



of the Town of St. Marys

RECEIVED
OCT 17 2016

(Under Section 22(4) of the Planning Act)

Application for Zoning By-law Amendment
(Under Section 34 or 39 of the Planning Act)

Application to Remove a Holding Symbol
(Under Section 34 and 36 of the Planning Act)

ATTACHMENT 1

- Application for Zoning By-law Amendment
Application to Remove a Holding Symbol

OP01-2016 + 206-2016

Instructions

Each application must be accompanied by the application fee in the form of either cash or a cheque payable to the Town. An accurate scaled drawing of the subject land must be submitted.

If the applicant is not the owner of the subject land, a written statement by the owner which authorizes the applicant to act on behalf of the owner as it relates to the subject application, must accompany the application See Section 13.0).

Please bear in mind that additional information may be required by the Town, local and provincial agencies in order to evaluate the proposed Amendment. The required information may include studies or reports to deal with such matters as impacts on: the environment; transportation network; water supply; sewage disposal; and storm water management.

In addition, the applicant may be required to submit a more detailed site plan in accordance with Section 41, of the Planning Act.

Completeness of the Application

The information in this form that must be provided by the applicant is indicated by black arrows (➤) on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 198/96 made under the Planning Act. The mandatory information must be provided with the appropriate fee and draft plan. If the mandatory information is not provided, the municipality will return the application or refuse to further consider the application.

The application form also sets out other information (eg. technical information or reports) that will assist the approval authority and others in their planning evaluation of the development proposal. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

Approval Process

Upon receipt of an application, the required fee and other information (as required) Council will determine whether there is sufficient merit in processing the application further (i.e. circulation of notice and the holding of a public meeting as required by the Ontario Planning Act). The applicant is encouraged to attend a public meeting, to present the proposal. The applicant will be provided notice of any decision made by Council concerning the application. Official Plan Amendments and Zoning By-law Amendment are adopted by St. Marys Council. If no notice of appeal is received within twenty days, the Official Plan Amendment and/or Zoning By-law Amendment is in force.

For Help

To help you complete the application form, please consult the Building Department in the Town Hall. You can also call the Building Department at (519) 284-2340.

Please Print and Complete or (✓) Appropriate Box(es)

1.0 Application Information

1.1 Name of Owner(s) 1934733 Ontario Inc. Home Telephone No. Business Telephone No. 519-421-7413
Address 1401 Dundas Street, Woodstock ON Postal Code N4S 8X8 Fax No. 519-421-2018
1.2 Agent/Applicant - Name of the person who is to be contacted about the application, if different than the owner. (This may be a person or firm acting on behalf of the owner.)
Name of Contact Person (and Firm) Jenn Gaudet (Sierra Construction) Home Telephone No. Business Telephone No. 519-533-9911
Address 1401 Dundas Street, Woodstock On Postal Code N4S 8X8 Fax No.

2.0 Location and Size of the Subject Land

Table with 4 columns: Street No., Name of Street/Road, Registered Plan No., Lot(s)/Block(s). Row 1: 151, Water St N, Reference Plan No., Part Number(s), Concession Number(s), Lot Number(s). Row 2: Lot Frontage, Average Width, Average Depth, Lot Area 1.3 Ha

2.1 Is there a mortgage or charge in respect of the subject land? [ ] Yes [x] No
2.2 Are there any easements or restrictive covenants affecting the subject land? [ ] Yes [x] No
2.3 When were the subject lands acquired by the current owner? November 13, 2015

3.0 Proposed and Current Land Use

3.1 What is the proposed use of the subject land? Age in Place Seniors Residential Development
3.2 What is the current use of the subject land? Vacant
3.3 How is the subject land currently designated in the Official Plan? Residential

3.4 How is the subject land currently zoned in the applicable Zoning By-law? Institutional

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Town of St. Marys
Finance Department

3.5.1 Front yard		7.5 m	3.5.5 Height		18 m
3.5.2 Rear yard		12 m	3.5.6 Dimensions		Varies
3.5.3 Side Yard		6.0 m	3.5.7 Gross Floor Area		18,565 s.m.
3.5.4 Side Yard		6.0 m	3.5.8 Date Constructed		

**➤ 4.0 Official Plan Amendment (proceed to Section 5.0 if a Official Plan Amendment is not proposed)**

4.1 Does the Proposed Official Plan Amendment:	Yes	No
4.1.1 Add a Land Use designation to the Official Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.1.2 Change a land use designation in the Official Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.1.3 Replace a policy in the Official Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.1.4 Delete a policy from the Official Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.1.5 Add a policy to the Official Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If applicable, please provide the policy section number to be changed, and suggested policy wording on a separate page.

Please see attached Planning Justification Report.

