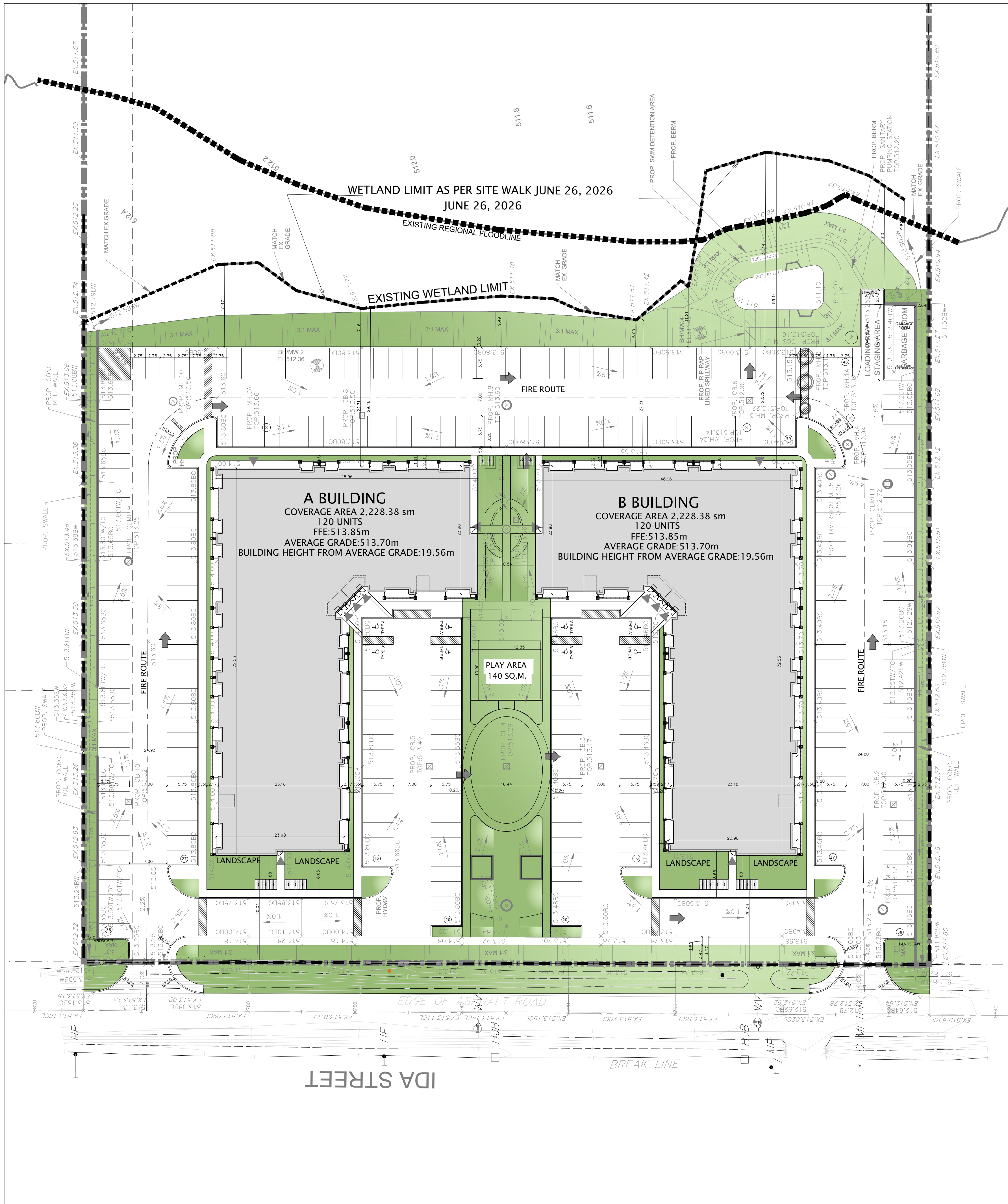




PROPOSED DEVELOPMENT DATA	
OBC:	3.2.2.45 group C, up to 5 storeys, Sprinklered
Building A- 5 Storey Apartment Building, Building A- 120 units Building Height from Average Grade 19.56m	
Building B- 5 Storey Apartment Building Building B- 120 units Building Height from Average Grade 19.56m	

SITE AREA	
NORTH SITE AREA	206,085.79 m ²
RAIL EASEMENT SITE AREA	5,291.57 m ²
SOUTH SITE AREA	64,472.77 m ²
GRAND TOTAL SITE AREA	275,856.9 m ²
	2,969,299 sq.ft.

