



GARDEN RESIDENCE CORP.

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| 01 | ZBA SUBMISSION | 08/07/24 |
| No. | Issued For | Date d/m/y |

Drawing Title

COVER PAGE

Project
**GARDEN RESIDENCES
 CORP.**
 GARDEN DRIVE
 OAKVILLE, ONTARIO



RICHARD WENGLE
 ARCHITECT INC.

102 Avenue Road
 Toronto, Ontario M5R 2H3
 T: (416) 787-7575/F: (416) 787-0635
 e-mail: mail@rwainc.ca



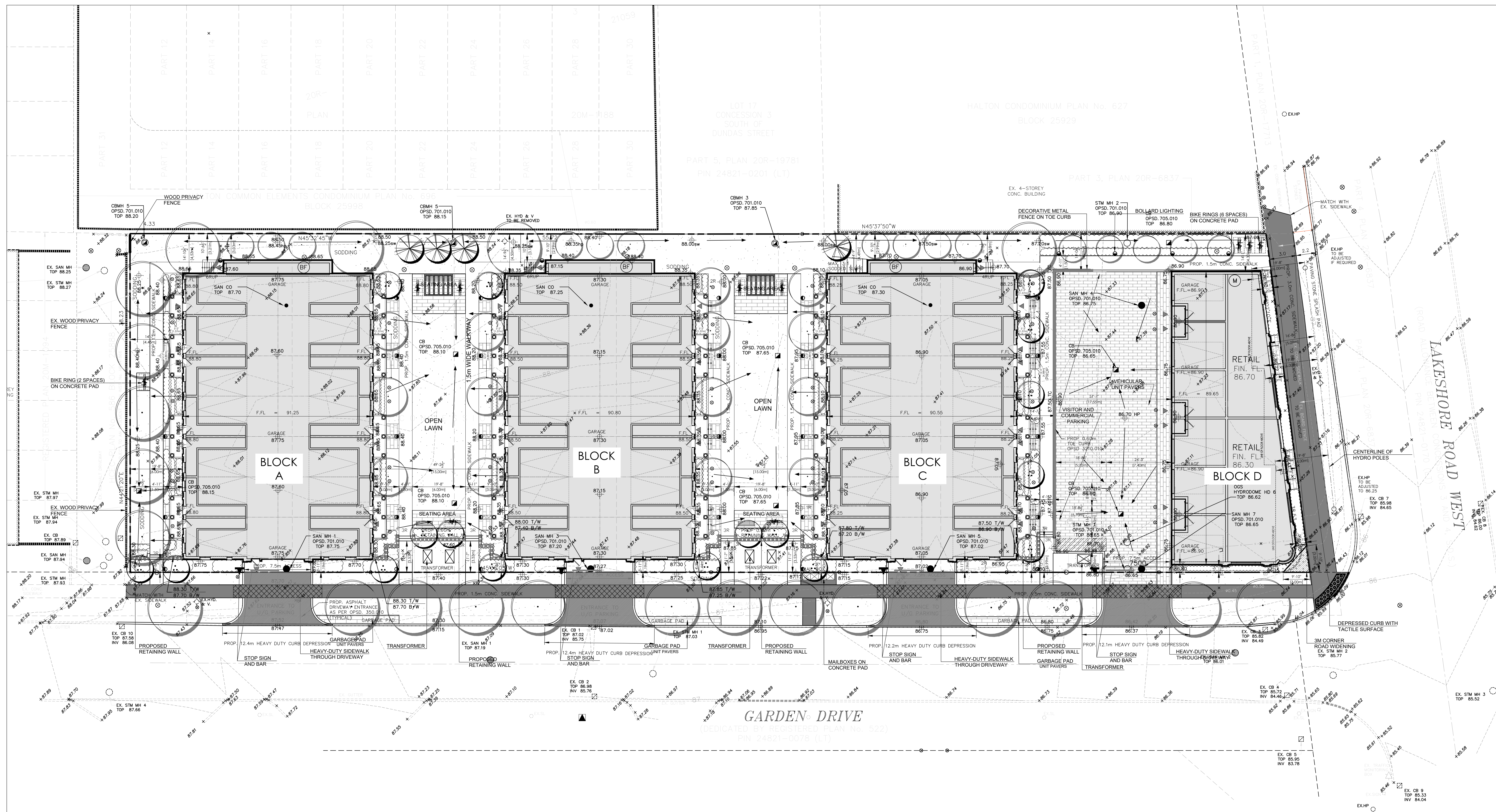
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Drawn by: JZ/NT

Checked by: RW

Project No.: 2417

A0.0



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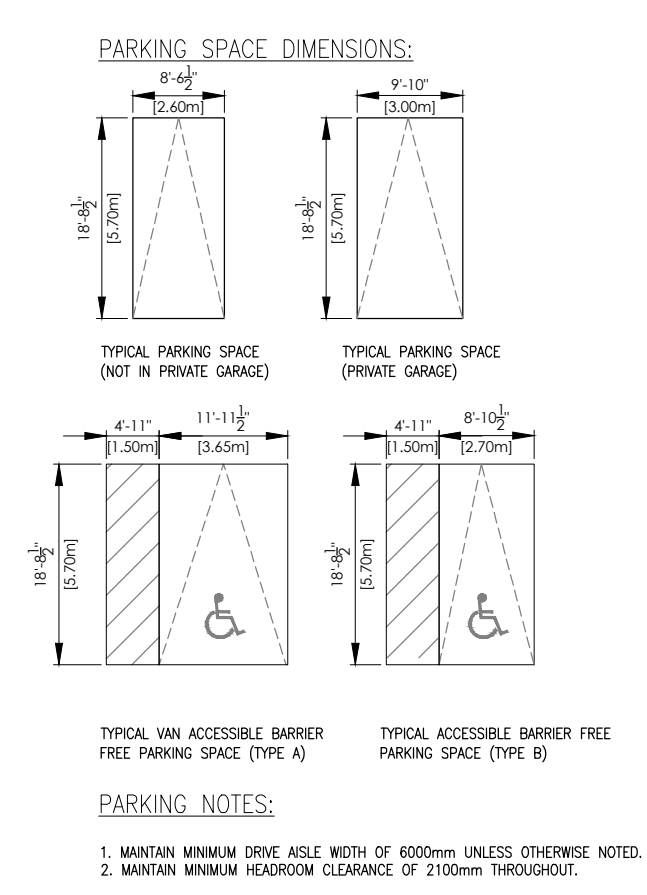
1 SITE PLAN
 SCALE: 1/16" = 1'-0"

