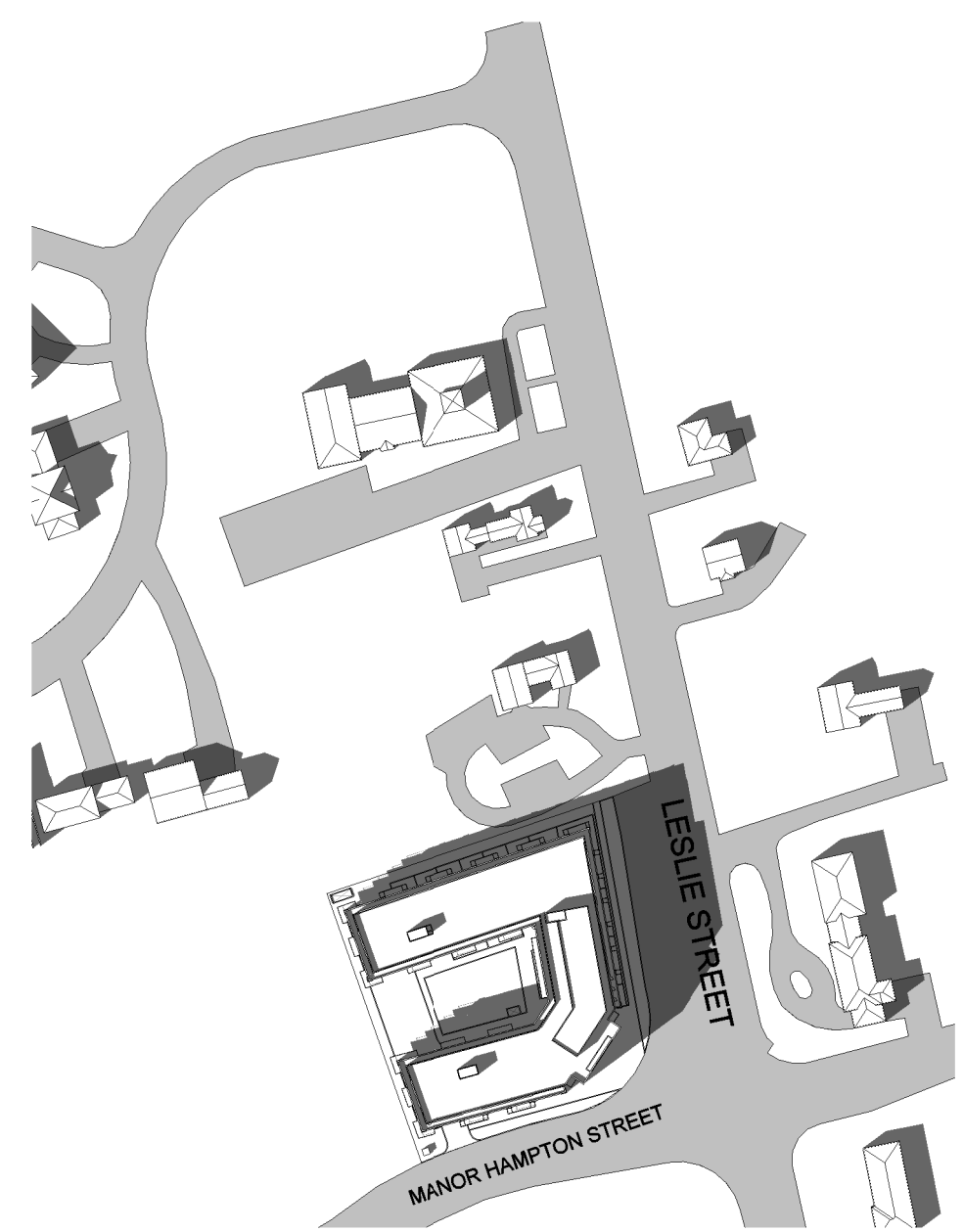


5 March 21 - 01.18 PM
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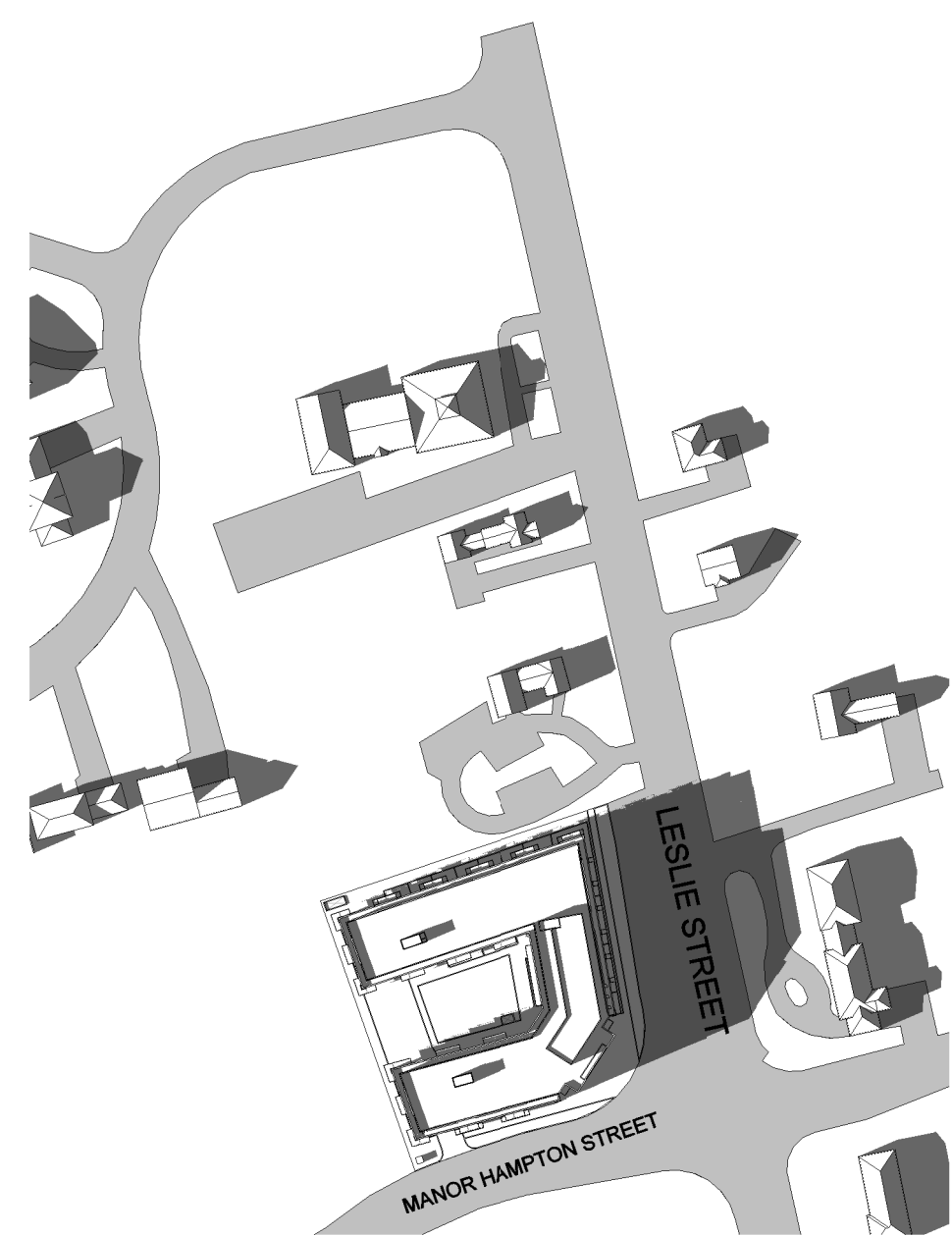
CONTEXT KEY PLAN



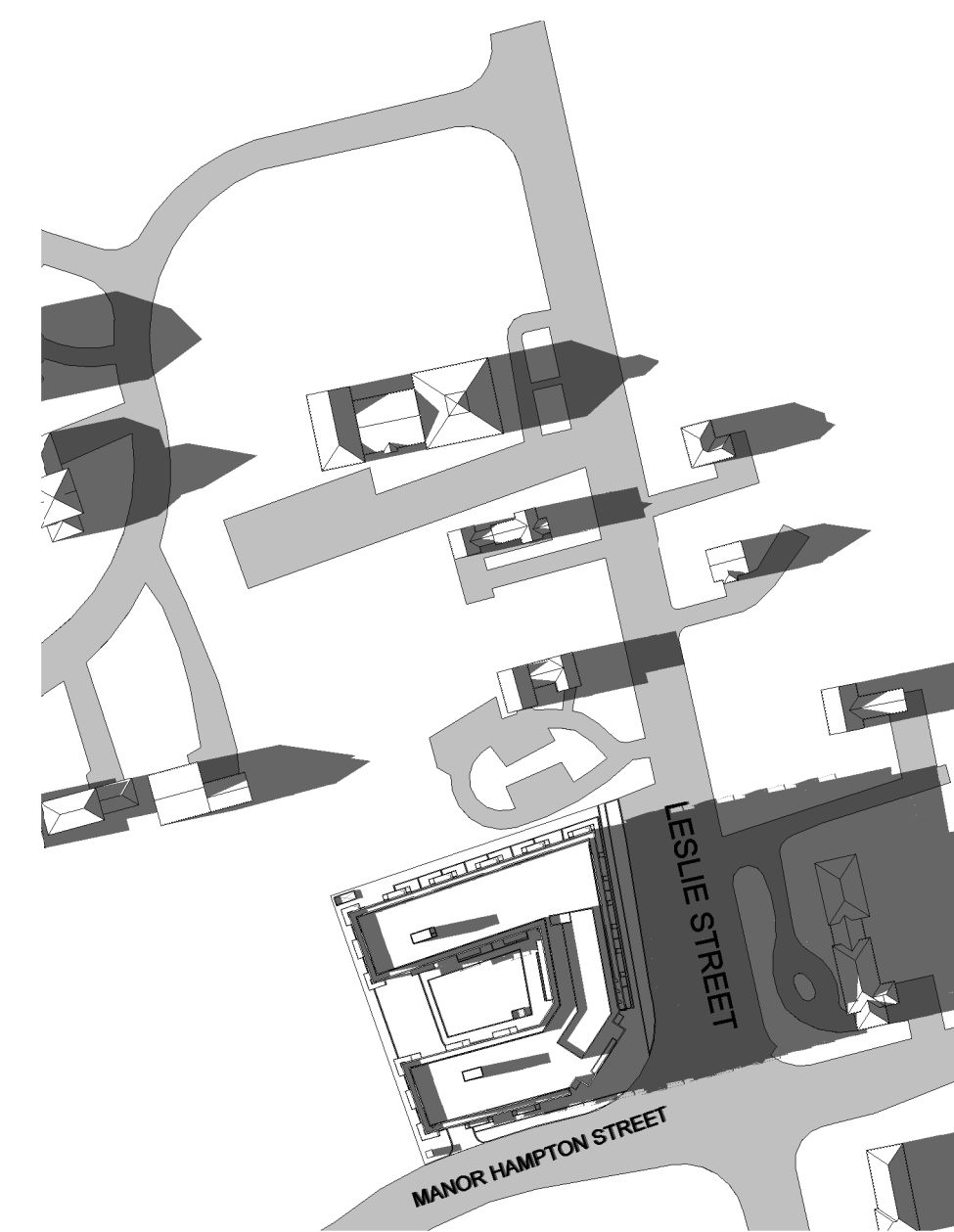
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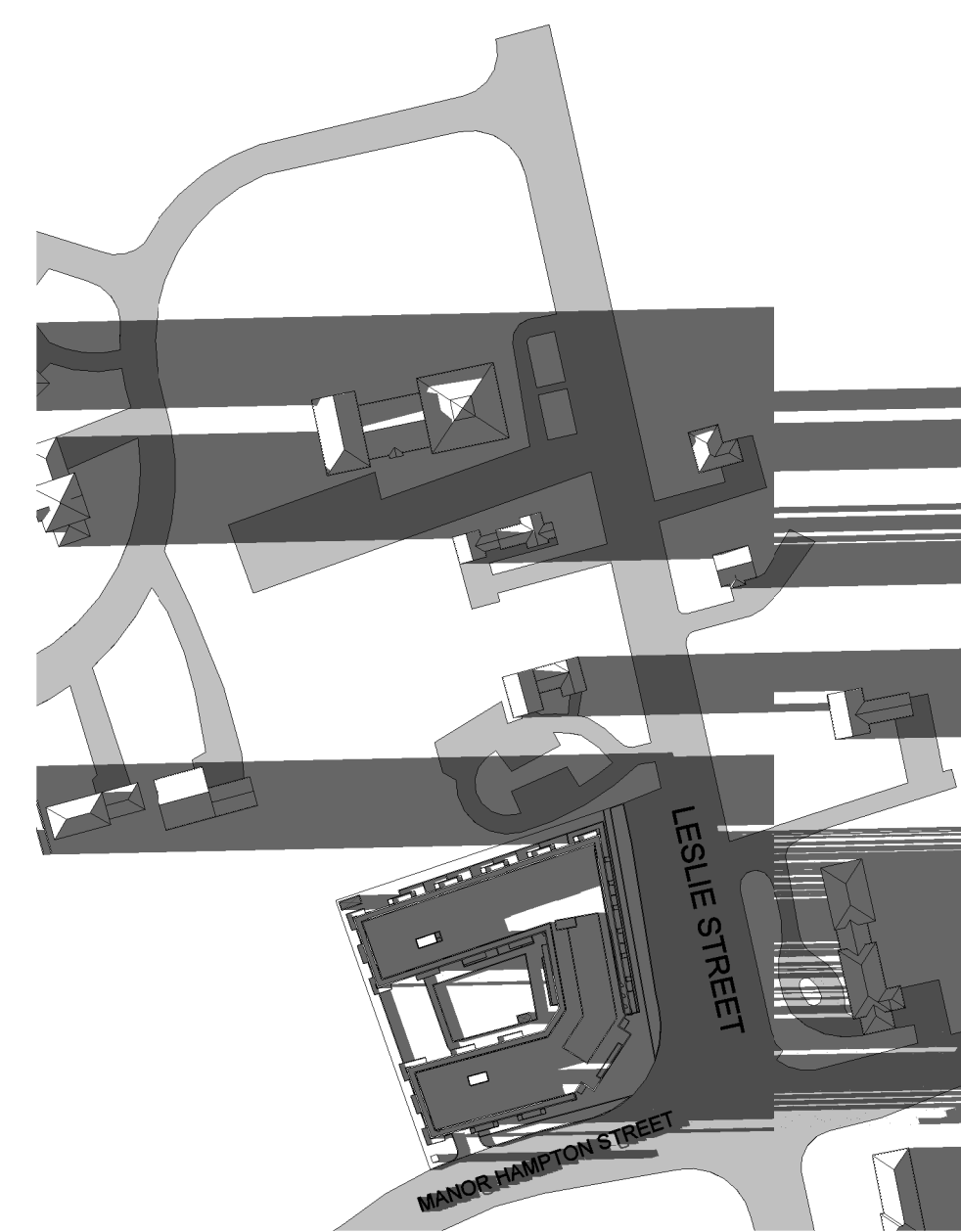
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8 March 21 - 04.18 PM
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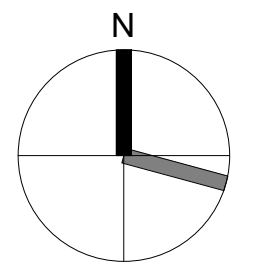
9 March 21 - 05.18 PM
1 : 2000



