

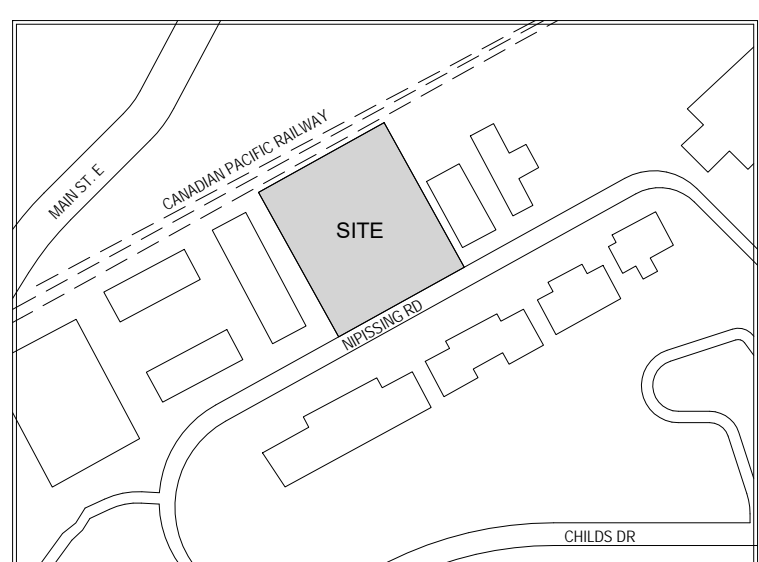
CANADIAN PACIFIC RAILWAY

PROVIDE 2.2m HIGH WIND SCREEN AS PER WIND STUDY

PROVIDE 2.2m HIGH WIND SCREEN AS PER WIND STUDY

PROVIDE 1.2m HIGH PLANTER GUARD RAIL

SURVEY OF
 PART OF LOT 13
 CONGRESSION 3, NEW SURVEY
 (GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
 TOWN OF MILTON
 REGIONAL MUNICIPALITY OF MILTON
 PREPARED BY
WAHBA
 2500 Highway 7 East
 Unit 101, Markham, Ontario
 L3R 9V7
 TEL: 905.947.1000
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 www.wahba.ca
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 DATE: 2024-09-27



CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.
 ALL DRAWINGS MUST BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.
 THE CONTRACTOR WORKING FROM DRAWINGS IS NOT RESPONSIBLE FOR CORRECTIONS OR CHANGES RESULTING FROM THE OTHER WORK.
 KEY TO DETAIL LOCATION:
 No. DETAIL NUMBER
 No. DRAWING SHEET NUMBER

PRINTS ISSUED	No.	DATE (DD.MM.YY)	BY
FOR CLIENT REVIEW	1	2024.10.14	JWH/KMM
FOR REVIEW	2	2024.10.15	JWH/KMM
FOR REVIEW	3	2024.10.22	JWH/KMM
FOR REVIEW	4	2024.11.05	JWH/KMM
FOR REVIEW	5	2024.11.26	JWH/KMM
FIRST SITE PLAN APPLICATION	6	2024.12.01	JWH/KMM
2ND SPA	7	2025.03.15	JWH/KMM
3RD SPA	8	2025.04.04	JWH/KMM
4TH SPA	9	2025.04.05	JWH/KMM
5TH SPA	10	2025.09.27	JWH/KMM

ALL PREVIOUS EDITIONS OF THIS DRAWING ARE SUPERSEDED.