| | BLOCK A | BLOCK B | BLOCK C | BLOCK D | TOTAL |
|---|---------|---------|---------|---------|---------|
| SITE AREA | | | | | |
| GROSS (sqm) | | | | | 4884.73 |
| NET (LESS ROAD WIDENING) (sqm) | | | | | 4884.27 |
| LOT COVERAGE (sqm) | 706.54 | 706.54 | 706.54 | 388.14 | 2517.76 |
| | | | | | 51% |
| GFA | | | | | |
| RESIDENTIAL (sqm) | 2368.43 | 2368.43 | 2368.43 | 1111.16 | 8216.44 |
| COMMERCIAL (sqm) | | | | | 194.39 |
| TOTAL GFA (sqm) | | | | | 8410.83 |
| NET FSI | | | | | 1.69 |
| UNITS | | | | | |
| RESIDENTIAL | 14 | 14 | 14 | 6 | 48 |
| COMMERCIAL | | | | 2 | 2 |
| HEIGHT (m) | 15.87 | 15.42 | 15.11 | 15.02 | |
| (FROM AVERAGE GRADE @ GARDEN DRIVE) | | | | | |
| ROOF AREA (sqm) | 719.23 | 719.23 | 719.23 | 371.50 | 2529.42 |
| MECH PENTHOUSE AREA (sqm) | 184.12 | 184.12 | 184.12 | 68.47 | 620.82 |
| MECH PENTHOUSE AREA (% OF ROOF AREA) | 25.6% | 25.6% | 25.6% | 18.4% | 24.5% |
| STORIES | | | | | |
| (PLUS ROOF TERRACE ACCESS) | 0 | 0 | 0 | 0 | 0 |
| SETBACKS (m) | | | | | |
| SOUTH | 1.16 | 1.16 | 1.16 | 0.9 | |
| NORTH-1st STOREY | 3.03 | 2.89 | 2.96 | 4.3 | |
| NORTH-2nd-6th STOREY | 4.5 | 4.5 | 4.46 | 1.2 | |
| EAST-1st STOREY | | | | 2.12 | |
| EAST-2nd-6th STOREY | | | | | |
| WEST | 6 | | | | 15 |
| BETWEEN BLOCK A AND B | | | | | 15 |
| BETWEEN BLOCK B AND C | | | | | 17.55 |
| BETWEEN BLOCK C AND D | | | | | |
| PARKING | | | | | |
| RESIDENTIAL | 14 | 14 | 14 | 6 | 48 |
| COMMERCIAL/VISITOR | | | | 1 | 11 |
| TOTAL PARKING | | | | | 59 |
| BARRIER FREE (VISITOR/COMMERCIAL) | | | | | |
| TYPE A | | | | | 1 |
| TYPE B | | | | | 0 |
| BICYCLE PARKING | | | | | |
| LONG TERM | 14 | 14 | 14 | 6 | 48 |
| SHORT TERM | | | | | 20 |
| DRIVEWAY WIDTH (PROPERTY ACCESS) (m) | 7.5 | 7.5 | 7.5 | 7.5 | |
| LANDSCAPE AREA (sqm) | | | | | 2011.74 |
| % | | | | | 40.4% |
| COMMUNAL OUTDOOR AMENITY SPACE (sqm) | | | | | 345.50 |
| % | | | | | 6.9% |
| SURFACE PARKING AREA (sqm) | | | | | 427.88 |
| % | | | | | 8.9% |

| METRIC | BLOCK A, B, C | | | BLOCK D | | | | | Total residential GFA |
|------------------------|---------------|---------------------|----------|---------|---------|---------|---------|---------|-----------------------|
| | UNIT 1/14 | TYP. INTERIOR UNITS | UNIT 7/8 | UNIT 43 | UNIT 44 | UNIT 45 | UNIT 46 | UNIT 47 | |
| GFA (sqm) | | | | | | | | | |
| Storage Entry Area | 12.58 | 12.58 | 12.58 | 9.92 | 9.92 | 9.92 | 9.92 | 9.92 | 9.92 |
| Ground Floor | 51.24 | 48.53 | 50.25 | 66.24 | 64.33 | 56.66 | 56.66 | 49.04 | 50.49 |
| Second Floor | 51.24 | 48.53 | 50.25 | 66.24 | 64.33 | 56.66 | 56.66 | 49.04 | 50.49 |
| Third Floor | 44.01 | 45.52 | 44.01 | 55.61 | 57.23 | 50.48 | 49.27 | 42.85 | 40.57 |
| Roof Terrace | 12.48 | 13.29 | 13.29 | 13.00 | 13.00 | 13.00 | 13.00 | 8.23 | 8.23 |
| TOTAL GFA (sqm) | 171.54 | 168.45 | 170.40 | 211.02 | 208.82 | 186.72 | 185.81 | 159.08 | 159.71 |
| Total block GFA | 2368.43 | | | 1111.16 | | | | | 8216.44 |

| COMMERCIAL UNIT 1 | COMMERCIAL UNIT 2 | Total Commercial GFA (sqm) |
|-------------------|-------------------|----------------------------|
| 80.18 | 114.21 | 194.39 |

3 GFA CALCS
 SCALE: NTS



2 PROJECT STATS
 SCALE: NTS

Drawing Title
SITE PLAN

Project
GARDEN RESIDENCES CORP.
 GARDEN DRIVE
 OAKVILLE, ONTARIO

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 e-mail: mail@rwinca.ca

ONTARIO ASSOCIATION OF ARCHITECTS
 RICHARD WENGLE ARCHITECT INC.
 2003

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 Drawn by: JZ/NT
 Checked by: RW
 Project No.: 2417

A1.1

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Drawing Title
SITE SECTIONS

Project
GARDEN RESIDENCES CORP.
GARDEN DRIVE
OAKVILLE, ONTARIO

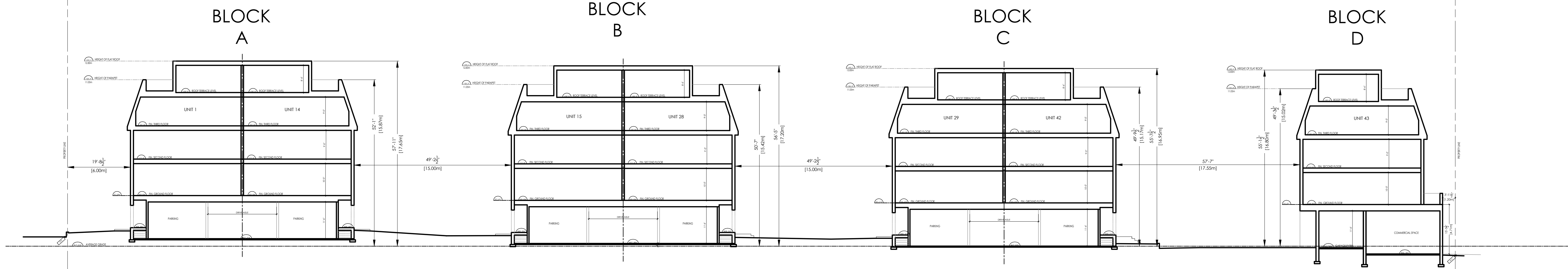

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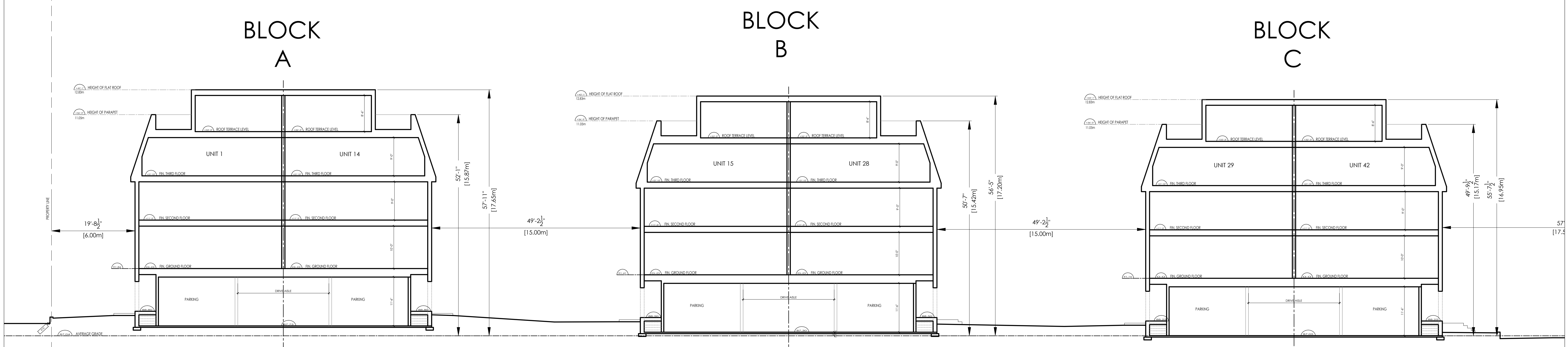
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A1.2