10 March 21 - 06.18 PM
1 : 2000

PROJECT NORTH

STAMP



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PROJECT NO: 20001

SCALE: 1 : 2000

DATE: Issue Date

DRAWN BY: Author

DRAWING TITLE

Sun Shadow Study - March

DRAWING NO

SS 001

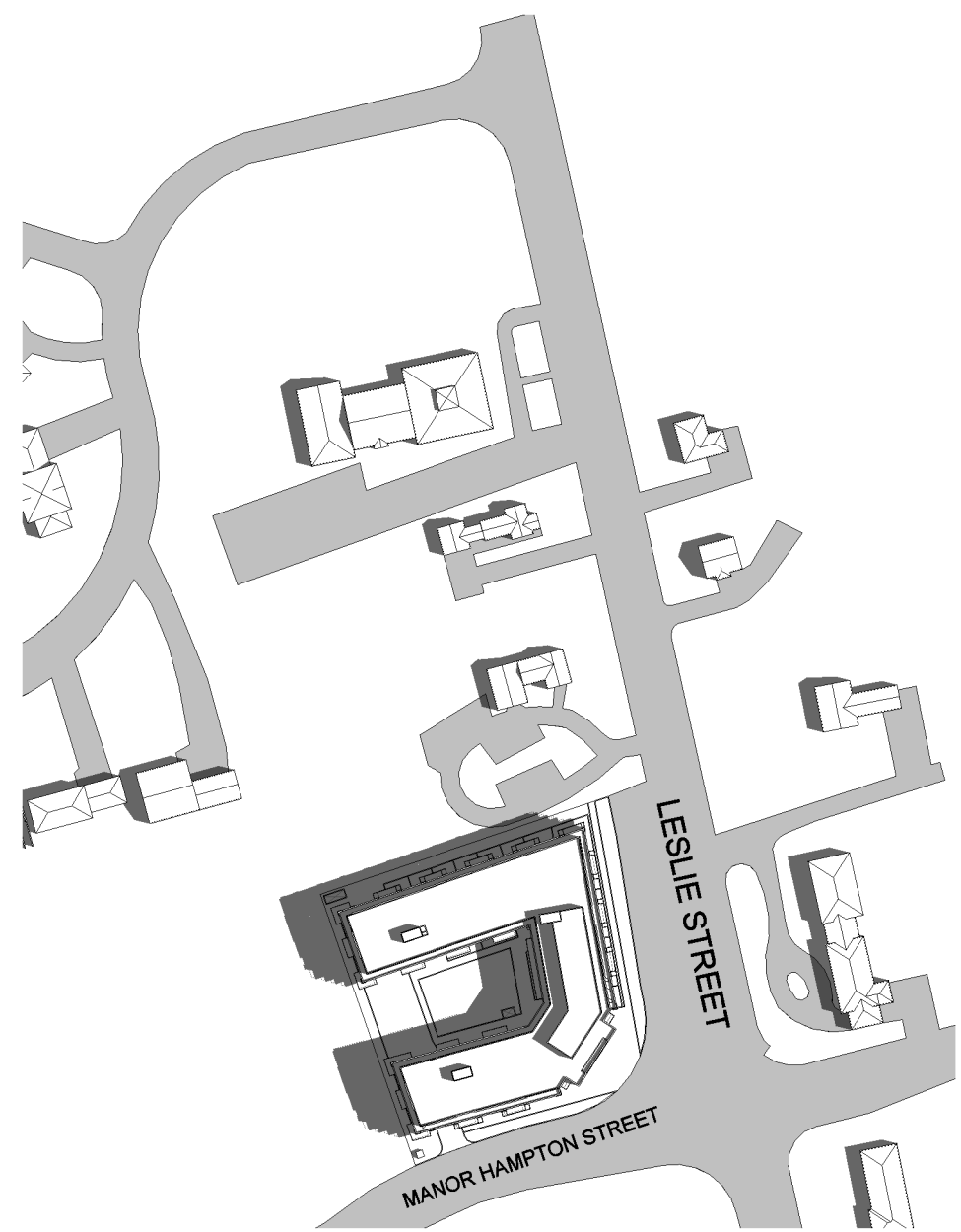
SHARON VILLAGE

Leslie St. & Manor Hampton street

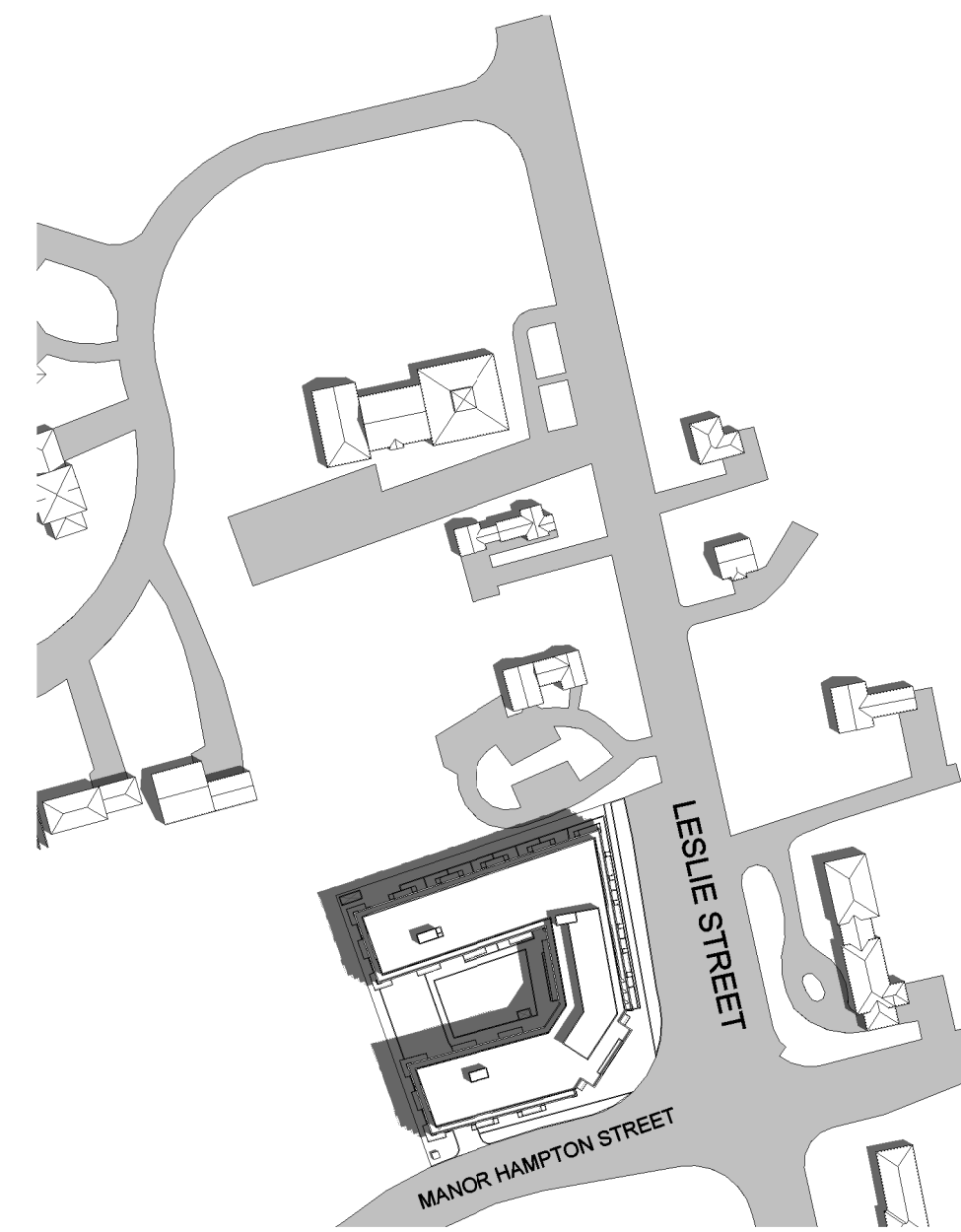
East Gwillimbury, ON

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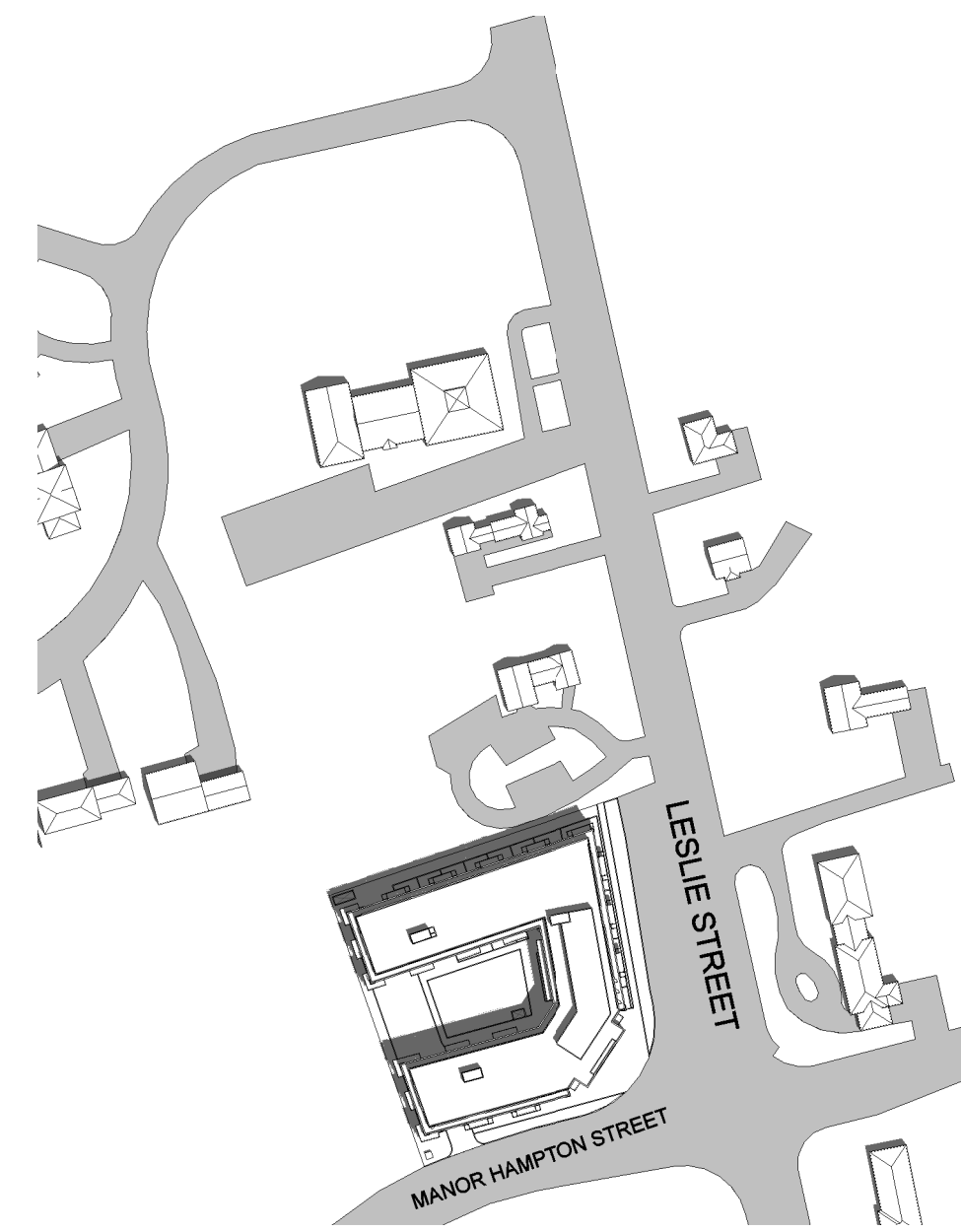
No.	Description	Date
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2	Issued for Review	03/04/2020
3	Issued for OPA & ZBLA	10/23/2020
4	Issued for OPA&ZBA	2023/09/19



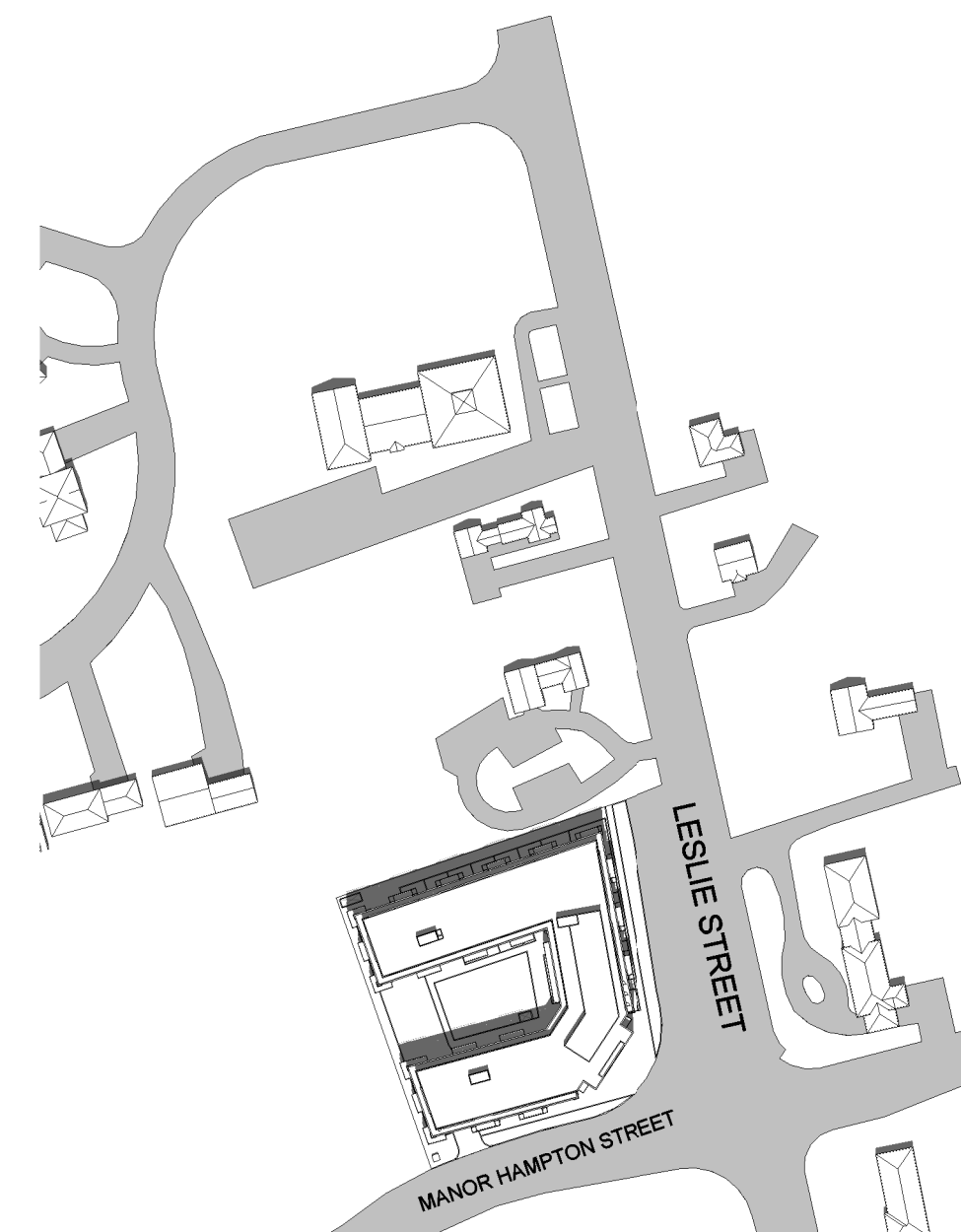
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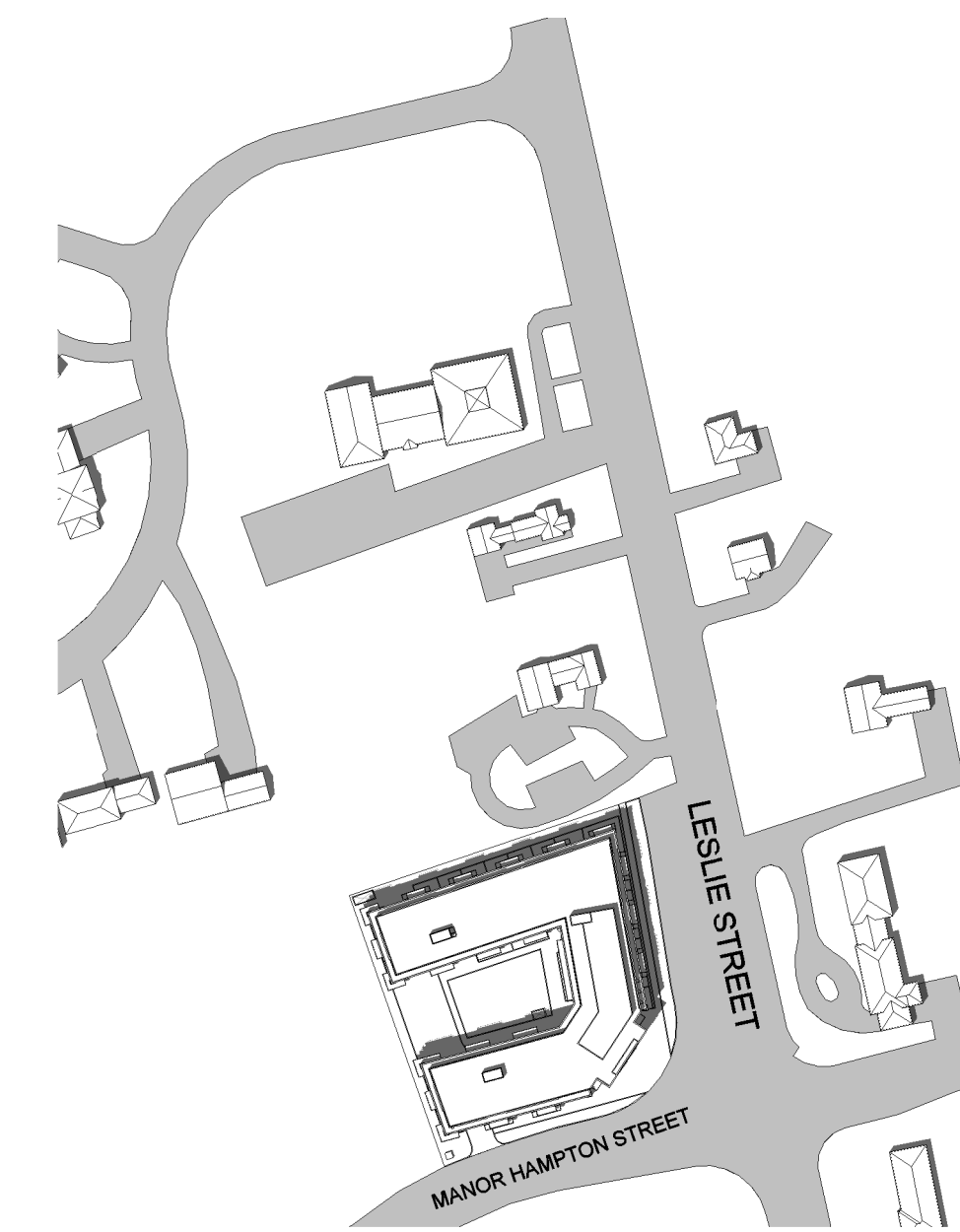
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3 June 21 - 11:18 AM
1 : 2000