DENSITY	8.70 units per hectare
ZONING	R4

LOT COVERAGE AND SETBACKS FOR THE WHOLE DEVELOPMENT	
DEVELOPMENT LOT AREA	19,630.18 sm

BOTH BUILDINGS	
LOT COVERAGE (BUILDING AREA)	4,456.76 sm
LOT COVERAGE (GARBAGE ROOM)	48.82 sm
PAVED SURFACE(ROAD)	8,962.73 sm
PROPOSED LANDSCAPE AREA (NEW)	
PROPOSED DEVELOPMENT AREA (PLANTING, LAWN, WALKWAYS, PLAY AREA ETC.)	6,161.87 sm

FRONT YARD SET BACK(SOUTH SIDE)	20.36m
SIDE YARD SET BACK (EAST SIDE)	24.80m
SIDE YARD SET BACK (WEST SIDE)	24.93m
REAR YARD SET BACK (NORTH SIDE)	130.90m

WETLAND LIMIT AS PER SITE WALK JUNE 26, 2026	
REAR YARD SET BACK	27.31m

GROSS FLOOR AREA	
A- Apartment Building	11,041.28sm (118,847.3sf)
B- Apartment Building	11,041.28sm (118,847.3sf)

TOTAL G.F.A	22,082.56sm (237,694.7sf)
-------------	---------------------------

BUILDING AREAS	
BUILDING -A-	
MAIN FLOOR AREA	2,213.96 m ²
2ND FLOOR AREA	2,206.83 m ²
3RD FLOOR AREA	2,206.83 m ²
4TH FLOOR AREA	2,206.83 m ²
5TH FLOOR AREA	2,206.83 m ²
GFA-TOTAL AREA PER BUILDING	11,041.28 m ²

BUILDING -B-	
MAIN FLOOR AREA	2,213.96 m ²
2ND FLOOR AREA	2,206.83 m ²
3RD FLOOR AREA	2,206.83 m ²
4TH FLOOR AREA	2,206.83 m ²
5TH FLOOR AREA	2,206.83 m ²
GFA-TOTAL AREA PER BUILDING	11,041.28 m ²

GFA-GRAND TOTAL AREA	22,082.56sm (237,694.7sf)
----------------------	---------------------------

AMENITY AREA	
with-in the buildings	
A- Apartment Building	273.55sm (2,944.46sf)
B- Apartment Building	273.55sm (2,944.46sf)
	547.10sm (5,888.93sf)

outside of the buildings(balconies and patios)	
A- Apartment Building	750.54 sm (8,127.18sf)
B- Apartment Building	750.54 sm (8,127.18sf)
	1,510.08 sm (16,254.37sf)

OUT DOOR PARK	140.00sm (1,506.9546sf)
GRAND TOTAL AMENITY AREA	2,197.18sm (23,650.25.46sf)

UNIT COUNT	
A- Apartment Building	120 UNITS
B- Apartment Building	120 UNITS

Total	240 UNITS
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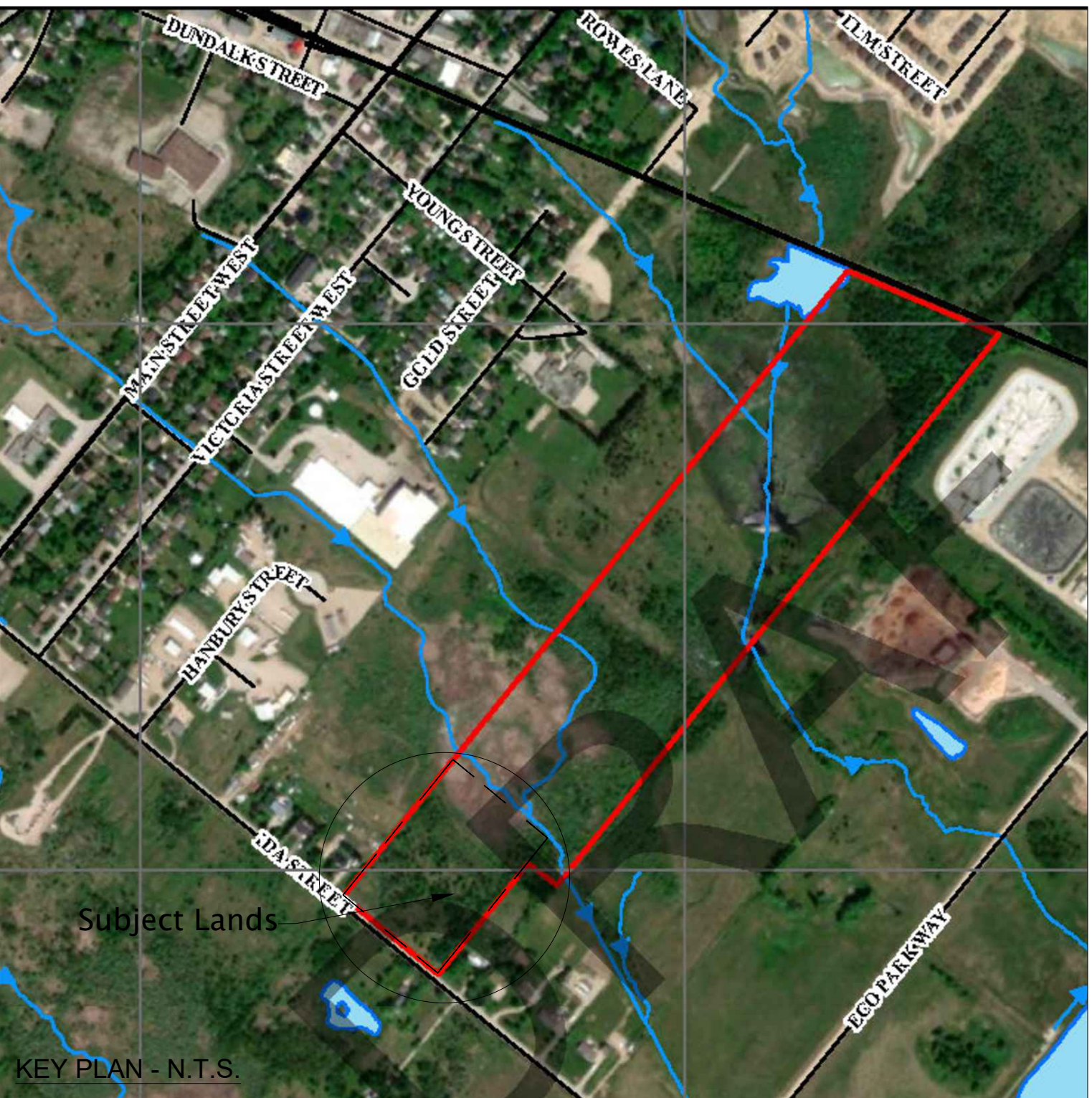
RENTAL UNITS			
BUILDING A	BUILDING B		
2 BED	86	2 BED	86
3 BED	34	3 BED	34
TOTAL	120	TOTAL	120
GRAND TOTAL UNITS		TOTAL	240