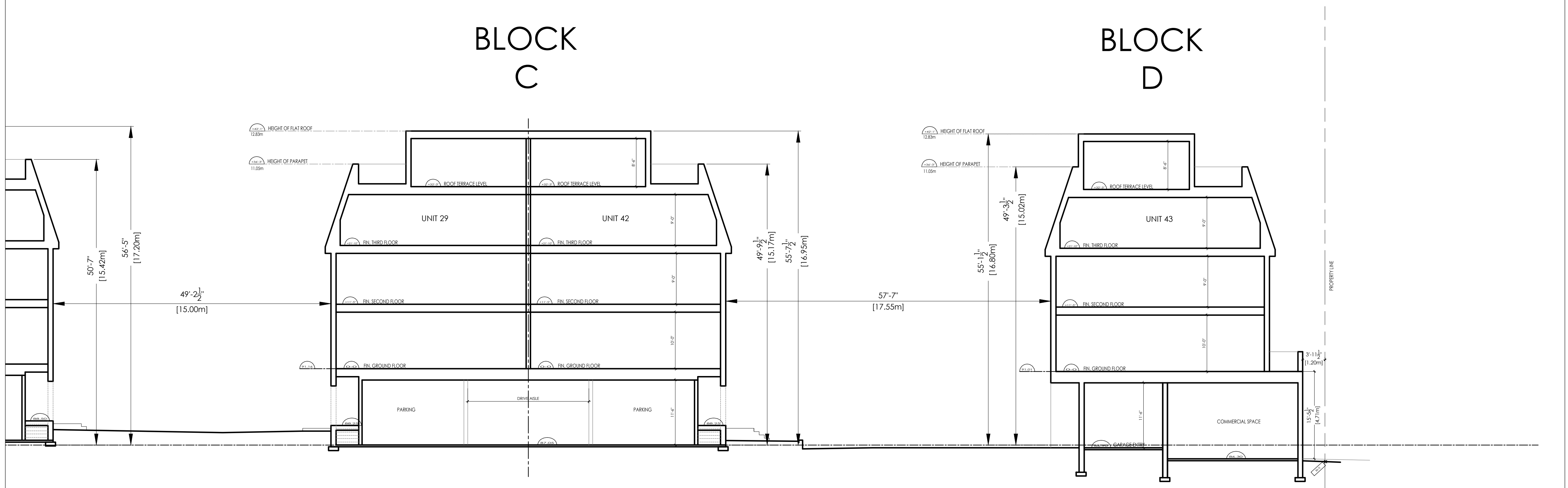
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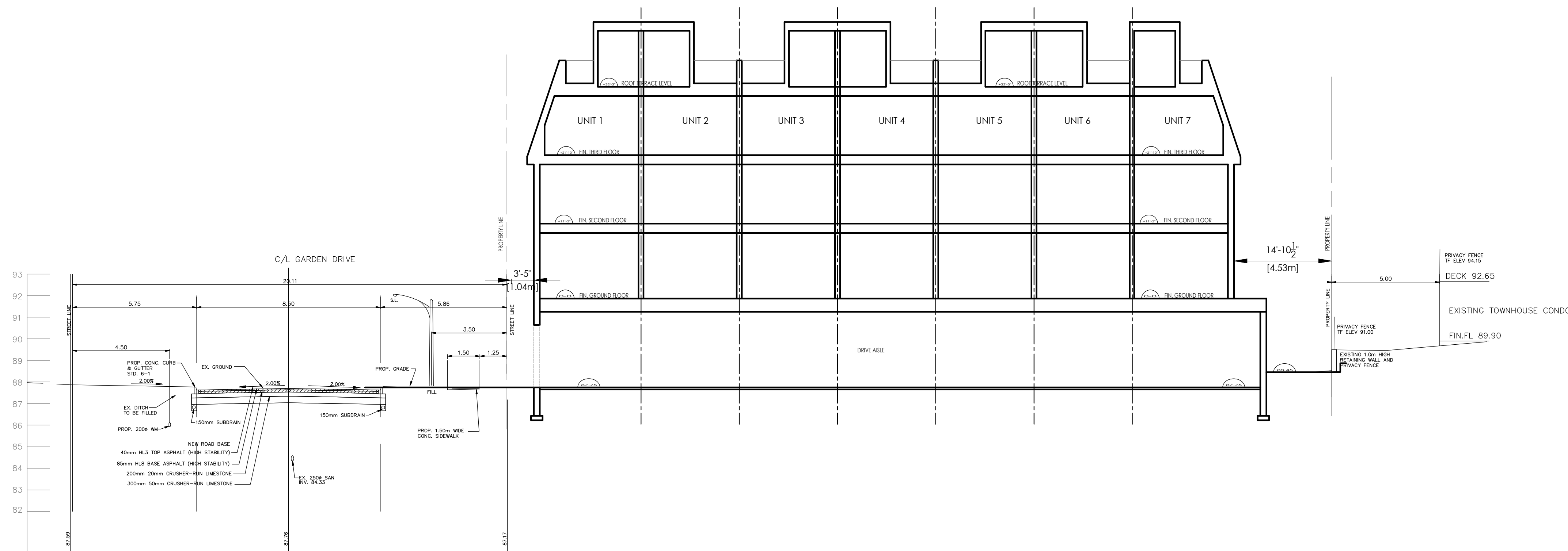
1 SITE SECTION- NORTH-SOUTH
SCALE: 1/16"= 1'-0"



2 SITE SECTION-BLOCK A, B, C
SCALE: 3/32"= 1'-0"



3 SITE SECTION-BLOCK C AND D
SCALE: 3/32"= 1'-0"



1 SITE SECTION-BLOCK A-EAST-WEST
A1.3 SCALE : 3/32" = 1'-0"

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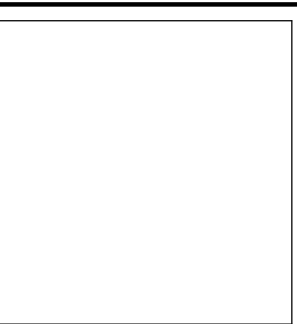
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Drawing Title
SITE SECTIONS