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY
REVISION	1	2024.12.26	JWH

SPA NUMBER: SP-36/21

SITE AREA

GROSS SITE AREA = 9,902.8 m²
 ROAD WIDENING = 290.9 m²
 NET SITE AREA = 9,611.9 m²

FSI

BUILDING AREA = 43,828.7 m²
 SITE AREA = 9,611.9 m²
 FSI = 4.6

GFA

Floor	Area	%
1st FLOOR	5547.8 m ²	13%
2nd FLOOR	5406.2 m ²	12%
3rd FLOOR	2836.5 m ²	6%
4th FLOOR	2421.5 m ²	6%
5th FLOOR	2421.4 m ²	6%
6th FLOOR	2416.6 m ²	6%
7th FLOOR	1518.6 m ²	3%
8th FLOOR	1518.6 m ²	3%
9th FLOOR	1518.6 m ²	3%
10th FLOOR	1518.6 m ²	3%
11th FLOOR	1518.6 m ²	3%
12th FLOOR	1518.6 m ²	3%
13th FLOOR	1518.6 m ²	3%
14th FLOOR	1518.6 m ²	3%
15th FLOOR	1518.6 m ²	3%
16th FLOOR	1518.6 m ²	3%
17th FLOOR	1518.6 m ²	3%
18th FLOOR	1518.6 m ²	3%
19th FLOOR	1518.6 m ²	3%
20th FLOOR	758.9 m ²	2%
21st FLOOR	758.9 m ²	2%
22nd FLOOR	758.9 m ²	2%
23rd FLOOR	758.9 m ²	2%
Total of GFA	43828.7 m ²	100%

UNIT MIX (PODIUM & TOWER)

Description	Count	%
1 BED	52	7.3%
1 BED+D	52	9.1%
2 BED	52	10.6%
Podium	5	1.3%
1 BED	62	9.1%
1 BED+D	86	15.2%
2 BED	57	11.9%
2 BED+D	5	1.3%
West Tower		
1 BED	68	9.7%
1 BED+D	68	11.9%
2 BED	68	13.9%
Grand total	570	100.0%

SITE STATISTICS

DESCRIPTION	AREA (SQM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
PARKING PODIUM	3126.84 m ²	33657 ft ²	28.4%
6 STOREY PODIUM	2424.67 m ²	26099 ft ²	22.0%
TOWERS			
1	1518.83 m ²	16349 ft ²	13.8%
2	7070.34 m ²	76105 ft ²	64.3%
HARD LANDSCAPE			
SIDEWALK	825.10 m ²	8881 ft ²	7.5%
PRIVATE TERRACE	278.48 m ²	2997 ft ²	2.5%
ASPHALT	1581.72 m ²	17025 ft ²	14.4%
3	2865.36 m ²	28904 ft ²	24.4%
SOFT LANDSCAPE			
LANDSCAPE	1245.60 m ²	13408 ft ²	11.3%
1	1245.60 m ²	13408 ft ²	11.3%

LOCKERS SCHEDULE

Level	Locker Count
1st FLOOR	85
2nd FLOOR	111
3rd FLOOR	12
4th FLOOR	12
5th FLOOR	12
6th FLOOR	12
7th FLOOR	12
8th FLOOR	12
9th FLOOR	12
10th FLOOR	12
11th FLOOR	12
12th FLOOR	12
13th FLOOR	12
14th FLOOR	12
15th FLOOR	12
16th FLOOR	12
17th FLOOR	12
18th FLOOR	12
19th FLOOR	12
20th FLOOR	12
21st FLOOR	12
22nd FLOOR	12
23rd FLOOR	12
Underground Level P1	87
Underground Level P2	87
241	
LOCKER: 570	

INDOOR BIKE SCHEDULE

Level	Count
1st FLOOR	47
2nd FLOOR	47
Underground Level P1	245
Underground Level P2	231
Grand total	570

LONG TERM BIKE
 REQUIRED: 1.0 / UNIT 1.0 x 570 = 570
 PROVIDED: 570 LONG TERM BIKE STORAGES (1200mm x 400mm)

SHORT TERM BIKE
 REQUIRED: 0.05 / UNIT 0.05 x 570 = 29
 PROVIDED: 36 SHORT TERM BIKE RACKS LOCATED ON SITE (REFER TO LANDSCAPE DRAWINGS FOR DETAILS)

AMENITY SPACE
 OUTDOOR AMENITY:
 REQUIRED: 4.0 m² / UNIT 4.0 x 570 = 2,280 m²
 PROVIDED: 1,575.3 m² - PUBLIC TERRACE (3rd FLOOR)
 722.3 m² - OUTDOOR PARK w/ DOG RUN
 2,297.6 m² TOTAL