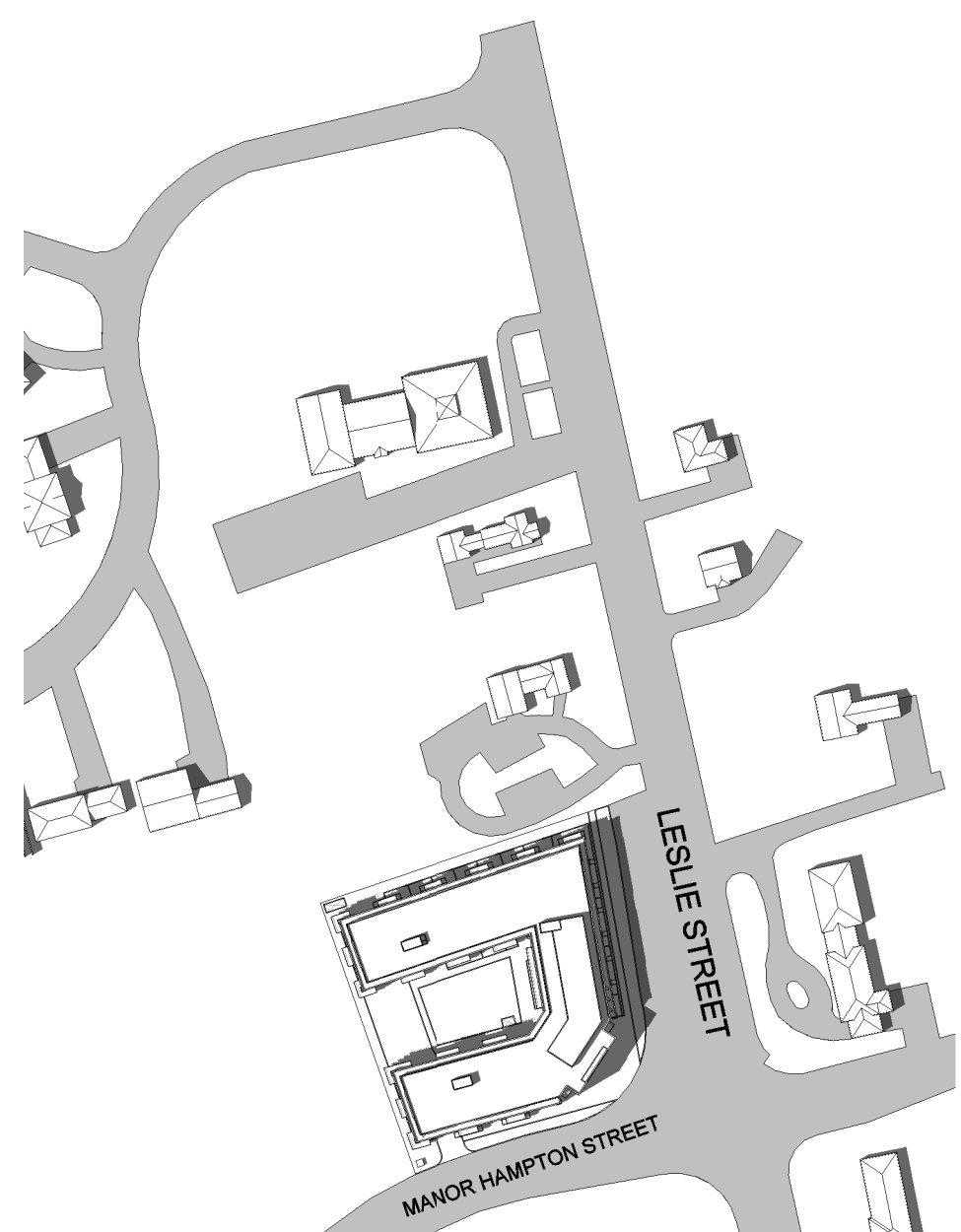


4 June 21 - 12:18 PM
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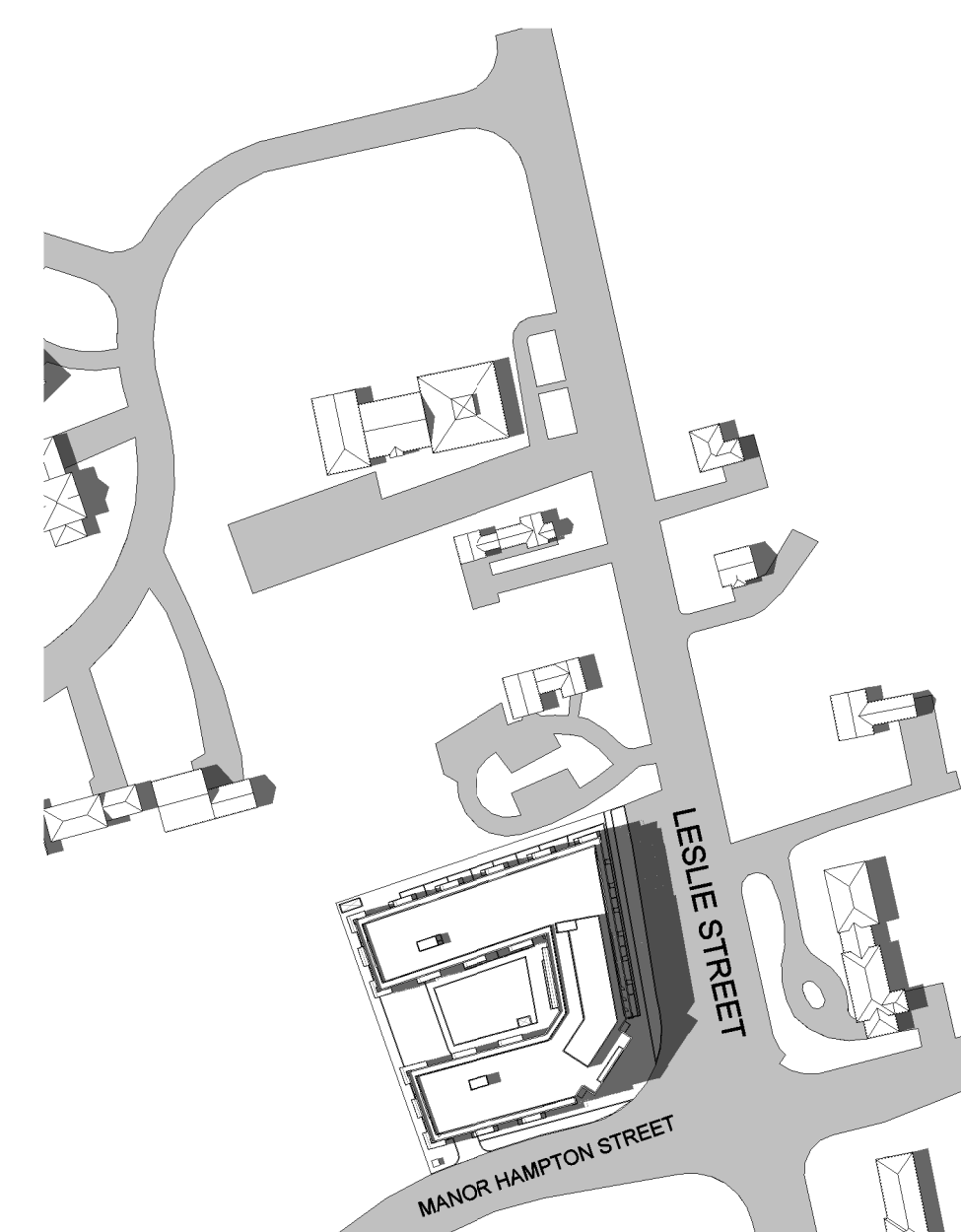


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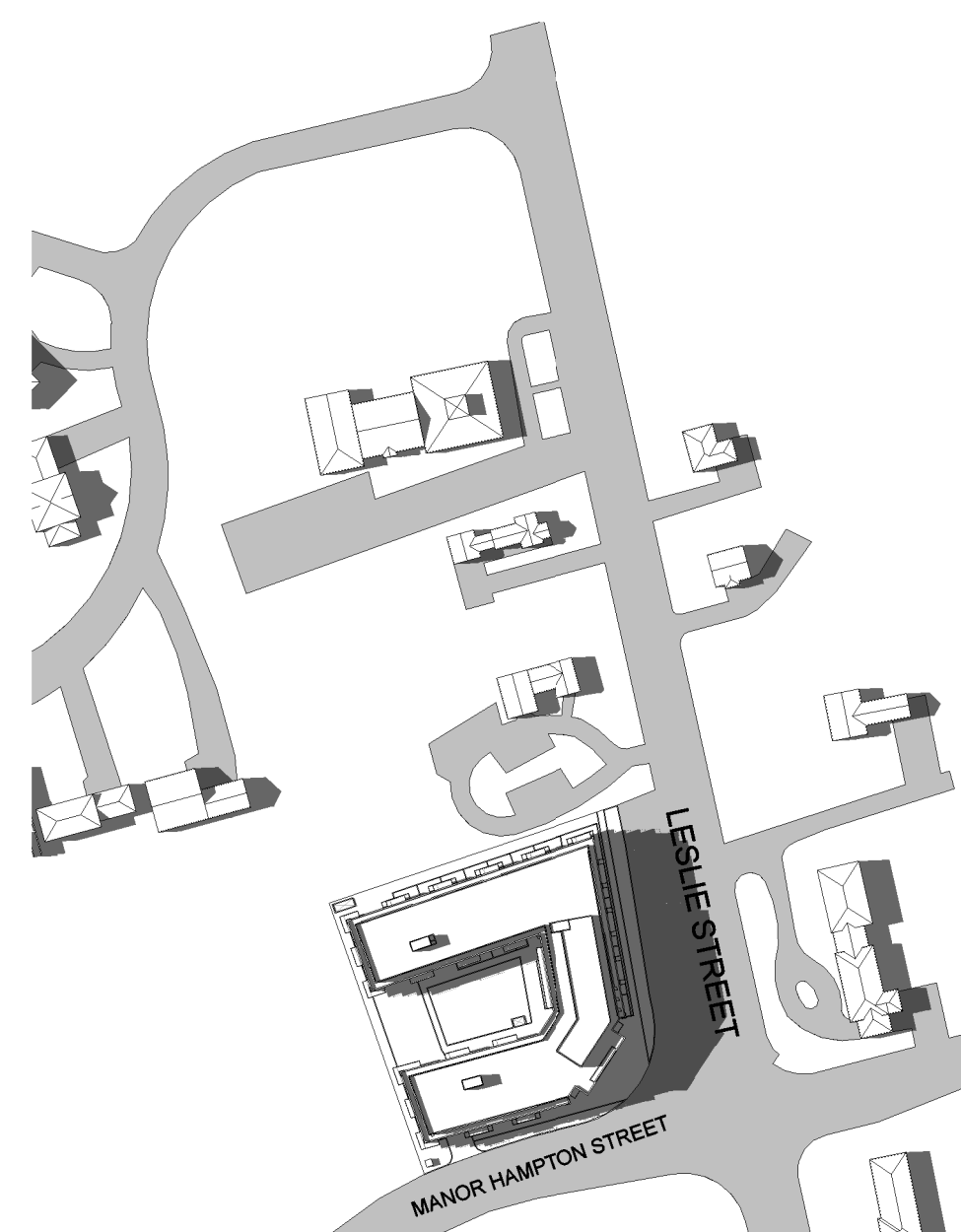
CONTEXT KEY PLAN