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GARDEN RESIDENCES CORP.
GARDEN DRIVE
OAKVILLE, ONTARIO

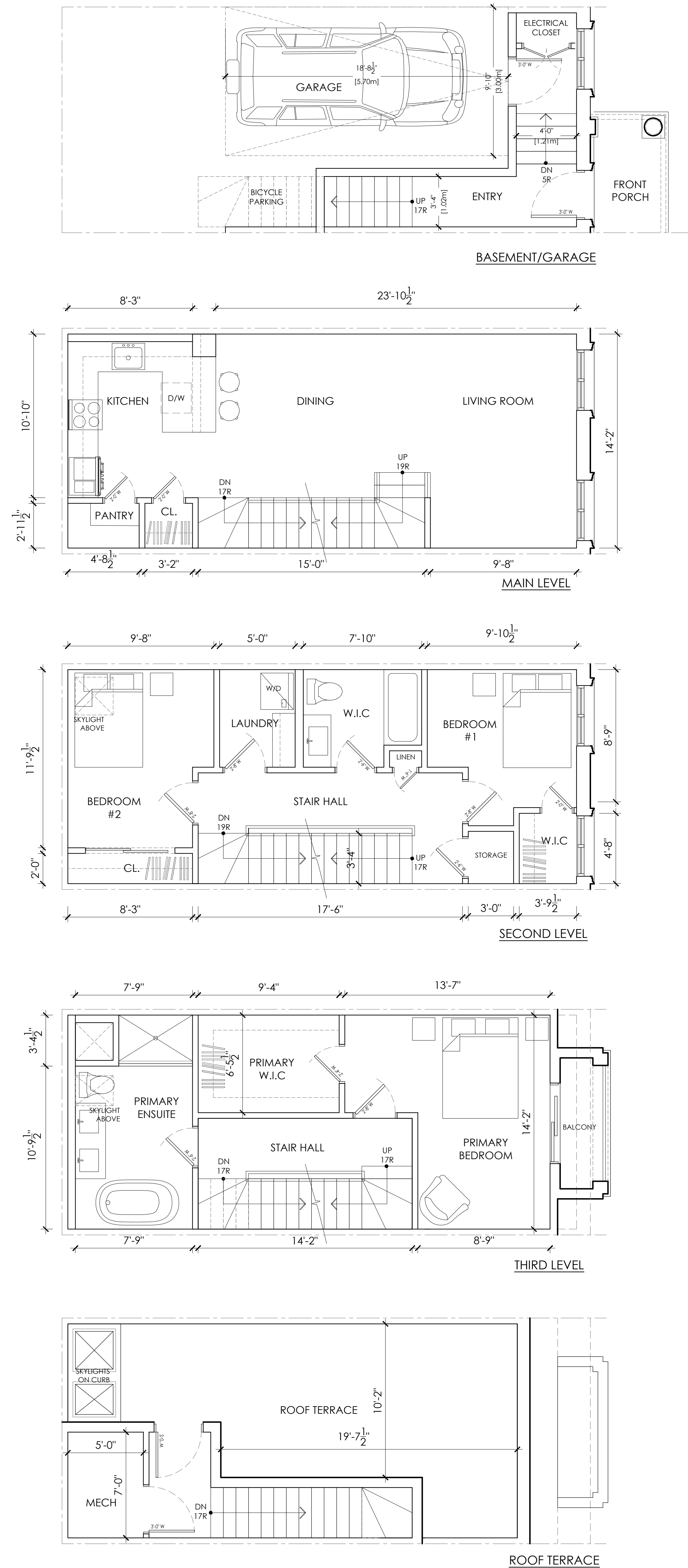


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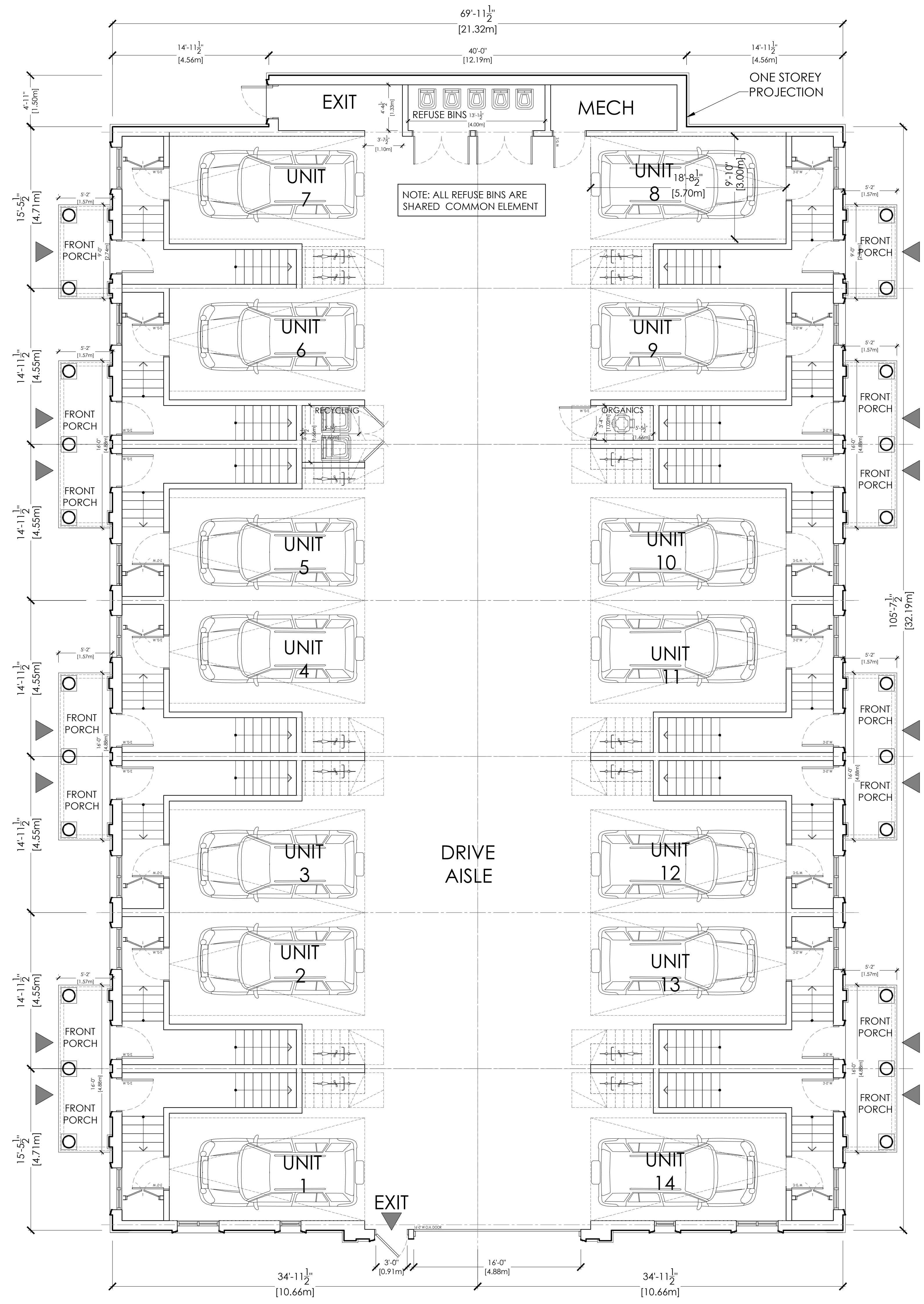


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Checked by: RW
Project No.: 2417

A1.3



1 TYPICAL FLOOR PLAN LAYOUT
SCALE: 1/4" = 1'-0"



2 TYPICAL BLOCK-GARAGE/ENTRY LEVEL
SCALE: 3/16" = 1'-0"

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Drawing Title
TYPICAL BLOCK FLOOR PLANS