UNIT AREAS	
A 3-bed	87.13sm 937.86sf
B 2-bed	65.61sm 706.22sf
C 2-bed	78.69sm 846.69sf

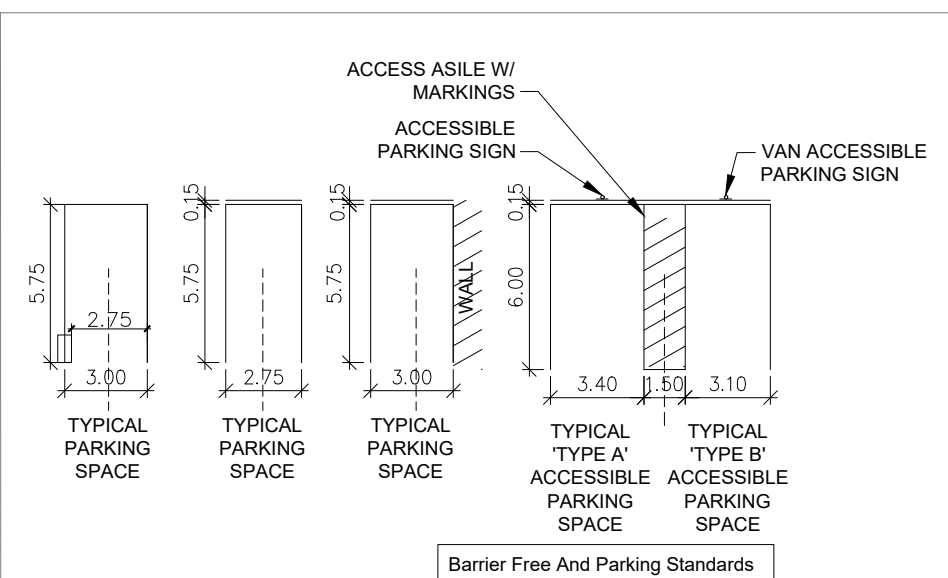
PARKING:	
PARKING STALLS 1.0 PER APARTMENT UNIT	240
PARKING STALLS VISITOR 0.2 PER TOTAL UNITS (240)	48
SURFACE PARKING SPACES REQUIRED	288
SURFACE PARKING SPACES PROVIDED	289

TOWNSHIP OF SOUTHGATE
ZONING BY-LAW
5.10 Parking Spaces for Handicapped
is in excess of 20 parking spaces, 1 space of the first 20 spaces required and
1 space out of each additional 100 spaces or portion thereof shall be provided near and accessible to the point of entrance to the building and clearly marked for the parking of the vehicles used by the disabled person or persons.

PARKING STALLS REQUIRED	6
PARKING STALLS PROVIDED	8



NOTE:
ALL LANDSCAPING IMAGES ARE FOR REFERENCE ONLY. SEE
LANDSCAPE ARCHITECTS DWGS
ALL SITE GRADES PROPOSED ON THIS AND FOLLOWINGS DWGS ARE
SUBJECT TO CIVIL DWGS