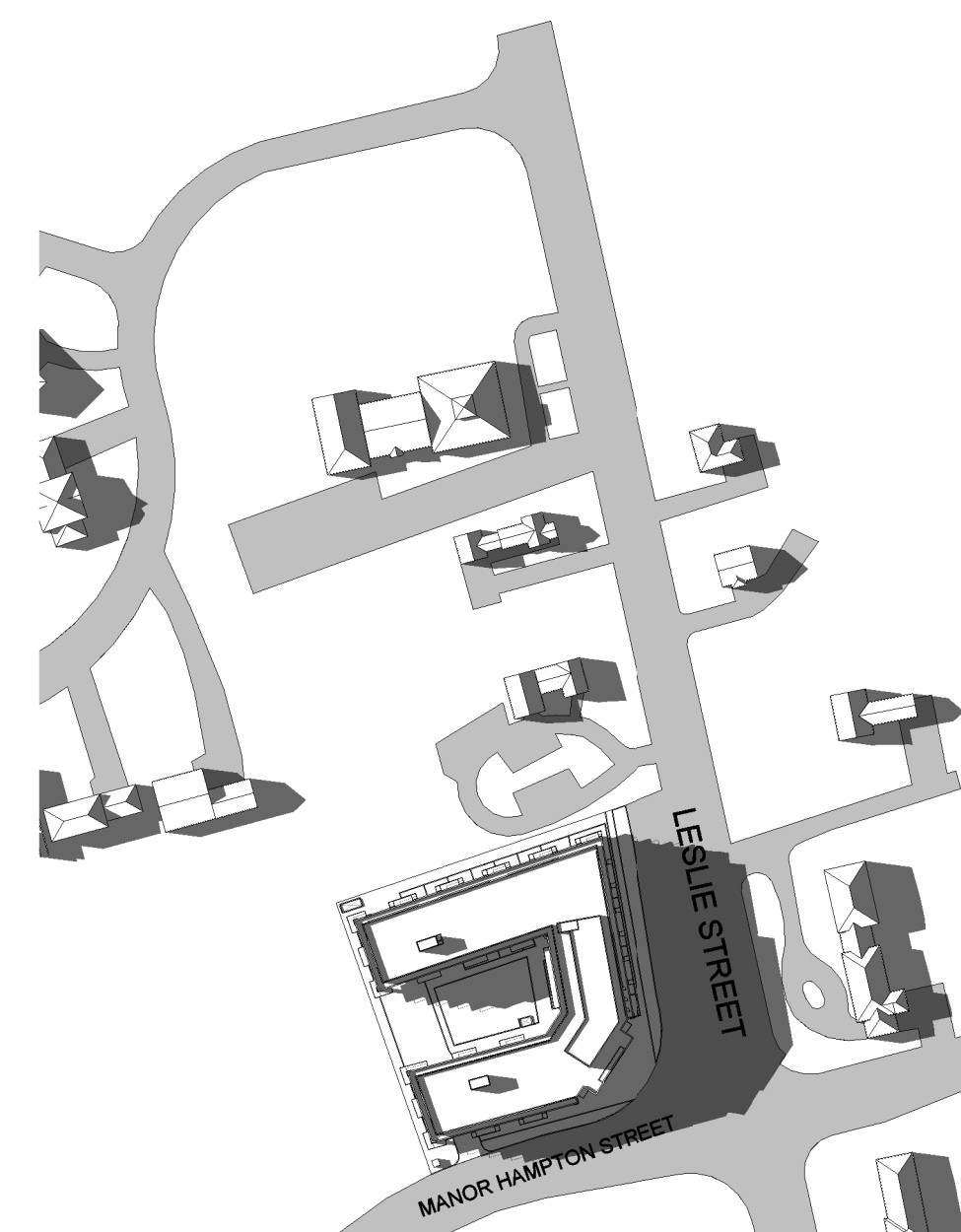
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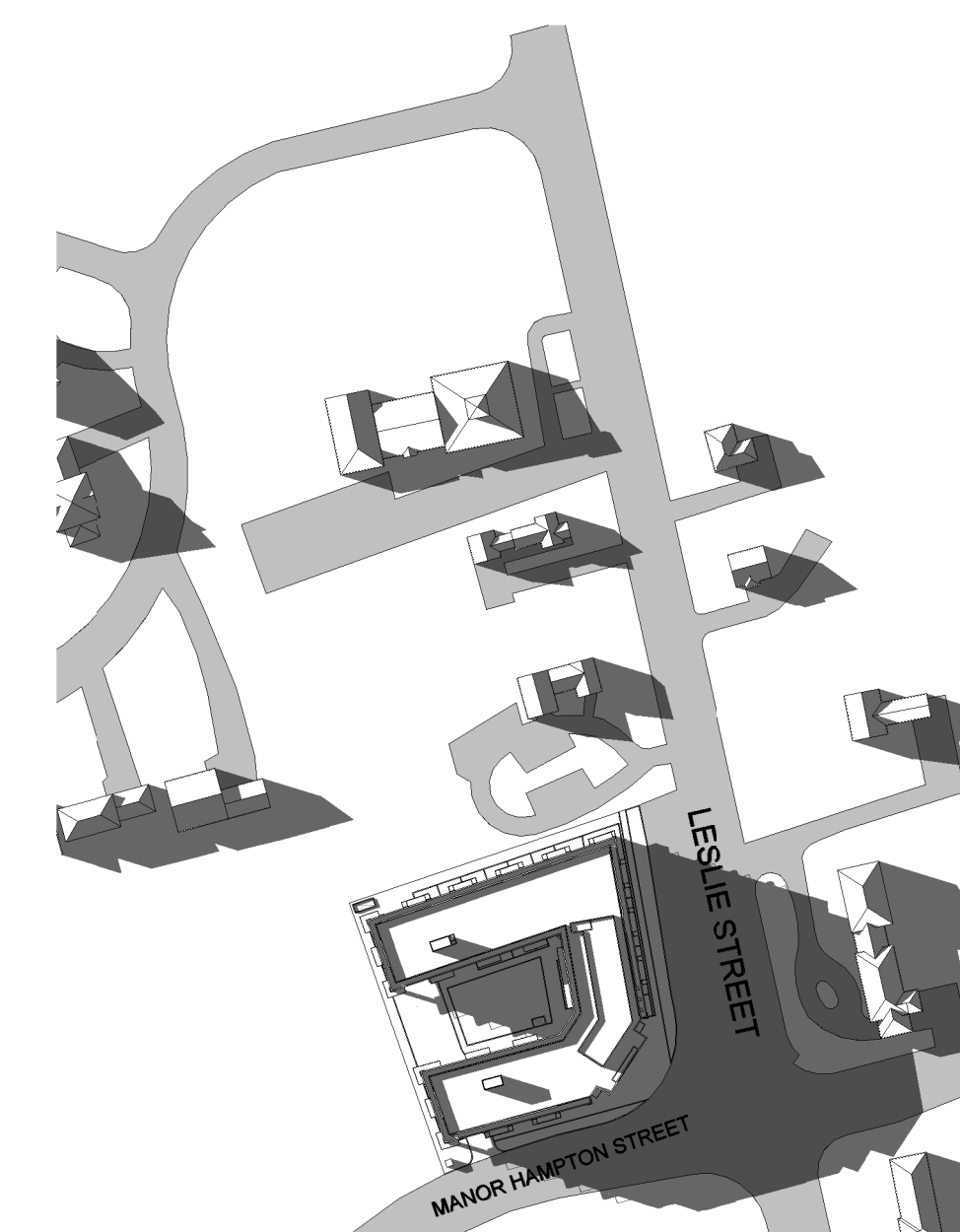
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8 June 21 - 04:18 PM
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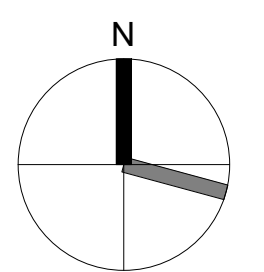
9 June 21 - 05:18 PM
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10 June 21 - 06:18 PM
1 : 2000

PROJECT NORTH

STAMP



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PROJECT NO: 20001

SCALE: 1 : 2000

DATE: Issue Date

DRAWN BY: Author

DRAWING TITLE

Sun Shadow Study - June

DRAWING NO

SS 002

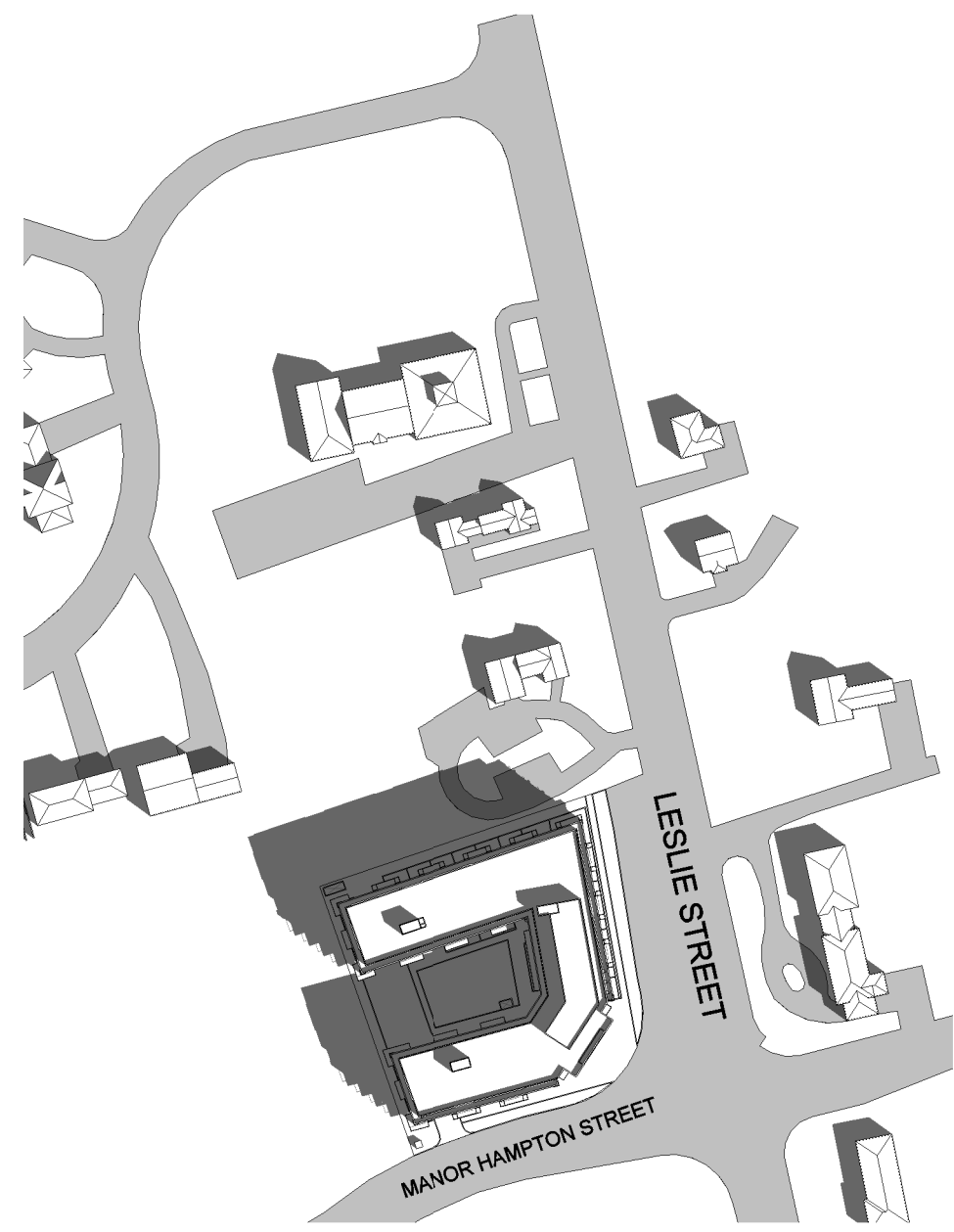
SHARON VILLAGE

Leslie St. & Manor Hampton street

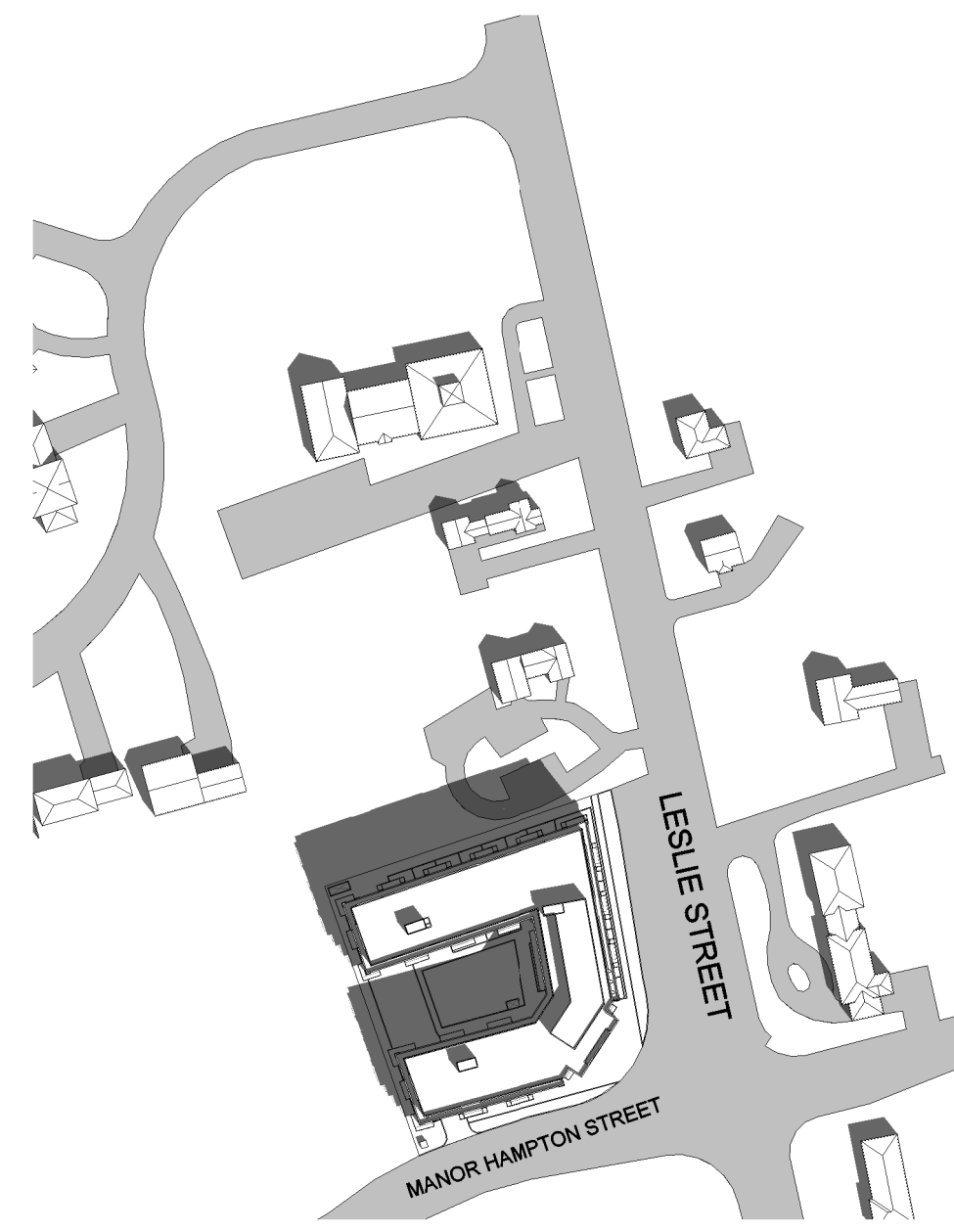
East Gwillimbury, ON

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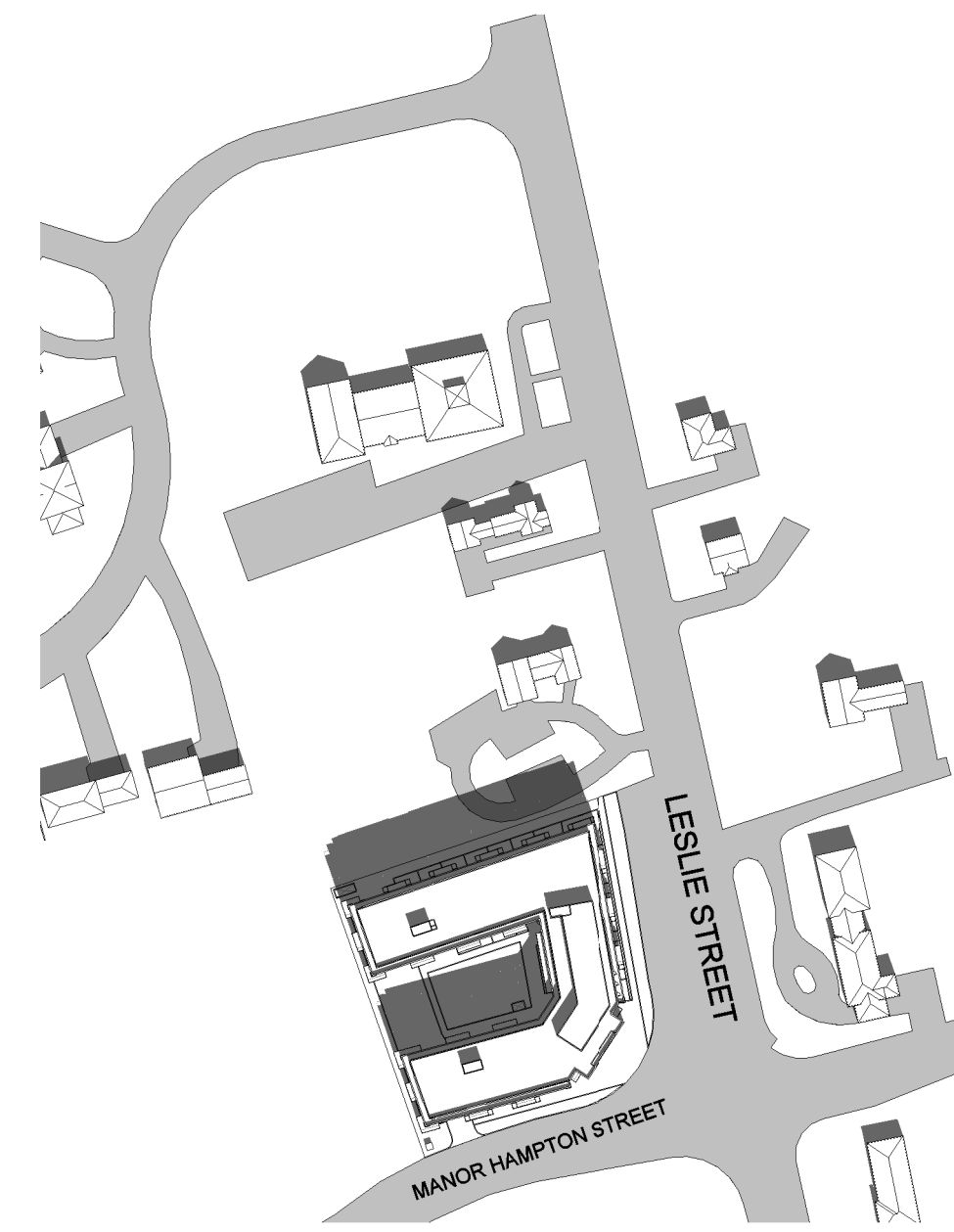
No.	Description	Date
1	Issued for Review	02/11/2020
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3	Issued for OPA & ZBLA	10/23/2020
4	Issued for OPA&ZBA	2023/09/19