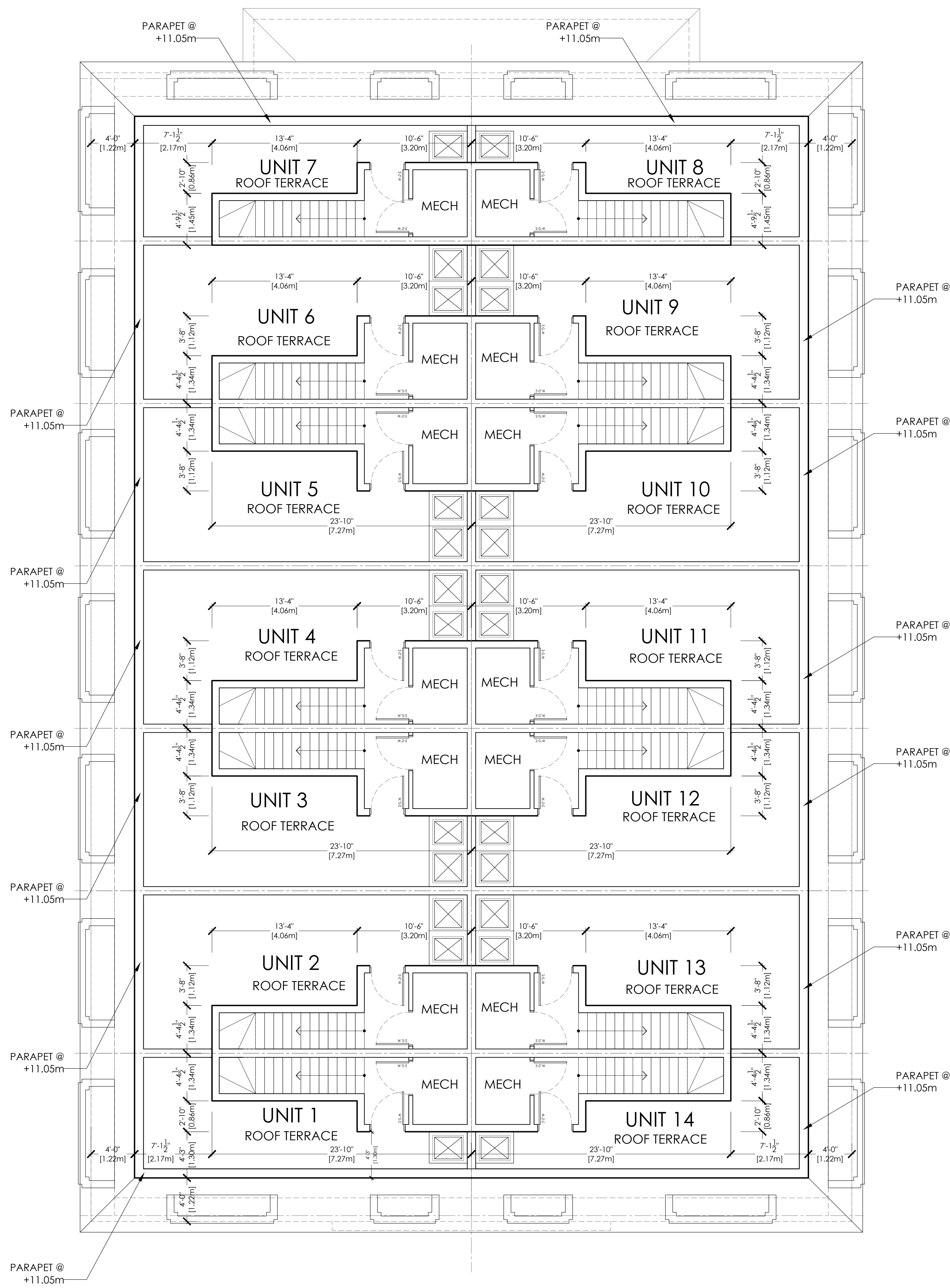
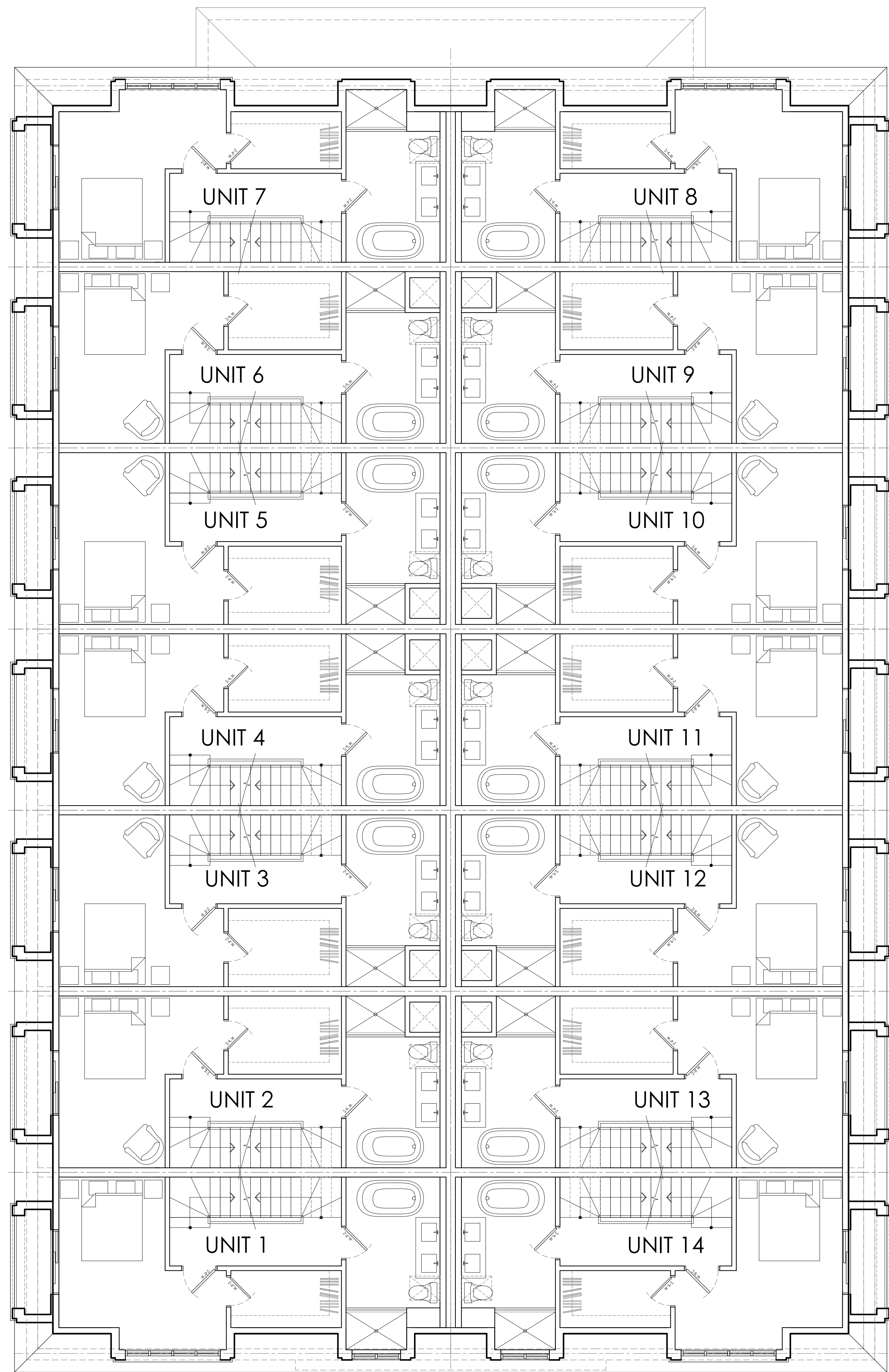
Project
GARDEN RESIDENCES CORP.
GARDEN DRIVE
OAKVILLE, ONTARIO

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A2.0

Plotting Date: 11/11/24



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Drawing Title
TYPICAL BLOCK FLOOR PLANS