8	ISSUED FOR CLIENT AND CONSULTANT REVIEW	OCT 15, 2026
7	ISSUED FOR CLIENT AND CONSULTANT REVIEW	OCT 14, 2026
6	ISSUED FOR CLIENT AND CONSULTANT REVIEW	OCT 02, 2026
5	ISSUED FOR CLIENT AND CONSULTANT REVIEW	SEPT 29, 2026
4	ISSUED FOR CLIENT AND CONSULTANT REVIEW	AUG 31, 2024
3	ISSUED FOR CLIENT AND CONSULTANT REVIEW (sidewalk connection)	DEC 09, 2024
2	ISSUED FOR CLIENT AND CONSULTANT REVIEW	OCT 22, 2024
1	ISSUED FOR CLIENT AND CONSULTANT REVIEW	SEPT 30, 2024
No.	Description	Date

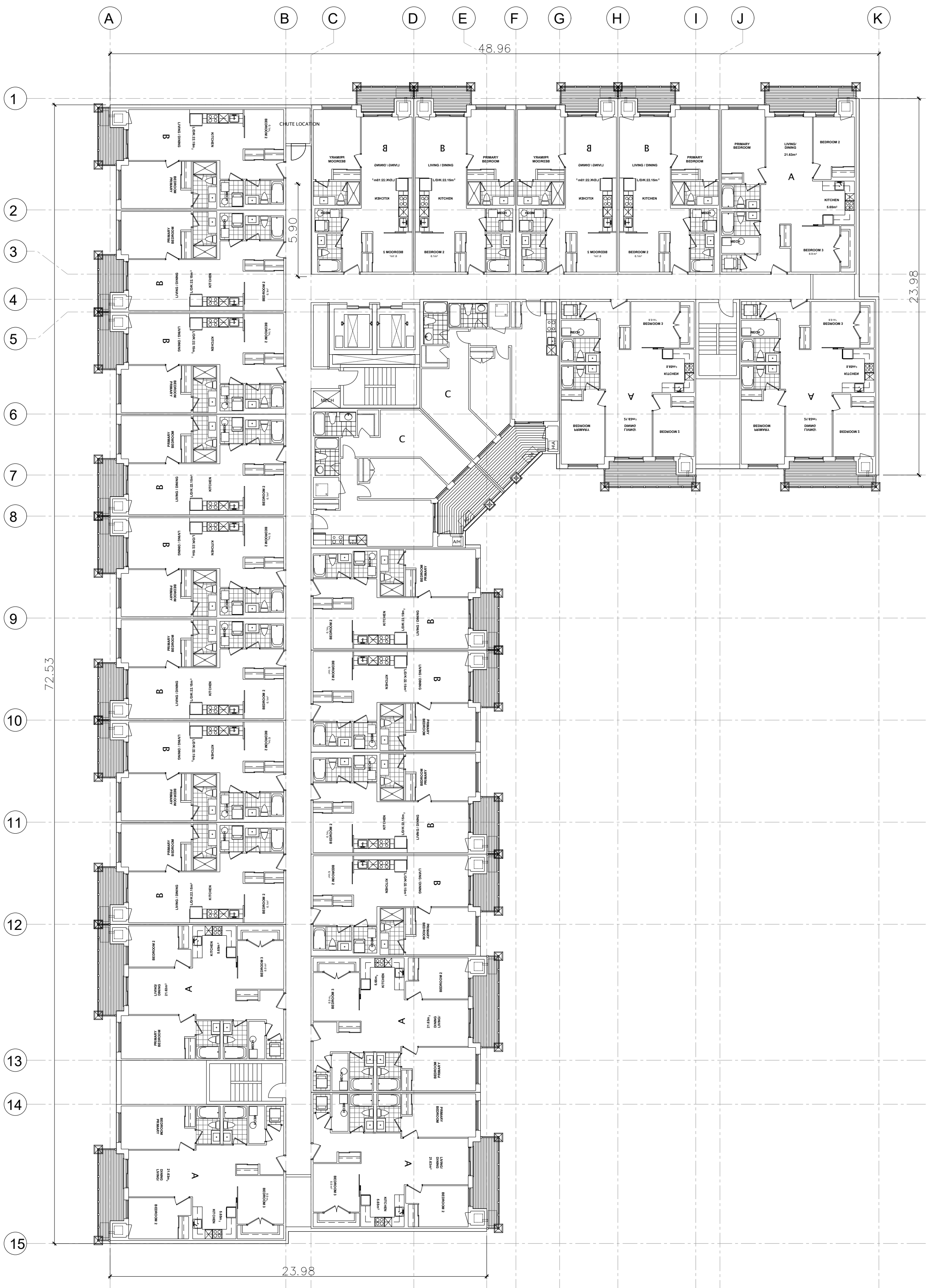
DUNDALK CONCEPT		ELEVATION	Drawing No.
FLOOD PLAIN SITE PLAN		DATE ISSUED	A-101
PROJECT #	2024-25	MANUFACTURING NAME	
SCALE	1:400	MUNICIPALITY	
S&C ARCHITECTS INC.		S&C ARCHITECTS INC.	
17 (416) 846-1091 F: (416) 960-6101		60 RANDALL DRIVE SUITE 10	
A.J.A.X., ONTARIO L1S 6L3			