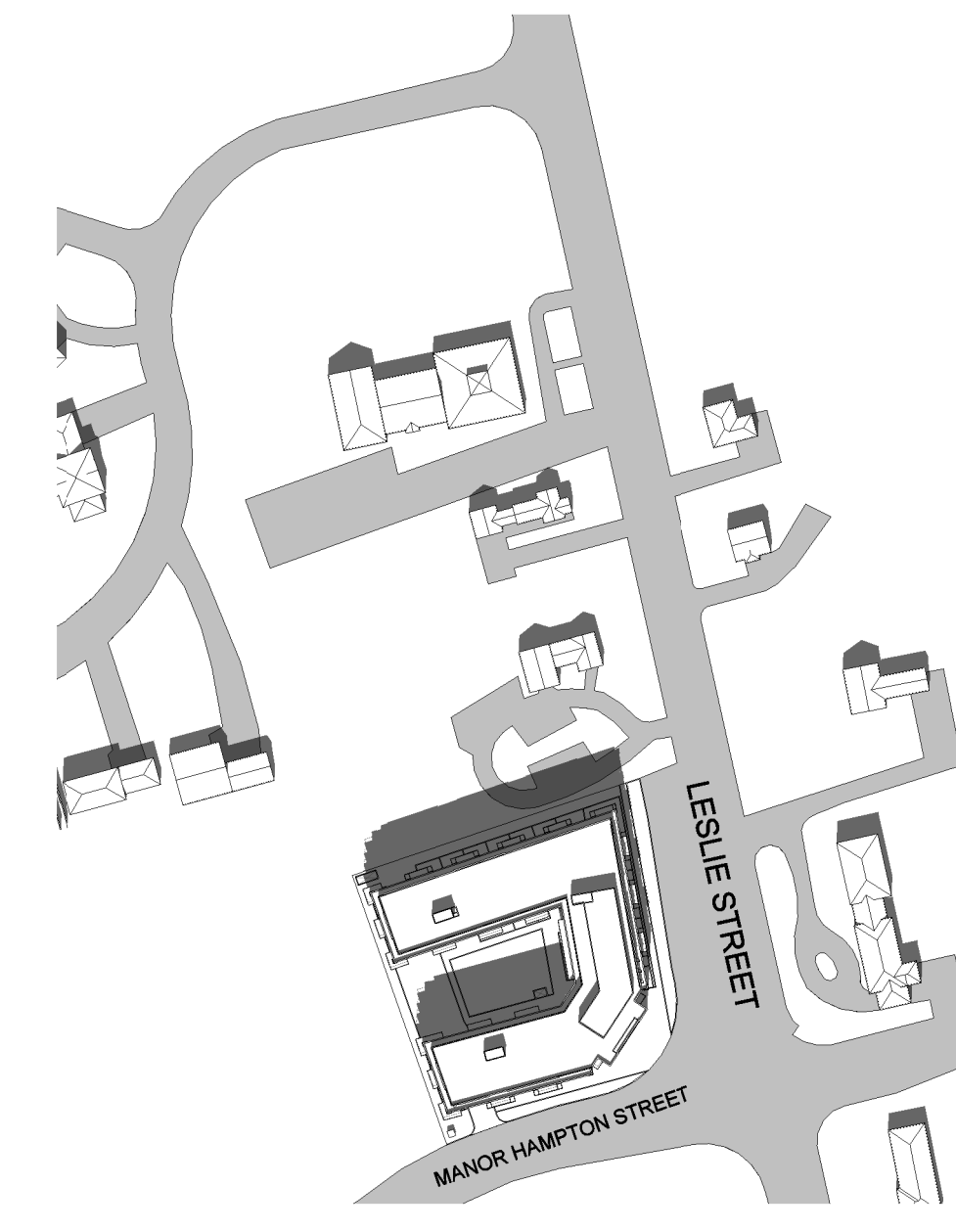
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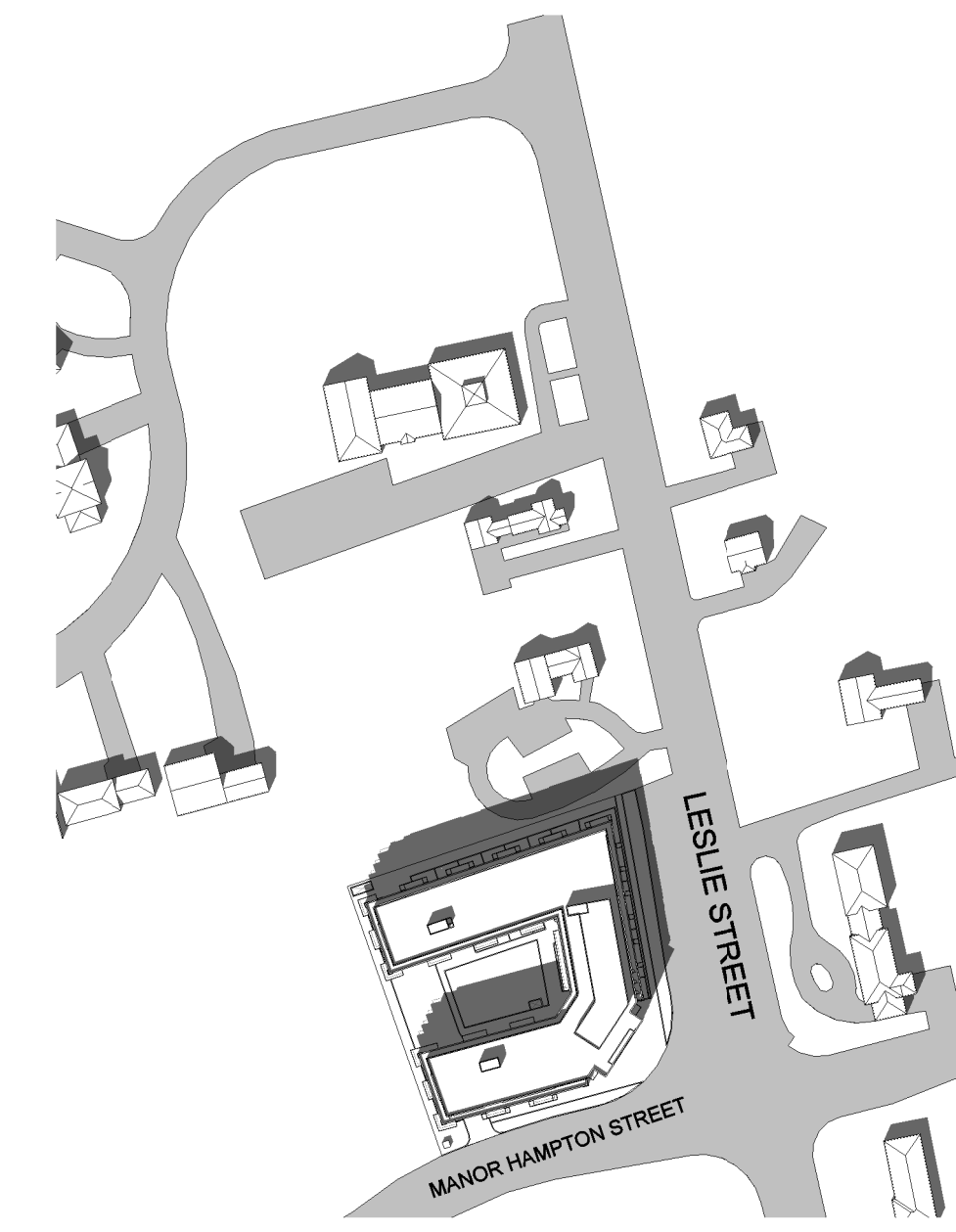
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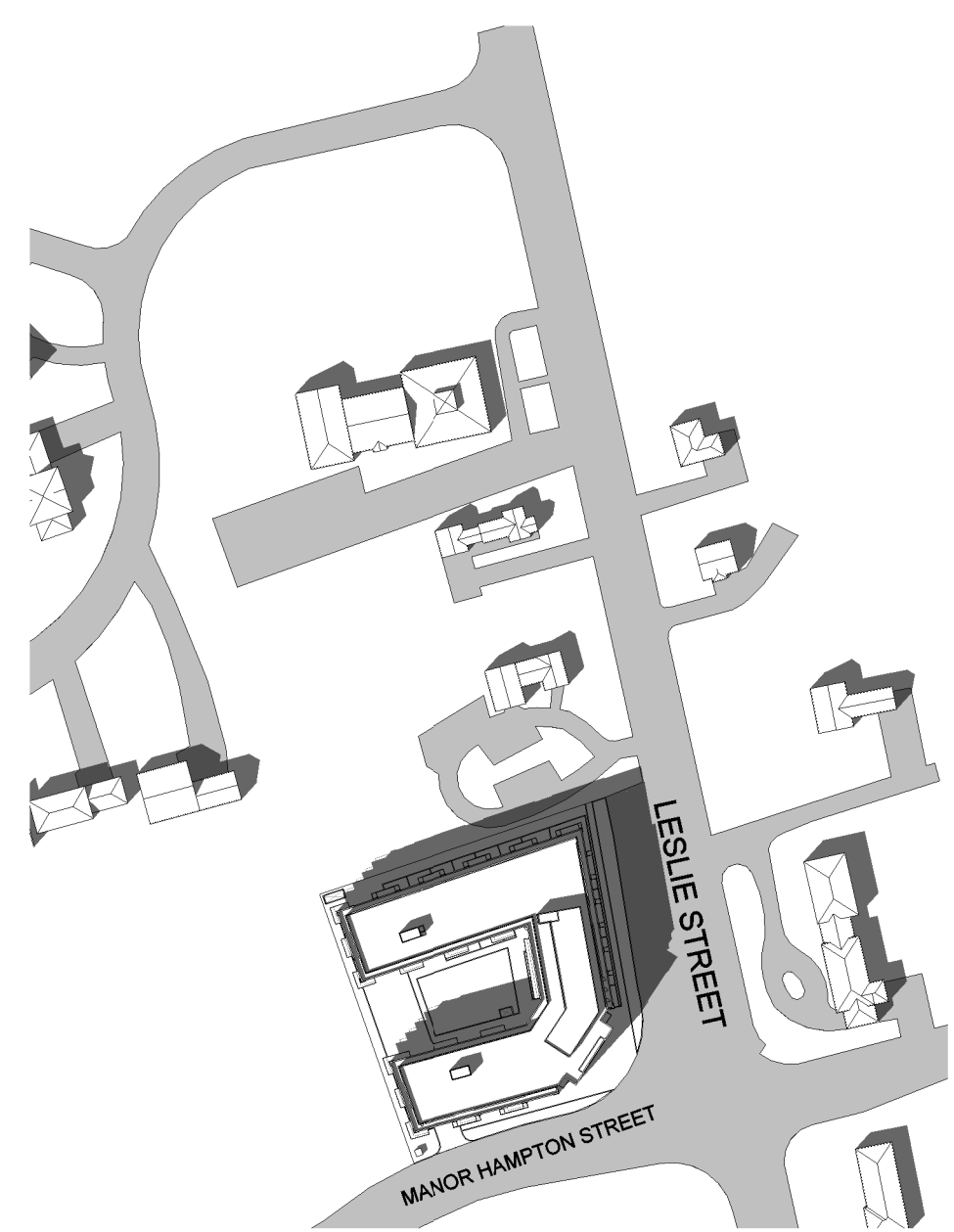