Project
GARDEN RESIDENCES CORP.
 GARDEN DRIVE
 OAKVILLE, ONTARIO

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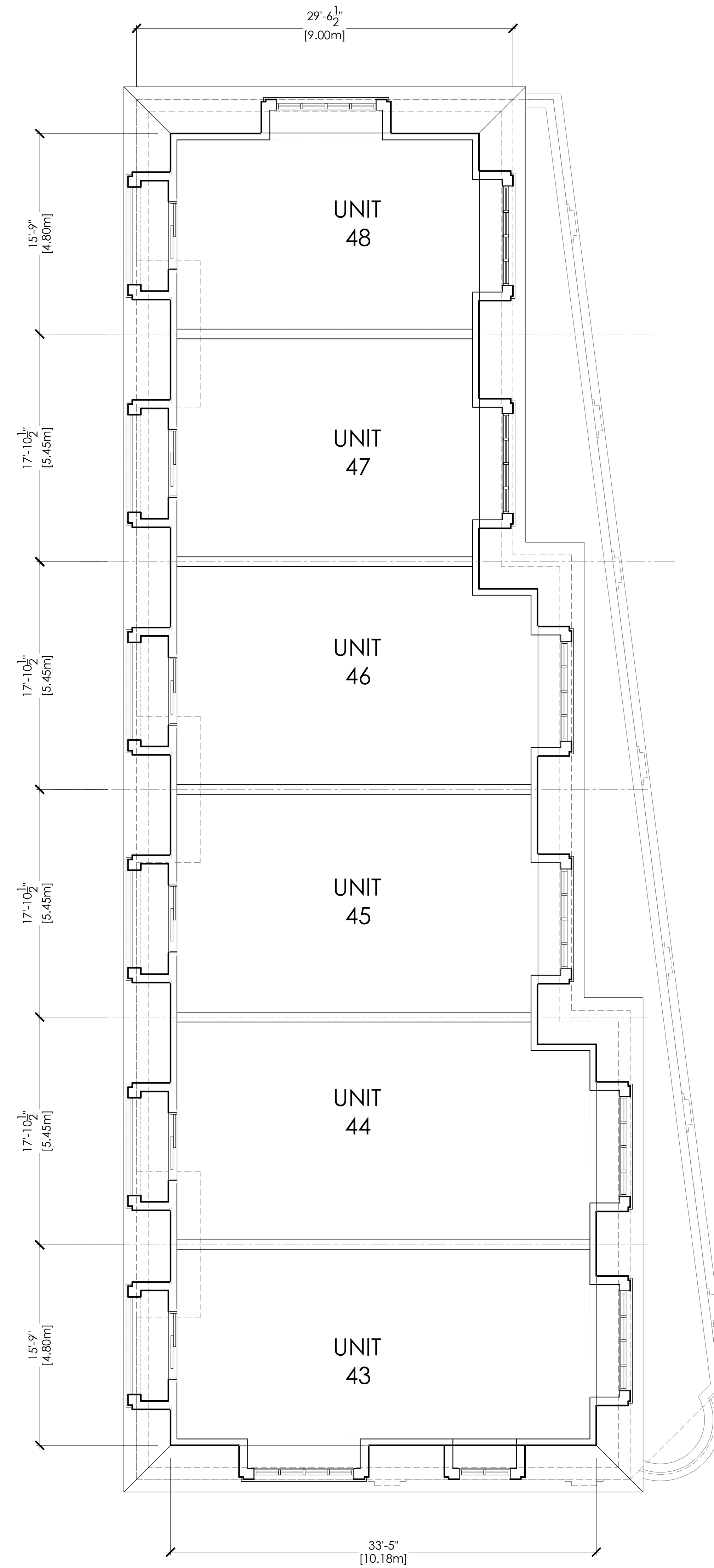
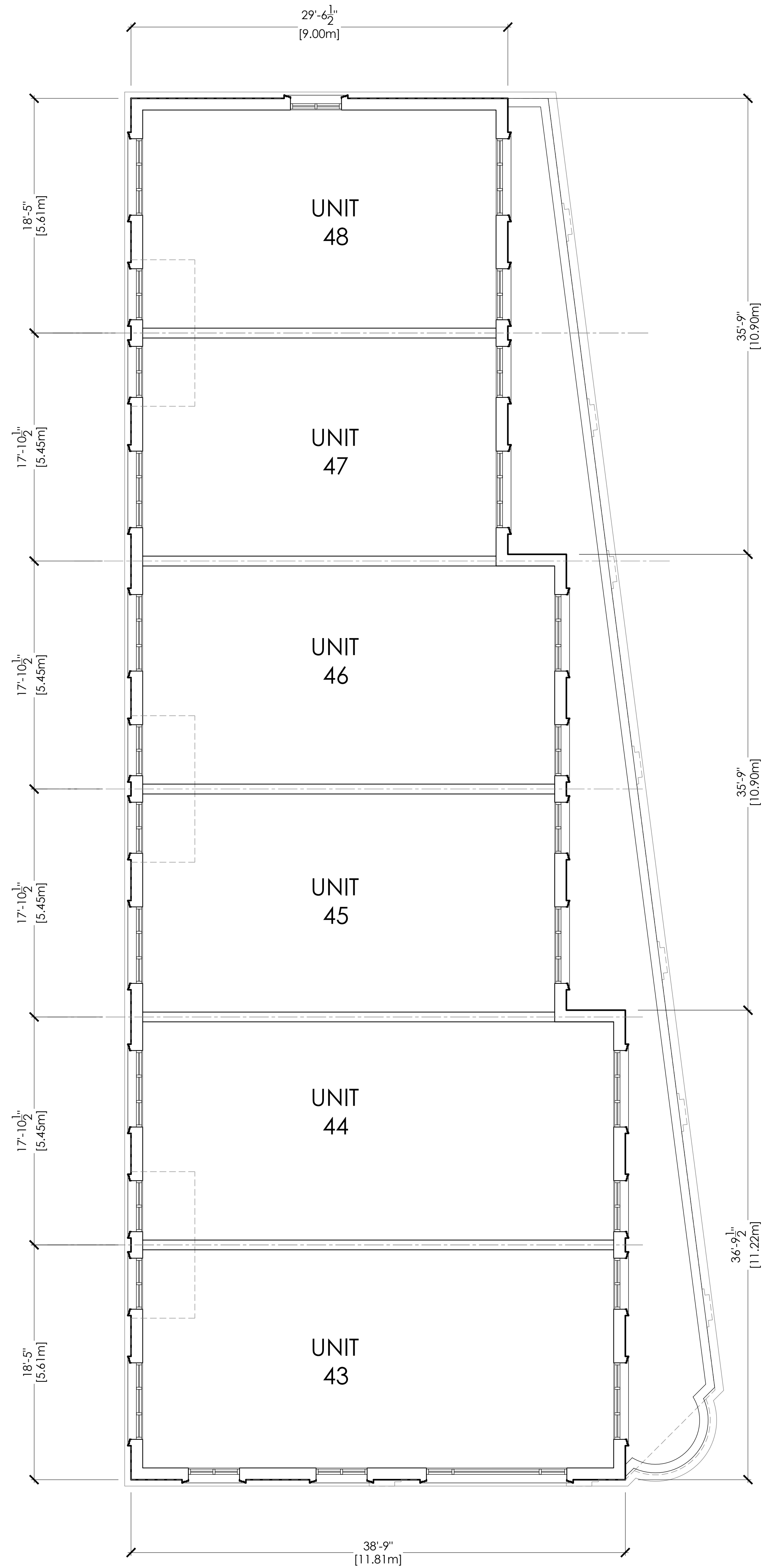
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 Project No.: 2417

A2.2

1 TYPICAL BLOCK-THIRD LEVEL
 SCALE: 3/16" = 1'-0"
 A2.2

2 TYPICAL BLOCK-ROOF TERRACE
 SCALE: 3/16" = 1'-0"
 A2.2

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BLOCK D FLOOR PLANS

Project

GARDEN RESIDENCES CORP.

GARDEN DRIVE
OAKVILLE, ONTARIO

RICHARD WENGLE ARCHITECT INC.