GRND FLOOR PLAN

AREA 2,213.96 sm

2 BED 14
3 BED 6
TOTAL 20

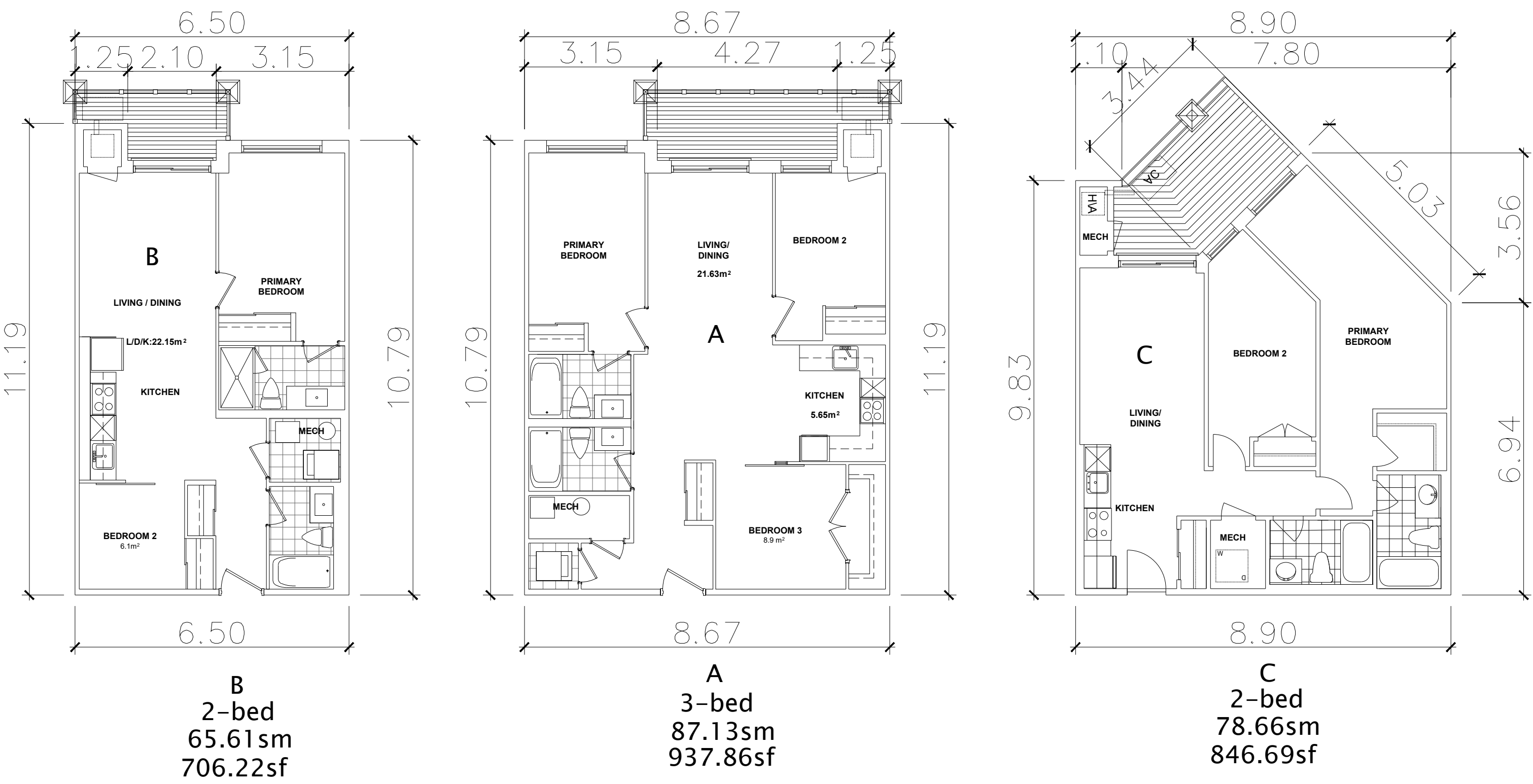


TYPICAL
2ND - 5TH FLOOR PLAN

AREA 2,206.83 sm

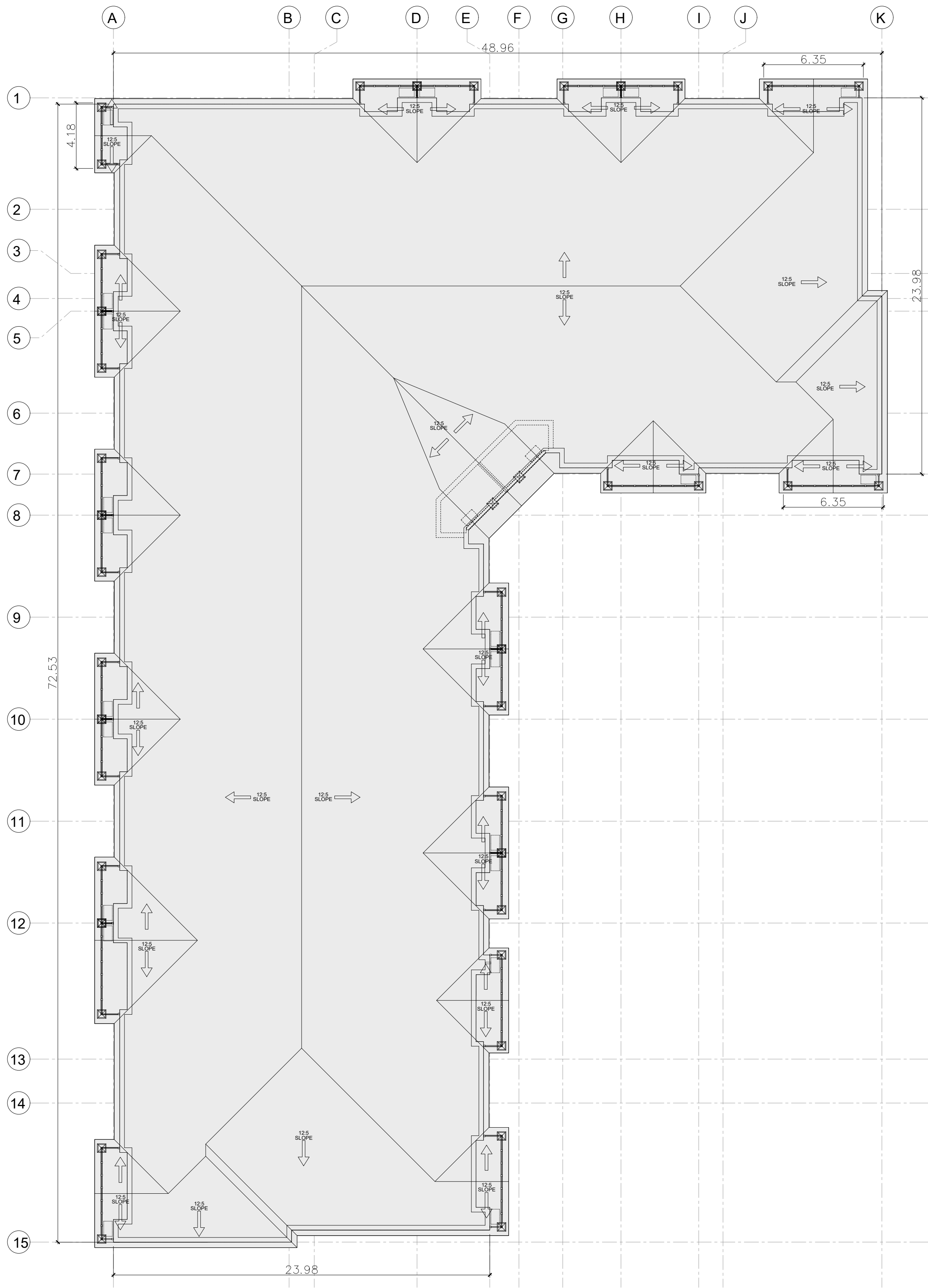
2 BED 18
3 BED 7
TOTAL 25

9	ISSUED FOR CLIENT AND CONSULTANT REVIEW	SEPT 29, 2024
8	ISSUED FOR CLIENT AND CONSULTANT REVIEW	AUG 21, 2024
7	ISSUED FOR CLIENT AND CONSULTANT REVIEW	DEC 20, 2024
6	ISSUED FOR CLIENT AND CONSULTANT REVIEW	OCT 22, 2024
5	ISSUED FOR CLIENT AND CONSULTANT REVIEW	AUG 08, 2024
4	ISSUED FOR CLIENT AND CONSULTANT REVIEW	JUL 16, 2024
3	ISSUED FOR CLIENT AND CONSULTANT REVIEW	JUL 11, 2024
2	ISSUED FOR CLIENT AND CONSULTANT REVIEW	JUN 27, 2024
1	ISSUED FOR CLIENT AND CONSULTANT REVIEW	JUN 10, 2024
Rev.	Description	Rev.
CLIENT		
DUNDALK CONCEPT		ELEVATION: Drawing No. A-102
APPLICABLE TO BOTH BUILDINGS MAIN 5TH FLOOR PLANS		DATE REVISION: JUNE 27, 2024
PROJECT#	2024-25	REVISION#
SCALE	1:500	MUNICIPALITY
		S&C ARCHITECTS INC.
		T: (416) 848-0991 F: (416) 860-6101
		INFO@S&CARCHITECTS.CA
		60 RANDALL DRIVE, SUITE 10
		AJAX, ONTARIO L1S 6L3