4 September 21 - 12.18 PM
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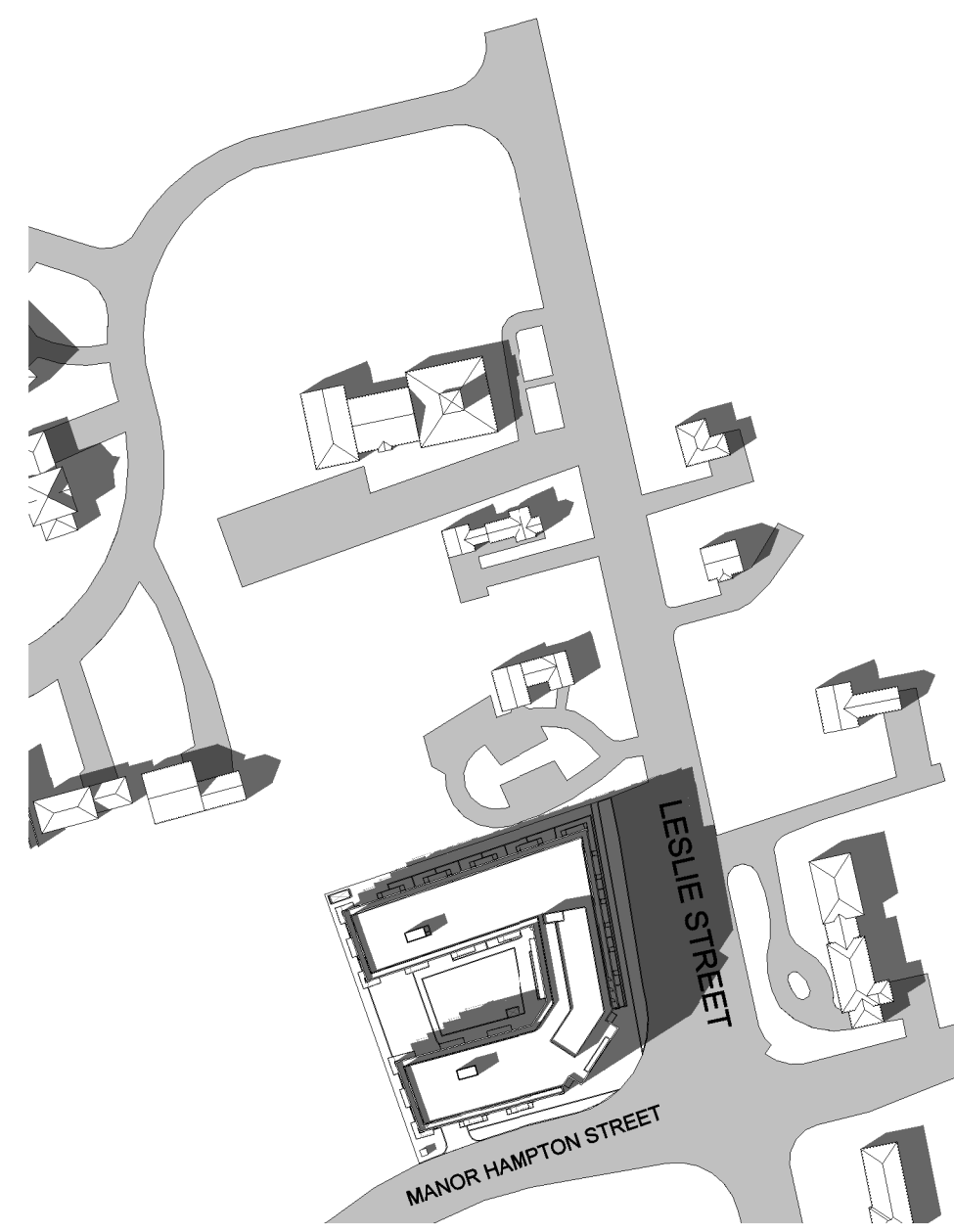


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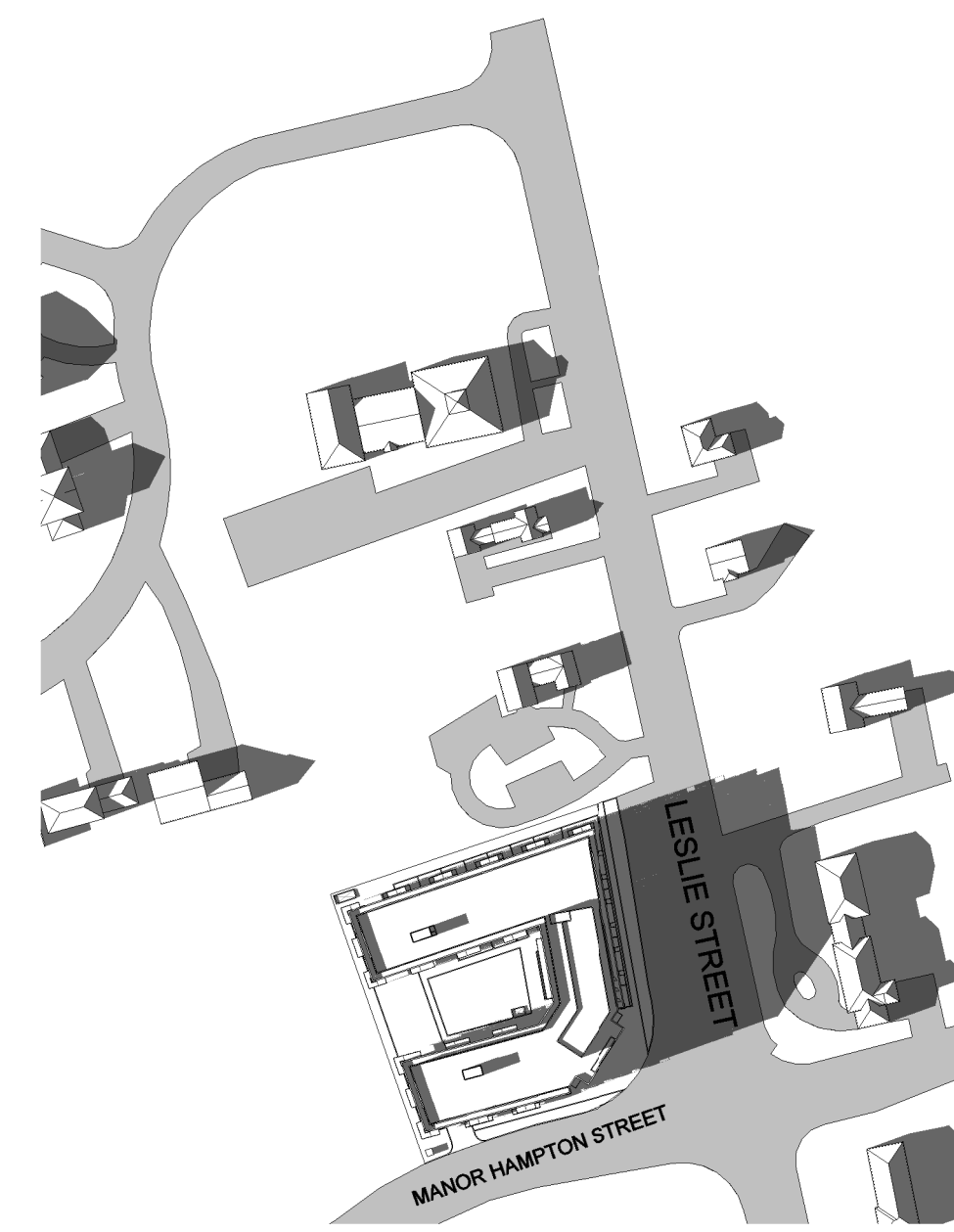
CONTEXT KEY PLAN



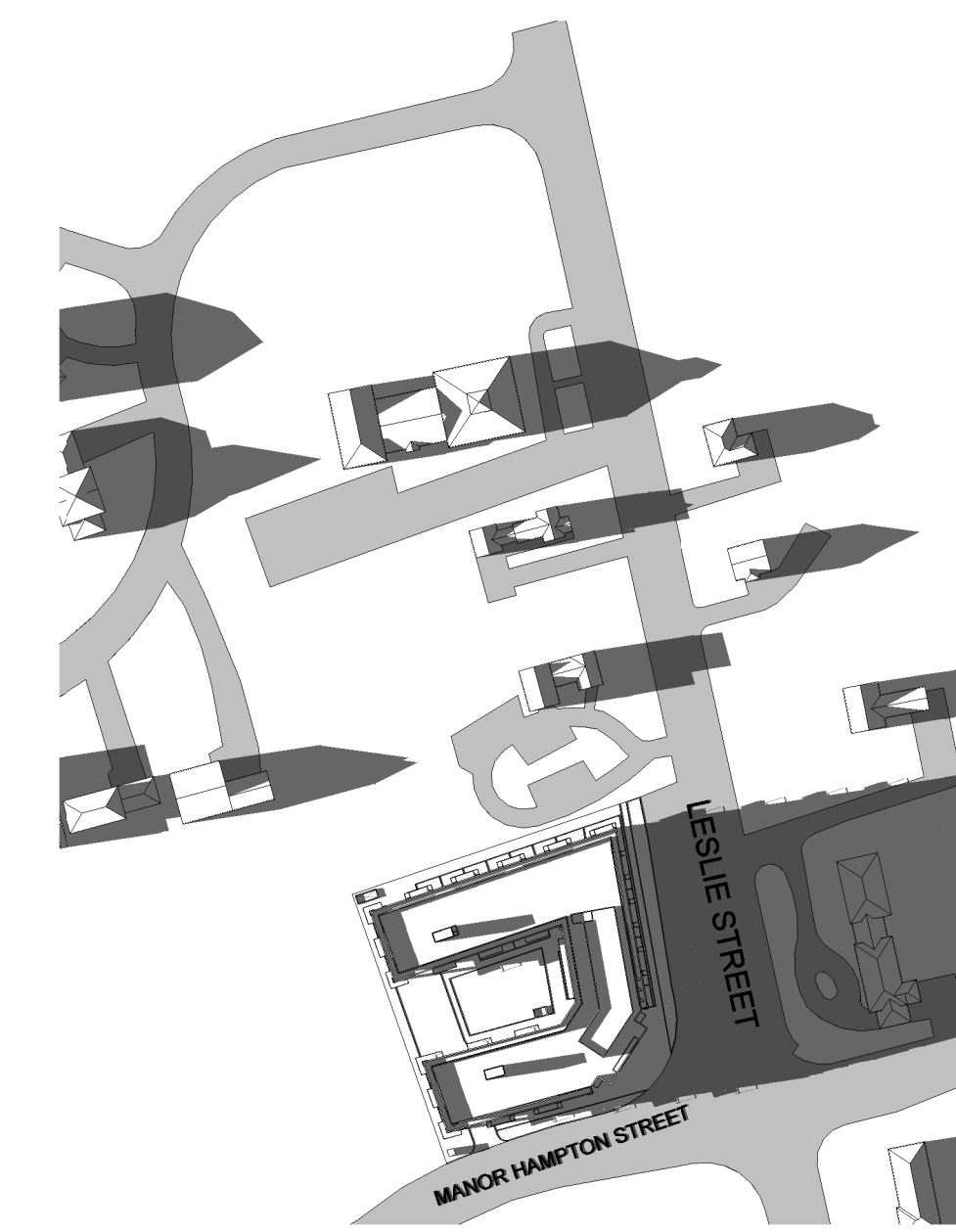
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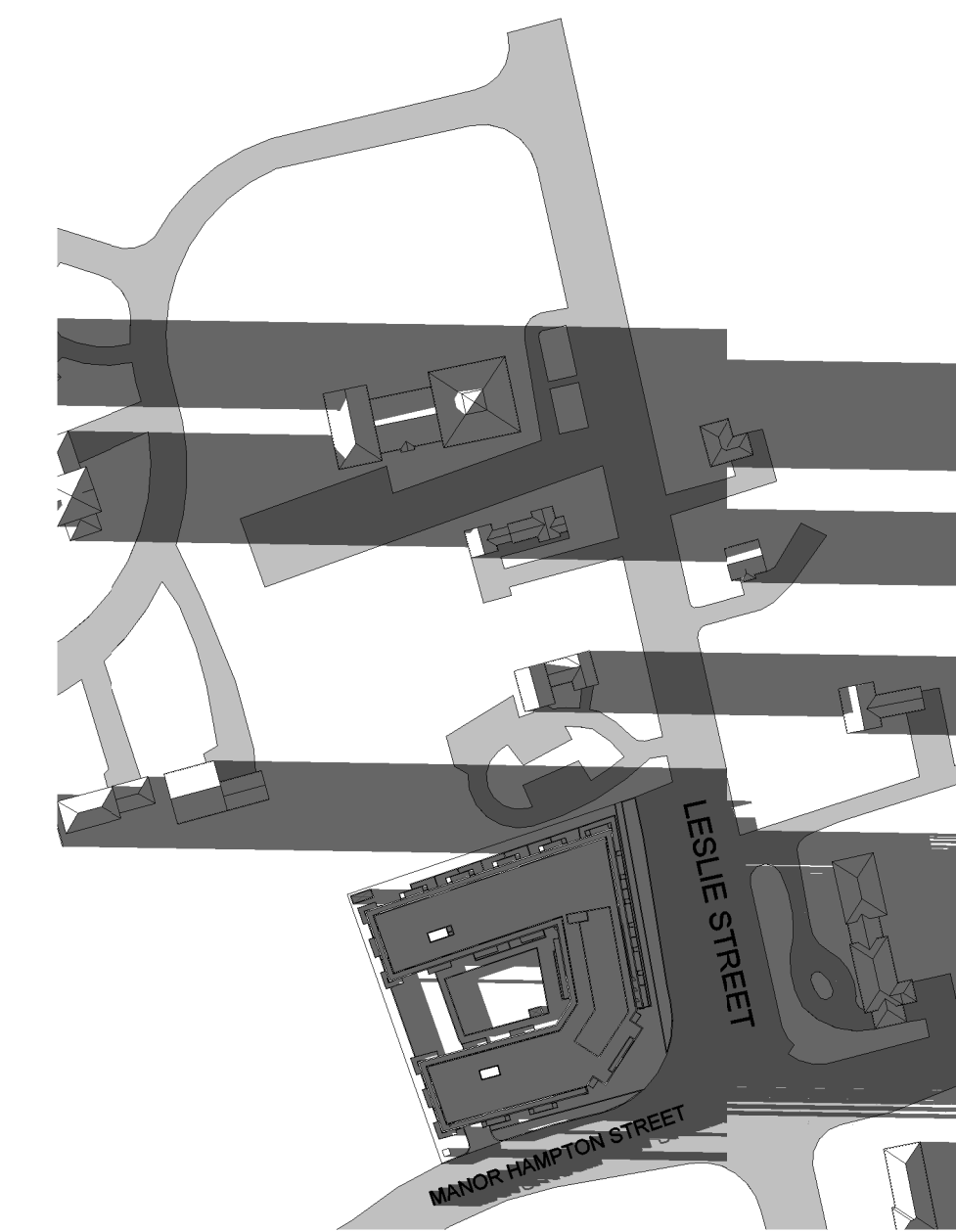
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8 September 21 - 04.18 PM
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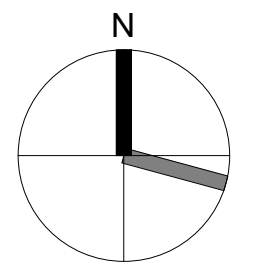
9 September 21 - 05.18 PM
1 : 2000



10 September 21 - 06.18 PM
1 : 2000

PROJECT NORTH

STAMP



CLIENT



architects + planners inc.