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Drawn by: JZ/NT
Checked by: RW
Project No.: 2417

A2.5

1 BLOCK D- TOWNHOUSE SECOND LEVEL
SCALE : 3/16"= 1'-0"
A2.5

2 BLOCK D- TOWNHOUSE THIRD LEVEL
SCALE : 3/16"= 1'-0"
A2.5

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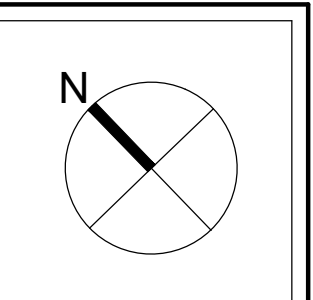
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BLOCK D FLOOR PLANS

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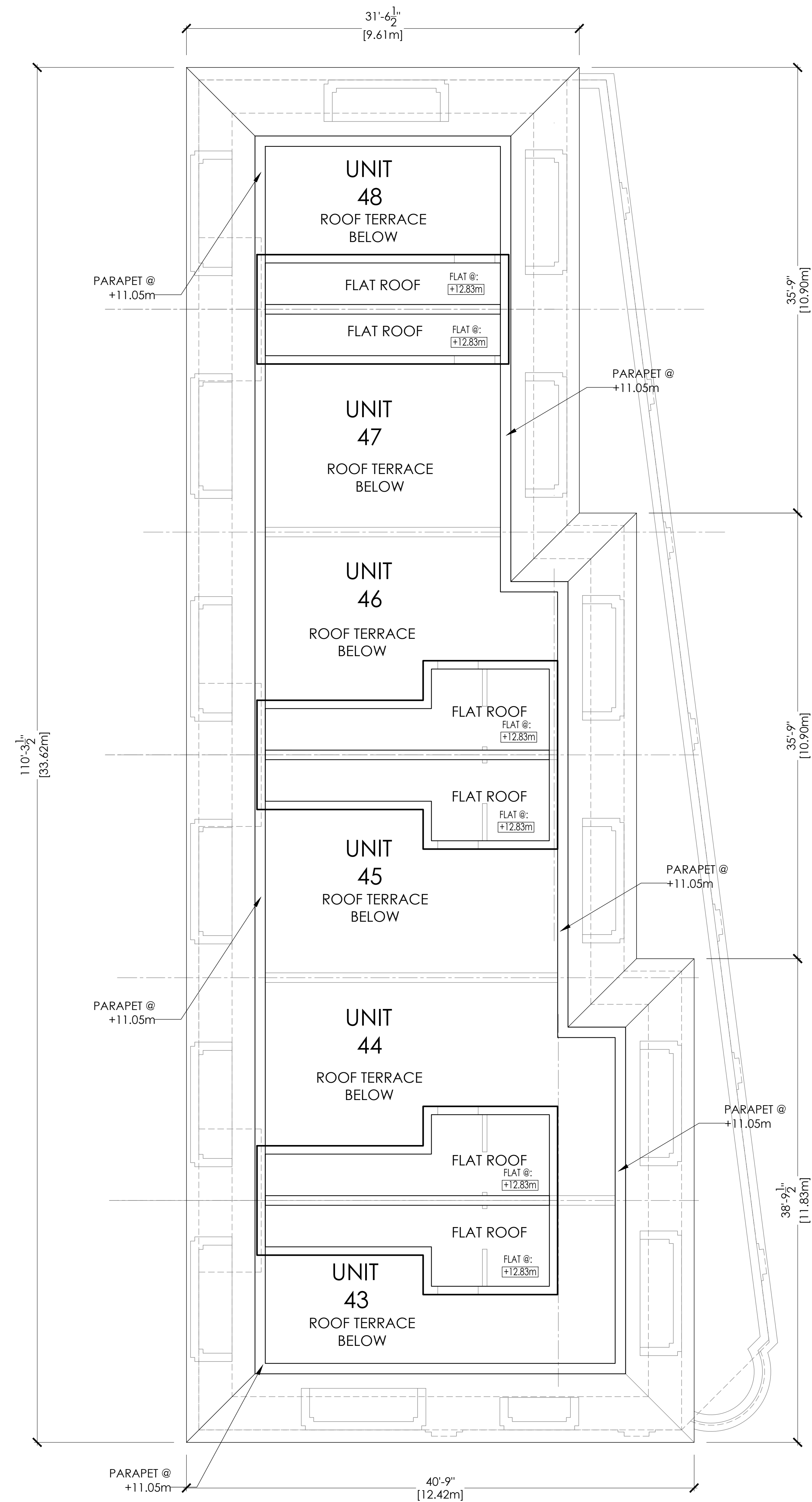
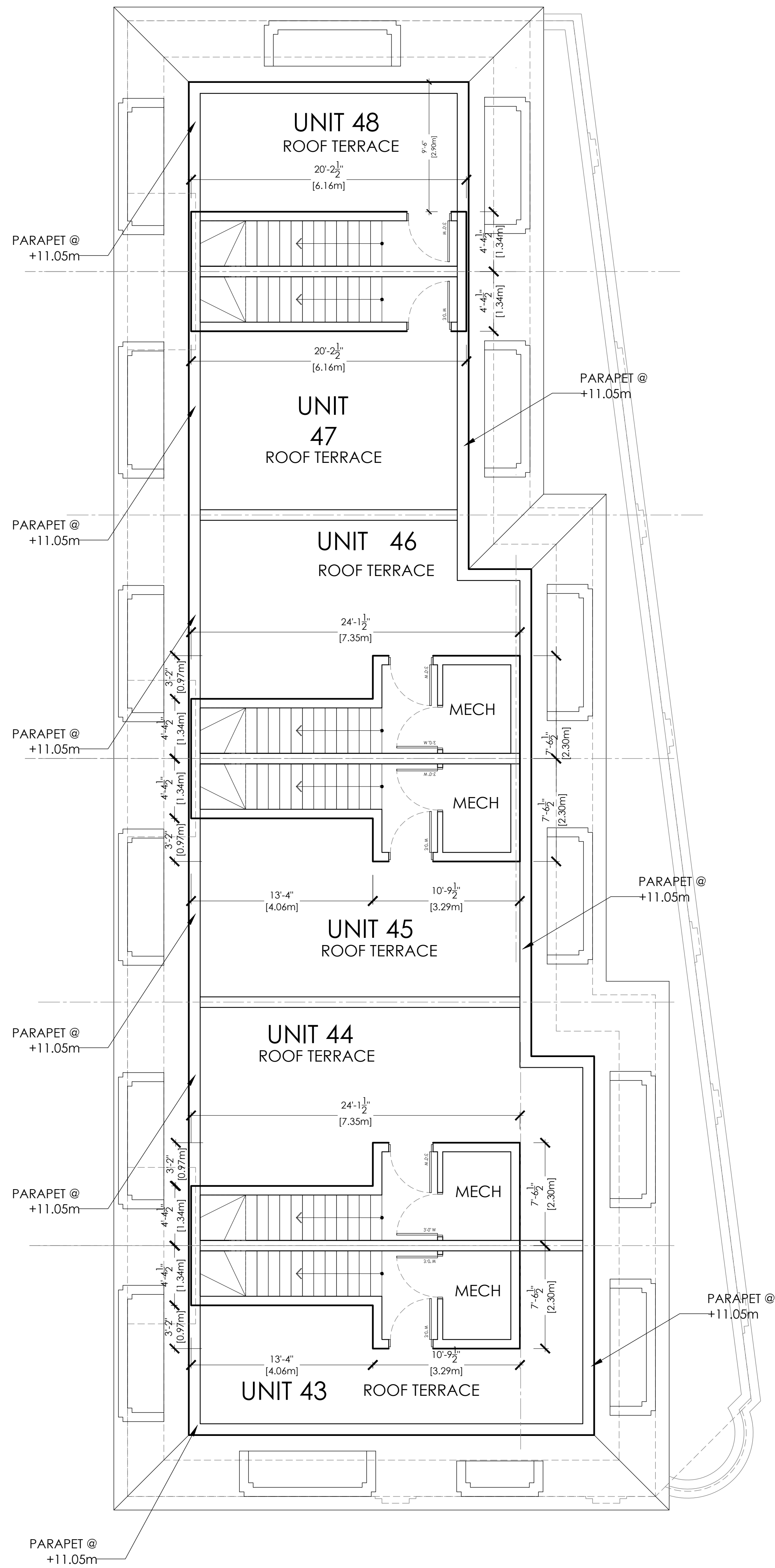