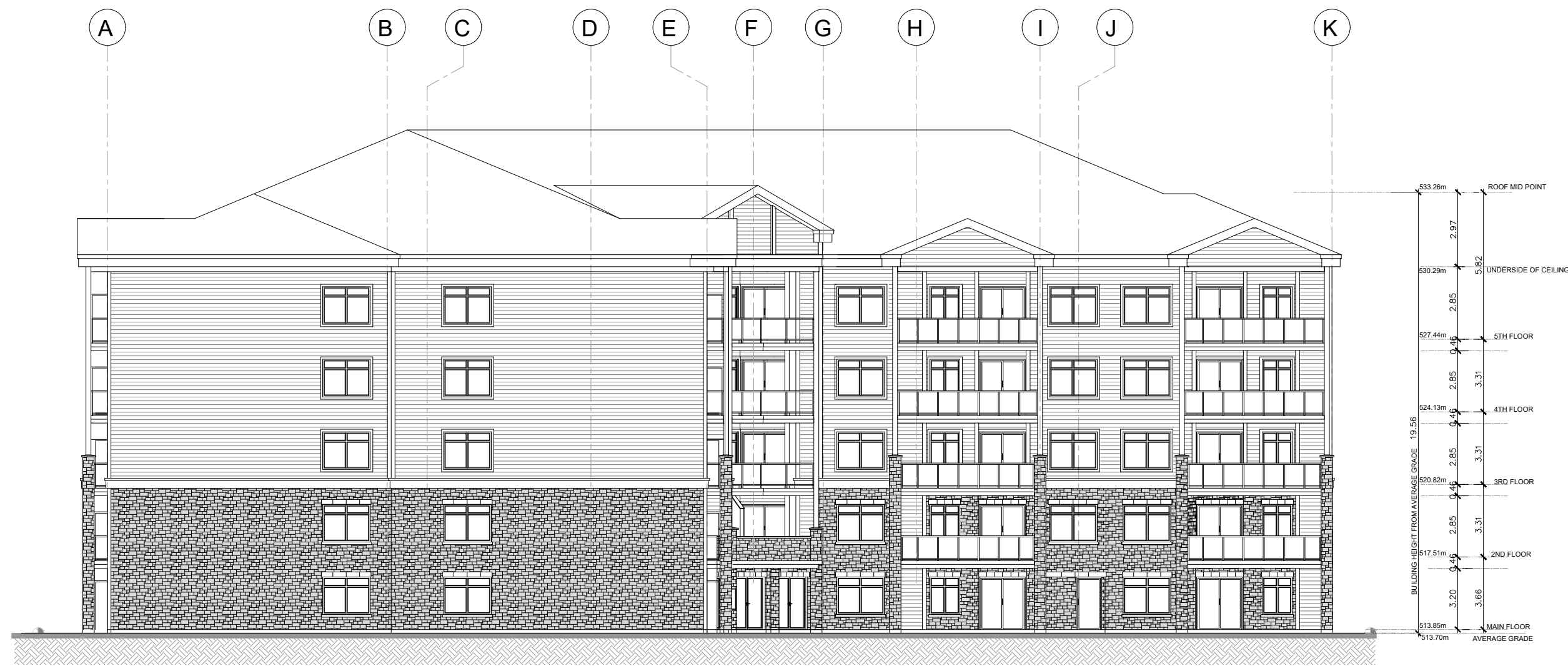
UNIT
FLOOR PLANS

9	ISSUED FOR CLIENT AND CONSULTANT REVIEW	SEPT. 29, 2024	
8	ISSUED FOR CLIENT AND CONSULTANT REVIEW	AUG. 21, 2024	
7	ISSUED FOR CLIENT AND CONSULTANT REVIEW	DEC. 20, 2024	
6	ISSUED FOR CLIENT AND CONSULTANT REVIEW	OCT. 22, 2024	
5	ISSUED FOR CLIENT AND CONSULTANT REVIEW	AUG. 08, 2024	
4	ISSUED FOR CLIENT AND CONSULTANT REVIEW	JULY 16, 2024	
3	ISSUED FOR CLIENT AND CONSULTANT REVIEW	JULY 11, 2024	
2	ISSUED FOR CLIENT AND CONSULTANT REVIEW	JUNE 27, 2024	SA
1	ISSUED FOR CLIENT AND CONSULTANT REVIEW	MAY 10, 2024	SA
Rev. Description		Date	Rev.
CLIENT			
DUNDALK CONCEPT		ELEVATION	Drawing No. A-103
UNIT FLOOR PLANS		DATE ISSUED	JUNE 27, 2024
PROJECT#	2024-25	DATE	
SCALE	1:100	REVISIONS	
		S&C ARCHITECTS INC.	
		T: (416) 848-0991 F: (416) 860-6101	
		INFO@SCARCHITECTS.CA	
		60 RANDALL DRIVE, SUITE 10	
		AJAX, ONTARIO L1S 6L3	