PROJECT NO: 20001

SCALE: 1 : 2000

DATE: Issue Date

DRAWN BY: Author

DRAWING TITLE

Sun Shadow Study - September

DRAWING NO

SS 003

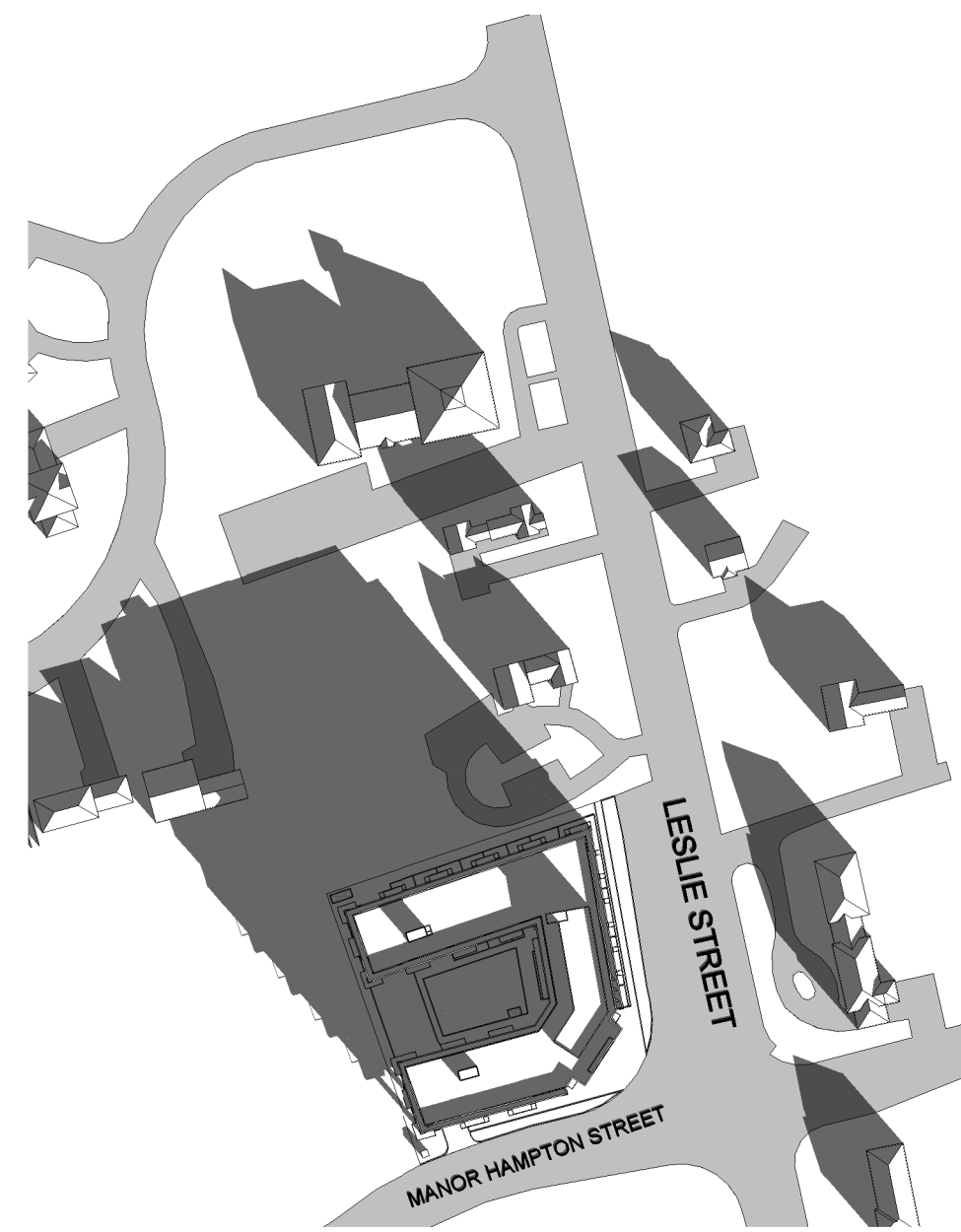
SHARON VILLAGE

Leslie St. & Manor Hampton street

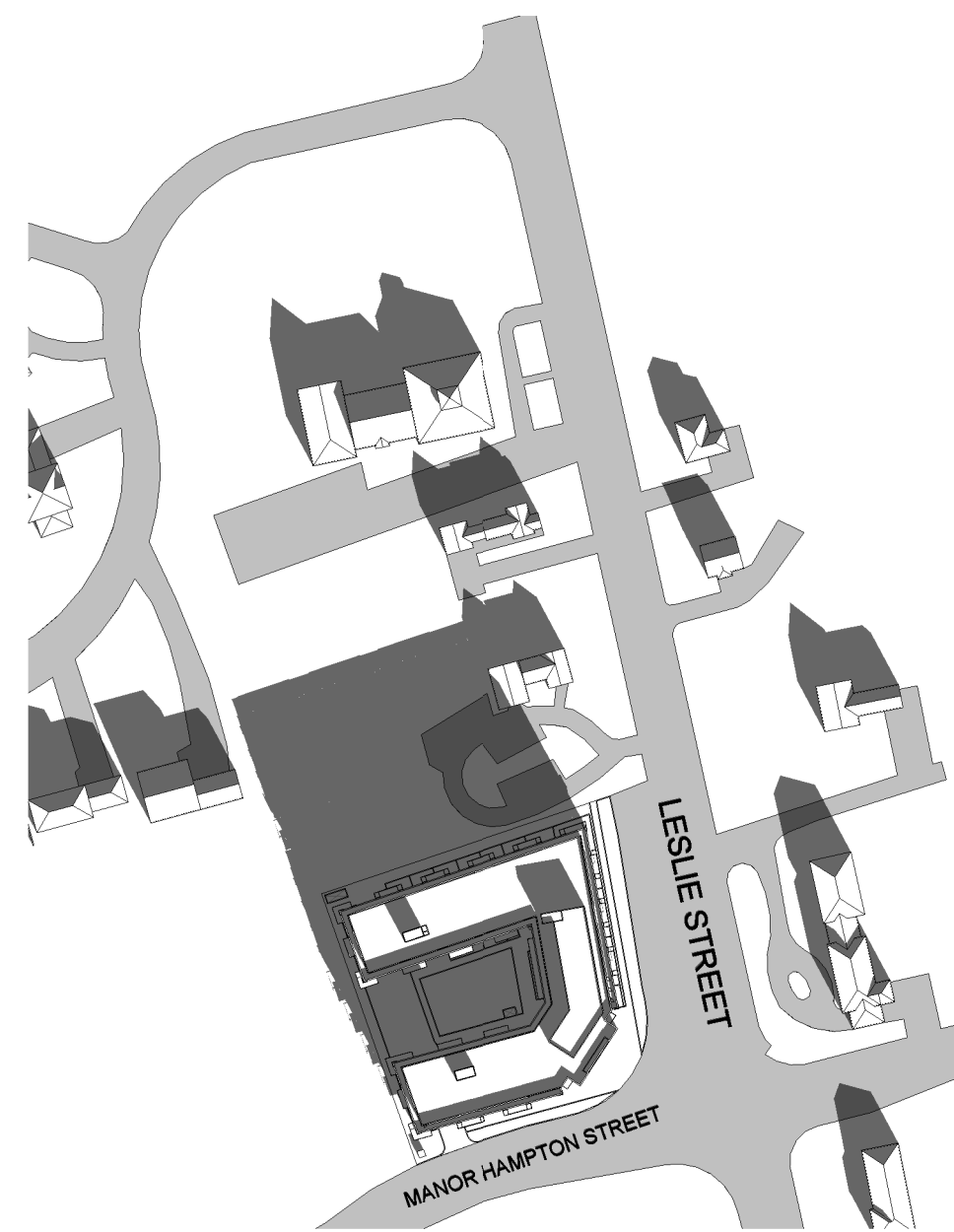
East Gwillimbury, ON

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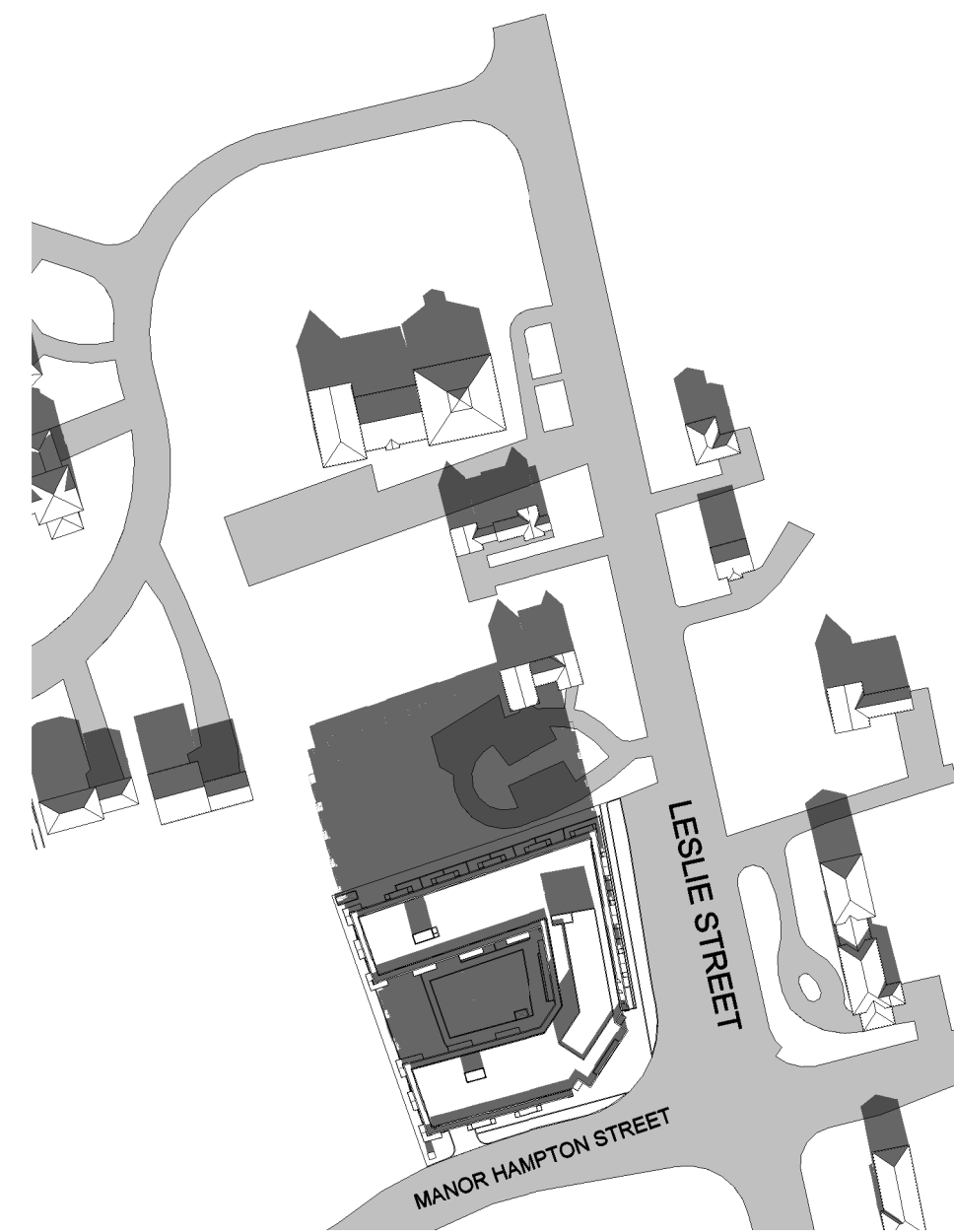
No.	Description	Date
1	Issued for Review	02/11/2020
2	Issued for Review	03/04/2020
3	Issued for OPA & ZBLA	10/23/2020
4	Issued for OPA&ZBA	2023/09/19



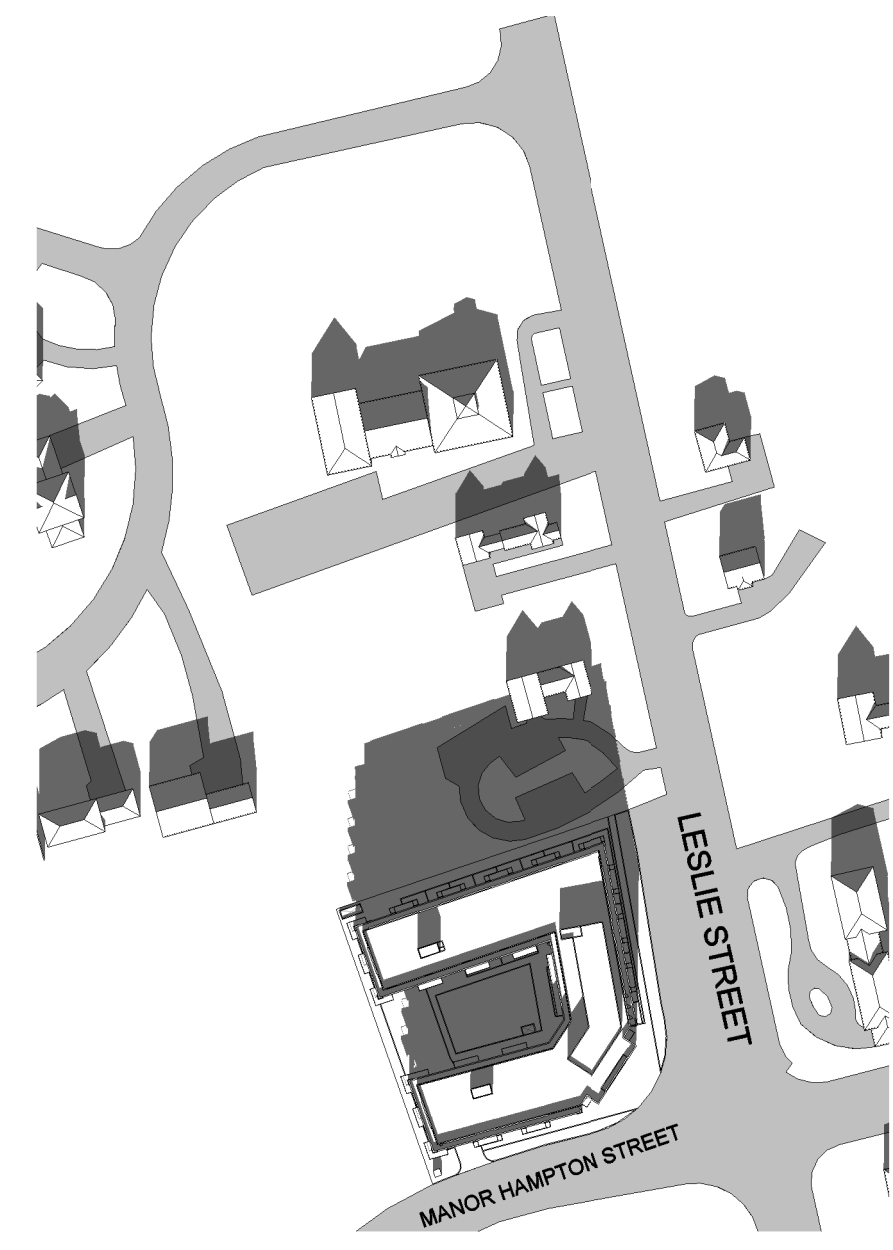
1 December 21 - 09.18 AM
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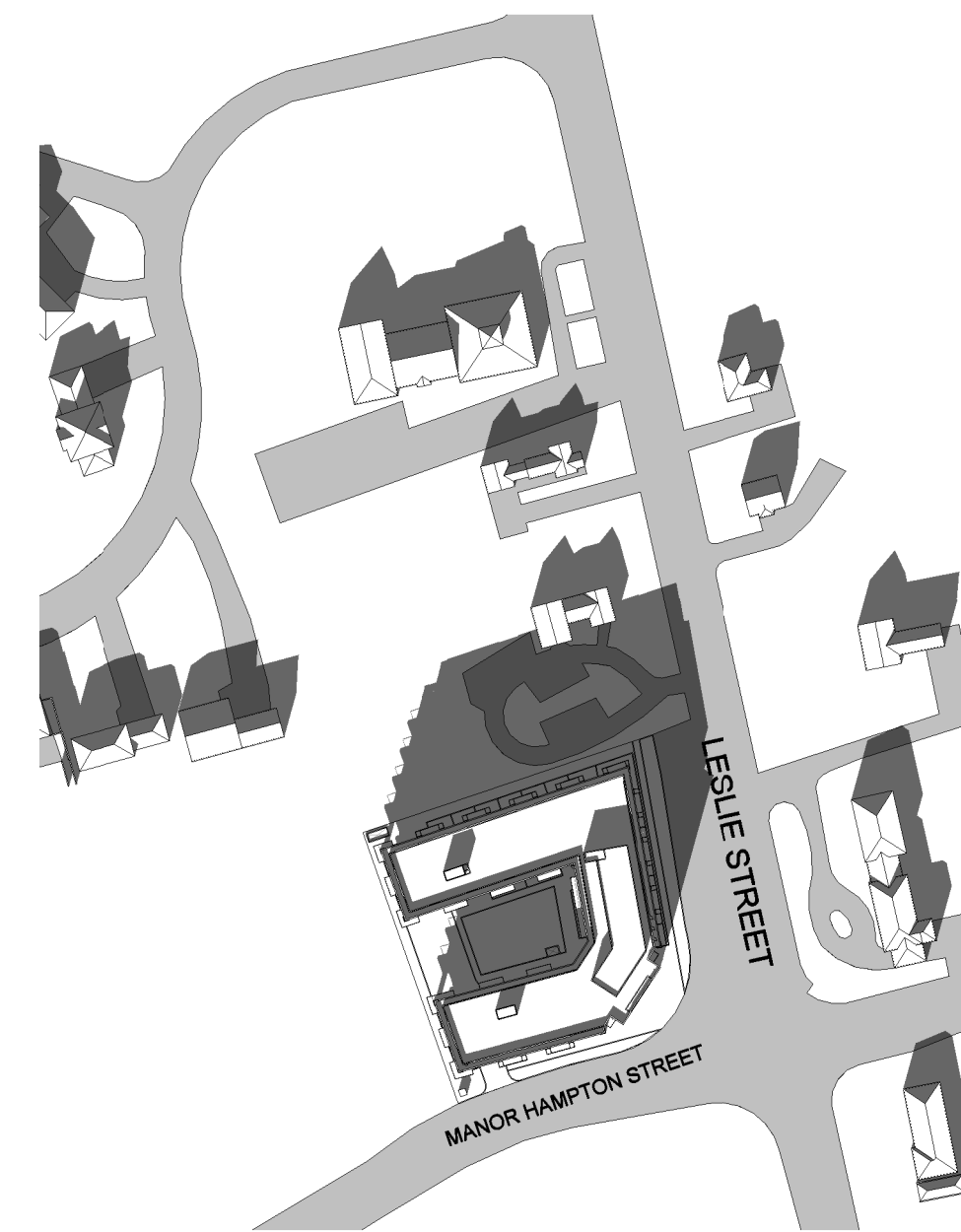
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3 December 21 - 11.18 AM
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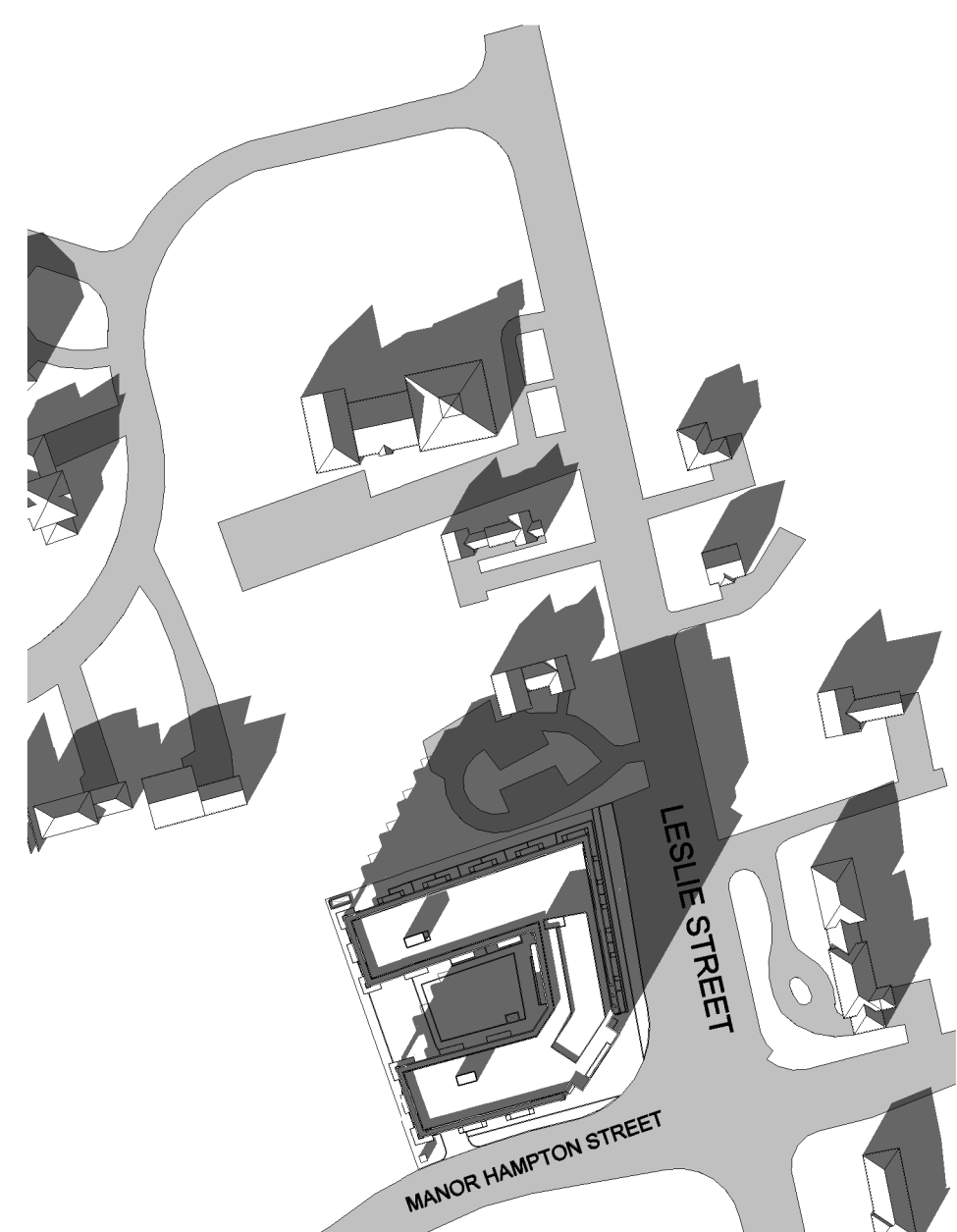