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Project No.: 2417

A2.6

Plotting Date: JULY 08 2024

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1 BLOCK D- TOWNHOUSE ROOF TERRACE
SCALE: 3/16"= 1'-0"
A2.6

2 BLOCK D- TOWNHOUSE ROOF PLAN
SCALE: 3/16"= 1'-0"
A2.6



1 TYPICAL BLOCK - WEST ELEVATION
 A3.3 SCALE: 1/4"= 1'-0"

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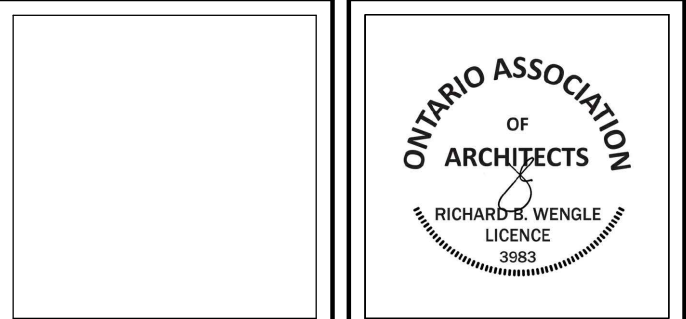
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Drawing Title

**TYPICAL BLOCK
 WEST ELEVATION**

Project
**GARDEN RESIDENCES
 CORP.**
 GARDEN DRIVE
 OAKVILLE, ONTARIO


**RICHARD WENGLE
 ARCHITECT INC.**
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 Checked by: RW
 Project No.: 2417

A3.3

Plotting Date: JULY 18 2024
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1 BLOCK D - EAST ELEVATION
 A3.5 SCALE: 1/4"= 1'-0"

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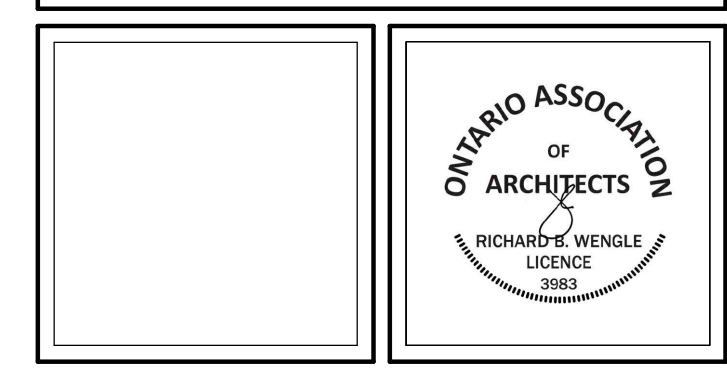
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Drawing Title
TYPICAL BLOCK EAST ELEVATION

Project
GARDEN RESIDENCES CORP.
 GARDEN DRIVE
 OAKVILLE, ONTARIO

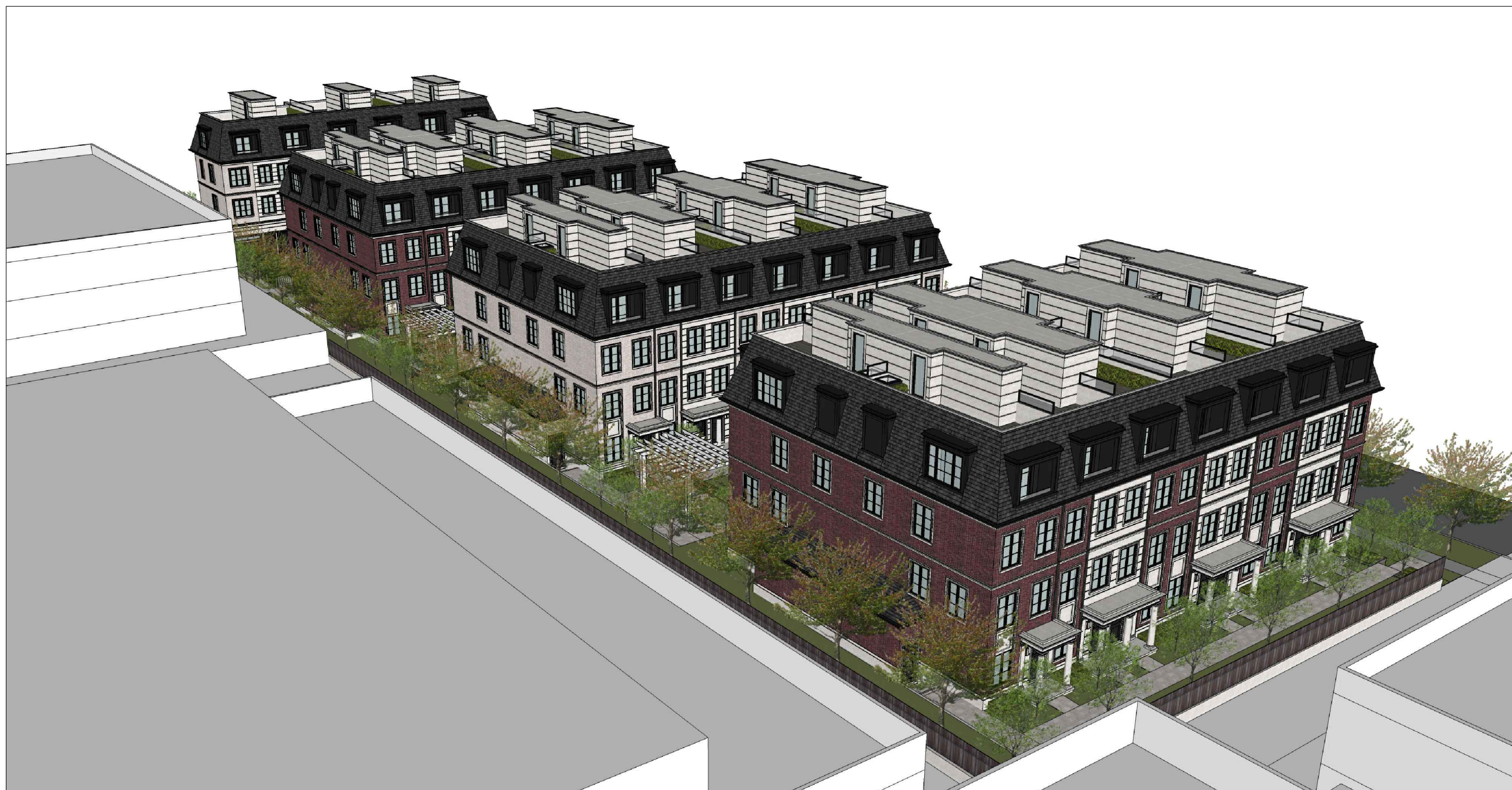
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Scale: AS SHOWN
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 Checked by: RW
 Project No.: 2417

A3.5

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| 01 | ZBA SUBMISSION | 08/07/24 |
| No. | Issued For | Date d/m/y |

Drawing Title

3D PERSPECTIVE VIEWS

Project
GARDEN RESIDENCES CORP.
GARDEN DRIVE
OAKVILLE, ONTARIO



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Scale: AS SHOWN
Drawn by: JZ/NT
Checked by: RW
Project No.: 2417

A5.0