SCALE: 1:200

8	ISSUED FOR CLIENT AND CONSULTANT REVIEW	SEPT 29, 2026
7	ISSUED FOR CLIENT AND CONSULTANT REVIEW	AUG 21, 2026
6	ISSUED FOR CLIENT AND CONSULTANT REVIEW	OCT 22, 2024
5	ISSUED FOR CLIENT AND CONSULTANT REVIEW	AUG 08, 2024
4	ISSUED FOR CLIENT AND CONSULTANT REVIEW	JUL 16, 2024
3	ISSUED FOR CLIENT AND CONSULTANT REVIEW	JUL 11, 2024
2	ISSUED FOR CLIENT AND CONSULTANT REVIEW	JUN 27, 2024 SA
1	ISSUED FOR CLIENT AND CONSULTANT REVIEW	MAY 02, 2024 SA
REV. DESCRIPTION		DATE
CLIENT		PROJ.
DUNDALK CONCEPT		ELEVATION Drawing No. A-104
APPLICABLE TO BOTH BUILDINGS		DATE ISSUED: JUNE 27, 2024
ROOF PLANS		
PROJECT #	2024-25	WORKING DRAWING
SCALE	1:500	MUNICIPALITY
S&C ARCHITECTS INC.		
T: (416) 848-0991 F: (416) 860-6101		
INFO@S&CARCHITECTS.CA		
60 RANDALL DRIVE, SUITE 10		
AJAX, ONTARIO L1S 6L3		



BUILDING A
SOUTH ELEVATION



BUILDING A
NORTH ELEVATION



BUILDING A
WEST ELEVATION



BUILDING A
EAST ELEVATION

NOTE:
SEE SPEC FOR EACH BUILDINGS
ASSIGNED
COLOURS AND STONE WORK.
LOCATIONS OF MATERIALS WILL REMAIN
CONSTANT WITH EACH BUILDING.
ALL GLAZING TO BE CLEAR AT RAILINGS.

ALL GRADES ARE TO CONFORM TO CIVIL
ENG DWGS.

SEE COLOUR ELEVATIONS
A-110a

9	ISSUED FOR CLIENT AND CONSULTANT REVIEW	OCT 14, 2024	
8	ISSUED FOR CLIENT AND CONSULTANT REVIEW	SEPT 29, 2024	
7	ISSUED FOR CLIENT AND CONSULTANT REVIEW	AUG 21, 2024	
6	ISSUED FOR CLIENT AND CONSULTANT REVIEW	OCT 22, 2024	
5	ISSUED FOR CLIENT AND CONSULTANT REVIEW	AUG 08, 2024	
4	ISSUED FOR CLIENT AND CONSULTANT REVIEW	AUG 16, 2024	
3	ISSUED FOR CLIENT AND CONSULTANT REVIEW	JULY 11, 2024	
2	ISSUED FOR CLIENT AND CONSULTANT REVIEW	JUNE 27, 2024	SA
1	ISSUED FOR CLIENT AND CONSULTANT REVIEW	JUNE 02, 2024	SA
Rev. Description		Date	Rev.

DUNDALK CONCEPT		ELEVATION	DRAWING NO.
BUILDING "A" ELEVATIONS		DATE ISSUED	A-105
PROJECT #	2024-25	MARKETING NAME	S&C ARCHITECTS INC.
SCALE	1:150	MUNICIPALITY	INFO@S&CARCHITECTS.CA 60 RANDALL DRIVE, SUITE 10 AJAX, ONTARIO L1S 6L3



BUILDING B
SOUTH ELEVATION



BUILDING B
NORTH ELEVATION



BUILDING B
EAST ELEVATION



BUILDING B
WEST ELEVATION

NOTE:
SEE SPEC FOR EACH BUILDINGS
ASSIGNED
COLOURS AND STONE WORK.
LOCATIONS OF MATERIALS WILL REMAIN
CONSTANT WITH EACH BUILDING.
ALL GLAZING TO BE CLEAR AT RAILINGS.

ALL GRADES ARE TO CONFORM TO CIVIL
ENG DWGS.

SEE COLOUR ELEVATIONS
A-110a

9	ISSUED FOR CLIENT AND CONSULTANT REVIEW	OCT 14, 2024	
8	ISSUED FOR CLIENT AND CONSULTANT REVIEW	SEPT 29, 2024	
7	ISSUED FOR CLIENT AND CONSULTANT REVIEW	AUG 21, 2024	
6	ISSUED FOR CLIENT AND CONSULTANT REVIEW	OCT 22, 2024	
5	ISSUED FOR CLIENT AND CONSULTANT REVIEW	AUG 08, 2024	
4	ISSUED FOR CLIENT AND CONSULTANT REVIEW	JULY 16, 2024	
3	ISSUED FOR CLIENT AND CONSULTANT REVIEW	JULY 11, 2024	
2	ISSUED FOR CLIENT AND CONSULTANT REVIEW	JUNE 27, 2024	SA
1	ISSUED FOR CLIENT AND CONSULTANT REVIEW	JUNE 02, 2024	SA
Rev. Description Date Rev.			
DUNDALK CONCEPT		ELEVATION	DRAWING NO. A-106
BUILDING "B" ELEVATIONS		DATE ISSUED	JUNE 27, 2024
PROJECT #	2024-25	MARKETING NAME	S&C ARCHITECTS INC.
SCALE	1:150	MUNICIPALITY	INFO@S&CARCHITECTS.CA 60 RANDALL DRIVE, SUITE 10 AJAX, ONTARIO L1S 6L3