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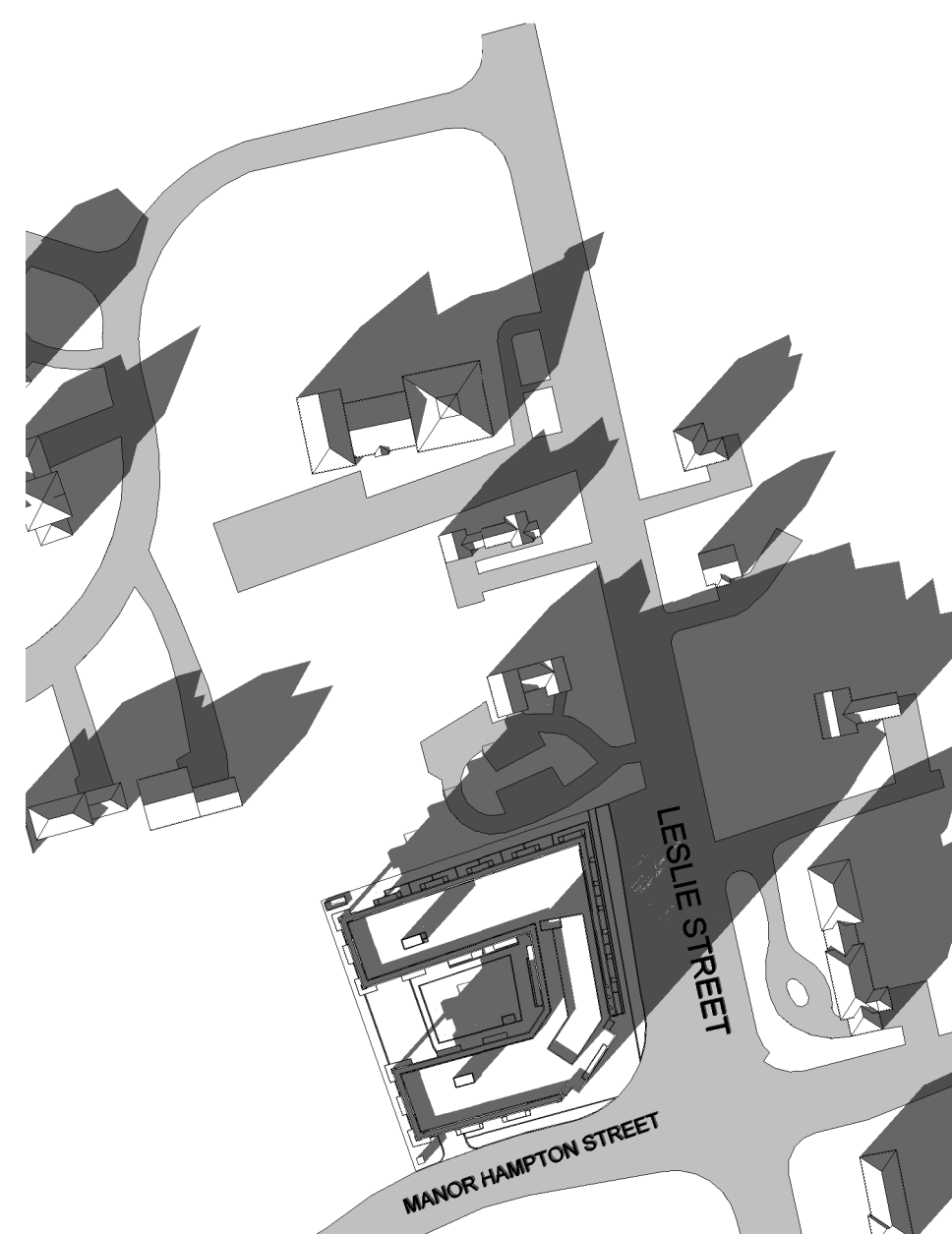


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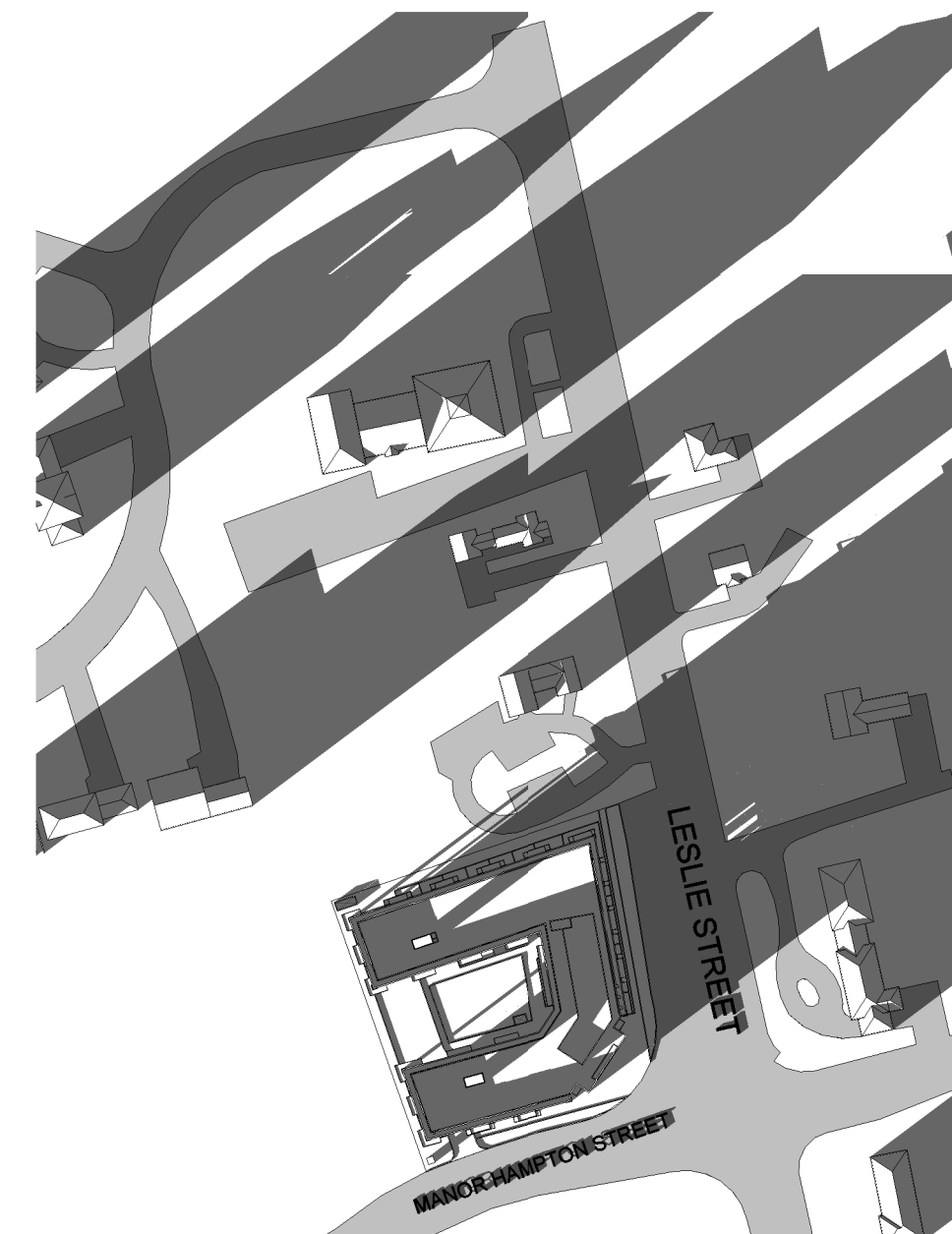
CONTEXT KEY PLAN



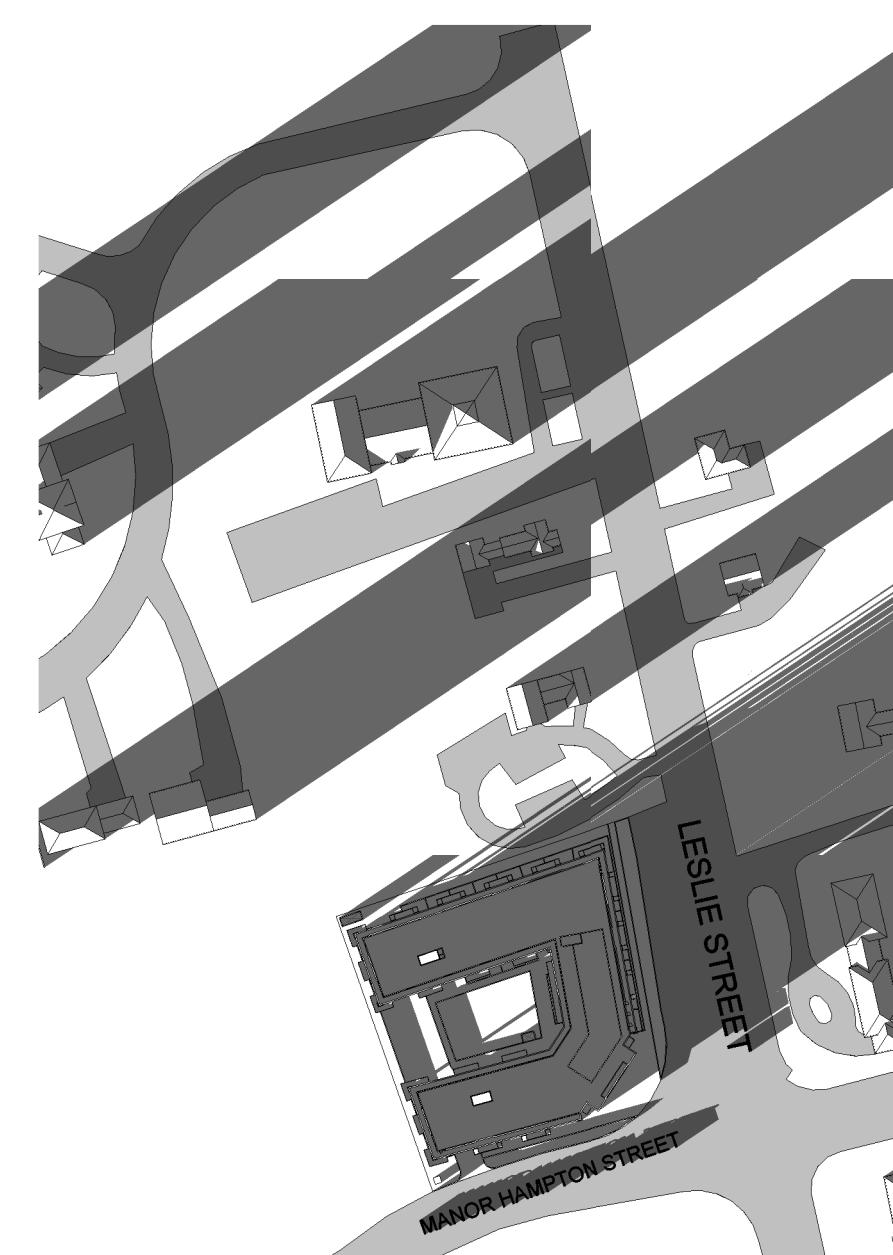
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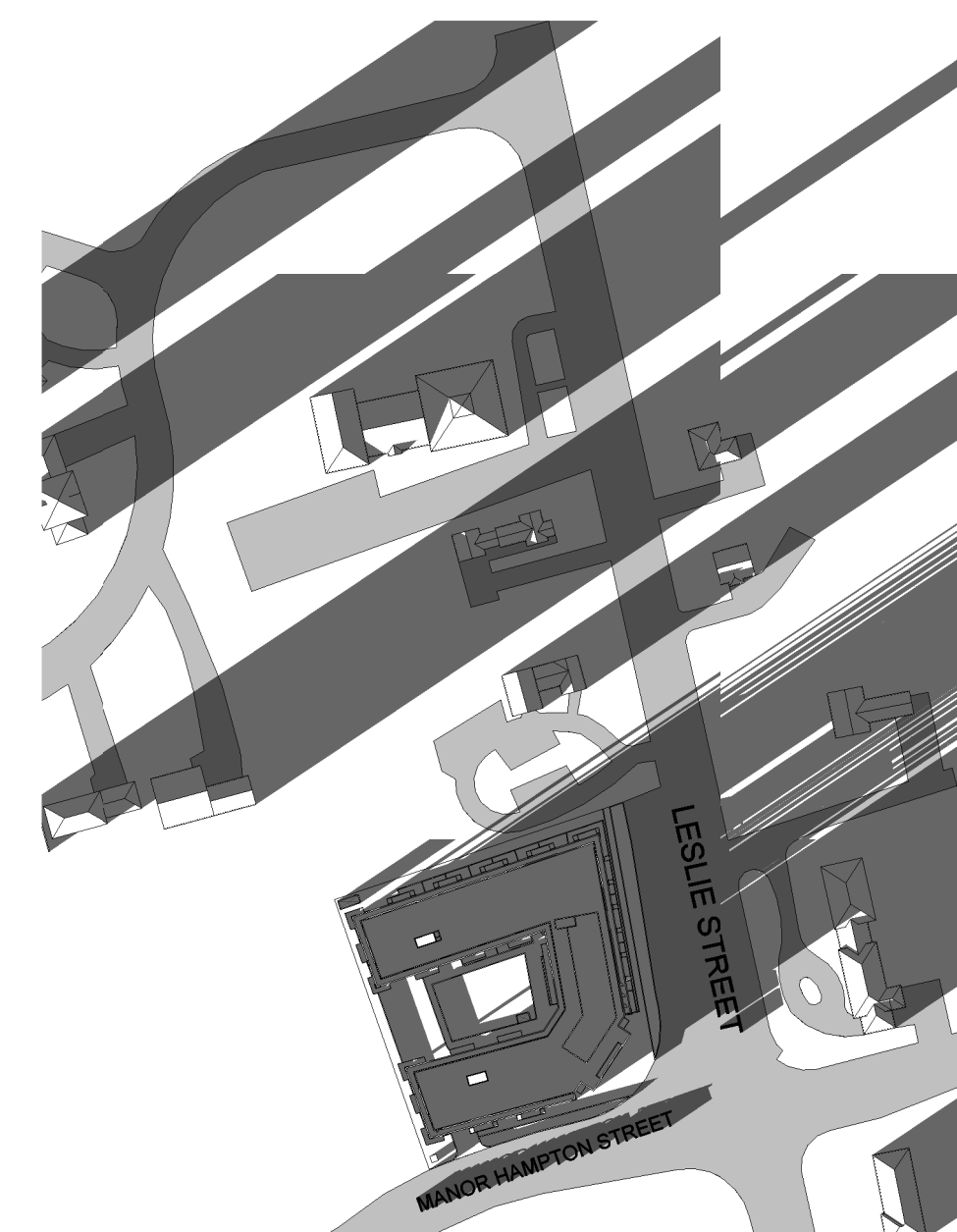
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8 December 21 - 04.18 PM
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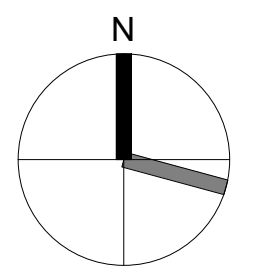
9 December 21 - 05.18 PM
1 : 2000



10 December 21 - 06.18 PM
1 : 2000

PROJECT NORTH

STAMP



CLIENT



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PROJECT NO: 20001

SCALE: 1 : 2000

DATE: Issue Date

DRAWN BY: Author

DRAWING TITLE

Sun Shadow Study - December

DRAWING NO

SS 004