INTERIOR AMENITY:
 PROVIDED: 317.9 m²

SITE HATCH KEY

- 2 STOREY PARKING PODIUM
- 6 STOREY BUILDING
- 6 STOREY PODIUM
- WEST AND EAST TOWER
- PEDESTRIAN NETWORK
- PUBLIC PATHWAYS (MATERIALS AS NOTED)
- HIGH DENSITY VEHICLE PAVING
- LOADING LAY-BY
- LINE PAINTING
- GROUND FLOOR TERRACE
- PAVERS: SEE LANDSCAPE PLANS
- SOD: SEE LANDSCAPE PLANS
- CONCRETE: SEE LANDSCAPE PLANS
- LOW DENSITY ASPHALT PAVING (SEE SOI REF FOR ASPHALT ASSEMBLY)
- HIGH DENSITY ASPHALT PAVING

VISIBILITY TRIANGLE NOTE
 5.0 METRE X 5.0 METRE VISIBILITY TRIANGLE IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.7 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTERLINE OF THE ADJACENT STREET. LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPOIL OVER TO THE ADJACENT PROPERTIES OR STREETS.

PARKING SUMMARY

PARKING REQUIRED	RATIO	SPACES
RESIDENTIAL	0.86	502
VISITOR	0.20	114
TOTAL REQUIRED		616
PARKING PROVIDED		664
RESIDENTIAL	0.86	548
VISITOR	0.20	114
CAR SHARE	0.20	2
TOTAL PROVIDED		664

ACCESSIBLE PARKING REQUIREMENTS:
 RESIDENTS 2 PS + 2% OF 502 = 12 PS
 VISITORS 1 PS + 4% OF 114 = 6 PS
 TOTAL 18 REQUIRED

19 ACCESSIBLE PS PROVIDED

EV PARKING SPACES
 5% (33) OF TOTAL PARKING SPACES ARE EQUIPPED WITH CHARGING STATIONS
 34 EV PARKINGS LOCATED ON UNDERGROUND LEVEL P1

PARKING TYPE SCHEDULE

Parking Space Type	Description	Count
Car Share		
Standard	2.75m x 5.8m	2
Resident		
Standard	2.75m x 5.8m	535
Barrier-Free	TYPE A 3.4m x 5.8m	6
Barrier-Free	TYPE B 2.75m x 5.8m	548
Visitor		
Standard	2.75m x 5.8m	108
Barrier-Free	TYPE A 3.4m x 5.8m	7
Barrier-Free	TYPE B 2.75m x 5.8m	3
Standard	2.75m x 5.8m	114
TOTAL PARKING TYPES:		664

LEGEND

- PROPERTY LINE
- EXTENT OF US PARKING (SEE A205)
- FIRE ROUTE
- GARBAGE ROUTE
- FIRE HOSE
- "PRINCIPAL ENTRANCE" AS PER ONTARIO BUILDING CODE AND FIRE ACCESSIBLE CODE
- ENTRY EXITS DOOR
- GARAGE DOOR
- BALCONY ABOVE
- TERRACE (EXCLUSIVE USE)
- SURFACE PAINTED SYMBOLS OF ACCESSIBILITY PER MUNICIPAL STANDARDS
- PRIVACY DIVIDER
- CONTROL HANDLE (SEE CIVIL DRAWINGS)
- DEPRESSED CURB (SEE CIVIL DRAWINGS)
- TACTILE WARNING STRIP (SEE LANDSCAPE DWG)
- FIRE DEPARTMENT CONNECTION
- HYDRANT (SEE CIVIL DWG)
- LIGHT POLE (SEE ELEC DWG)
- GROUND EXT. LIGHT (SEE ELEC DWG)
- RECESSED WALL EXT. LIGHT (SEE ELEC DWG)

NOTE
 LANDSCAPING SHOWN FOR REFERENCE ONLY (SEE LANDSCAPE DRAWINGS FOR FURTHER DETAILS)

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neatt

STATIONSIDE CONDOMINIUMS
 135 NIPISSING ROAD
 MILTON, ON

SITE PLAN
 DRAWING SCALE: As indicated
 PROJECT NUMBER: 20065
 DRAWING SHEET NUMBER: A001
 DRAWN BY: A. HARRIS
 CHECKED BY: J. HARRIS
 PLOT DATE: 2024.09.27