4.2 What is the purpose of the Official Plan Amendment and land uses that would be permitted by the proposed Official Plan Amendment?

Please see attached Planning Justification Report.

4.3 Explain how this proposal has regard to the principles of the Provincial Policy Statement issued under the Planning Act (attach a separate page if necessary).

Please see attached Planning Justification Report.

**➤ 5.0 Zoning By-law Amendment (proceed to Section 6.0 if a Zoning By-law Amendment is not proposed)**

5.1 Does the Proposed Zoning By-law Amendment:	Yes	No
5.1.1 Add a Zone Category to the Zoning By-law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.1.2 Change a Zone Category in the Zoning By-law?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.1.3 Replace a zoning provision in the Zoning By-law?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.1.4 Delete a zoning provision from the Zoning By-law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.1.5 Add a zoning provision to the Zoning By-law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If applicable, please provide the provision section number to be changed, and suggested provision wording on a separate page.

Please see attached Planning Justification Report.

5.2 What is the purpose of the proposed Zoning By-law Amendment and what are the land uses proposed?

Please see attached Planning Justification Report.

**6.0 Previous Industrial or Commercial Uses**

- 6.1 Has there previously been an industrial or commercial use on the subject land or adjacent land? If Yes, specify the uses and dates.  Yes  No
- 6.2 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?  Yes  No
- 6.3 What information did you use to determine the answers to the above questions? **Phase 1 and Phase 2 Environmental Reports.**
- 6.4 If Yes, to (6.1), (6.2) or (6.3), a previous use inventory showing all former uses of the subject land, or if appropriate, the adjacent land, is needed. Is the previous use inventory attached?  Yes  No

**➤ 7.0 Status of Other Applications under the Planning Act**

Is the subject land also the subject of an application for a consent, approval of a site plan, minor variance, Zoning By-law Amendment or Zoning Order Amendment?  Yes  No If Yes, indicate the type of application, the file number and the status of the application.

**➤ 8.0 Servicing**

8.1 Indicate the existing/proposed servicing type for the subject land.

Sewage Disposal	Existing	Proposed	Water Supply	Existing	Proposed
a) Public piped sewage system	X		a) Public piped water system	X	
b) Public or private communal septic			b) Public or private communal well(s)		
c) Individual septic system(s)			c) Individual well(s)		
d) Other			d) Other		

a) WATER			b) REGIONAL ROAD	
b) Ditches or swales	X		b) Collector Road	
c) Other			c) Local Road	X

**9.0 Justification**

9.1 Indicate how the proposed use(s)/ zone complies with the relevant portions of the Official Plan - or complete an Official Plan Amendment Application.

Please see attached Planning Justification Report.

9.2 Indicate how the proposed use(s) will be compatible with the surrounding land uses.

Please see attached Planning Justification Report.

**10.0 Other Information**

**11.0 Application Drawing**

Please submit an accurate, scaled drawing of the proposal showing the following information:

- a) The subject land, including its boundaries and dimensions, and the location, and nature of any easement or restrictive covenants which affect the subject land;
- b) The uses of adjacent and abutting land;
- c) The location of all existing as well as proposed buildings and their dimensions, uses, and setbacks from lot lines;
- d) The location of all natural and man-made features on the land and the location of these features on adjacent and abutting lands; and
- e) Scale and north arrow.

**12.0 Affidavit or Sworn Declaration**

I, Jennifer Gaudet of the City of Woodstock in the County/Region of Oxford

make oath and say (or solemnly declare) that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me at the City of Woodstock

In the County/Region of Oxford

this 17th day of October, 2016

[Signature]  
Commissioner of Oaths

[Signature]  
Applicant

**13.0 Authorization of Owner for Agent to Make the Application**

I (we), 1934733 Ontario Inc. of the City of Woodstock in the County/Region of Oxford

am the owner of the land that is the subject of this application for an Official Plan Amendment/Zoning By-law Amendment and I hereby

authorize Sierra Construction to act as my agent in the application.

October 17th, 2016  
Date

[Signature]  
Signature of Owner

**14.0 Acknowledgement**

**ACKNOWLEDGEMENT**

With the filing of this application, the applicant is aware of, and agrees, that if the decision of the Council of the Town of St. Marys regarding this application is appealed by a third party (a party other than the applicant), all costs incurred by the Corporation of the St. Marys for legal counsel and other associated costs to represent the Corporation of the St. Marys in defending the decision before the Ontario Municipal Board will be solely the responsibility of, and paid for by the applicant.

Dated at the City of Woodstock

in the County/Region of Oxford

this 17th day of October, 2016

[Signature]  
Applicant

General Location Map  
Town of St. Marys  
151 Water Street  
Part of Lot 16, Concession 17, Registered Plan No. 225

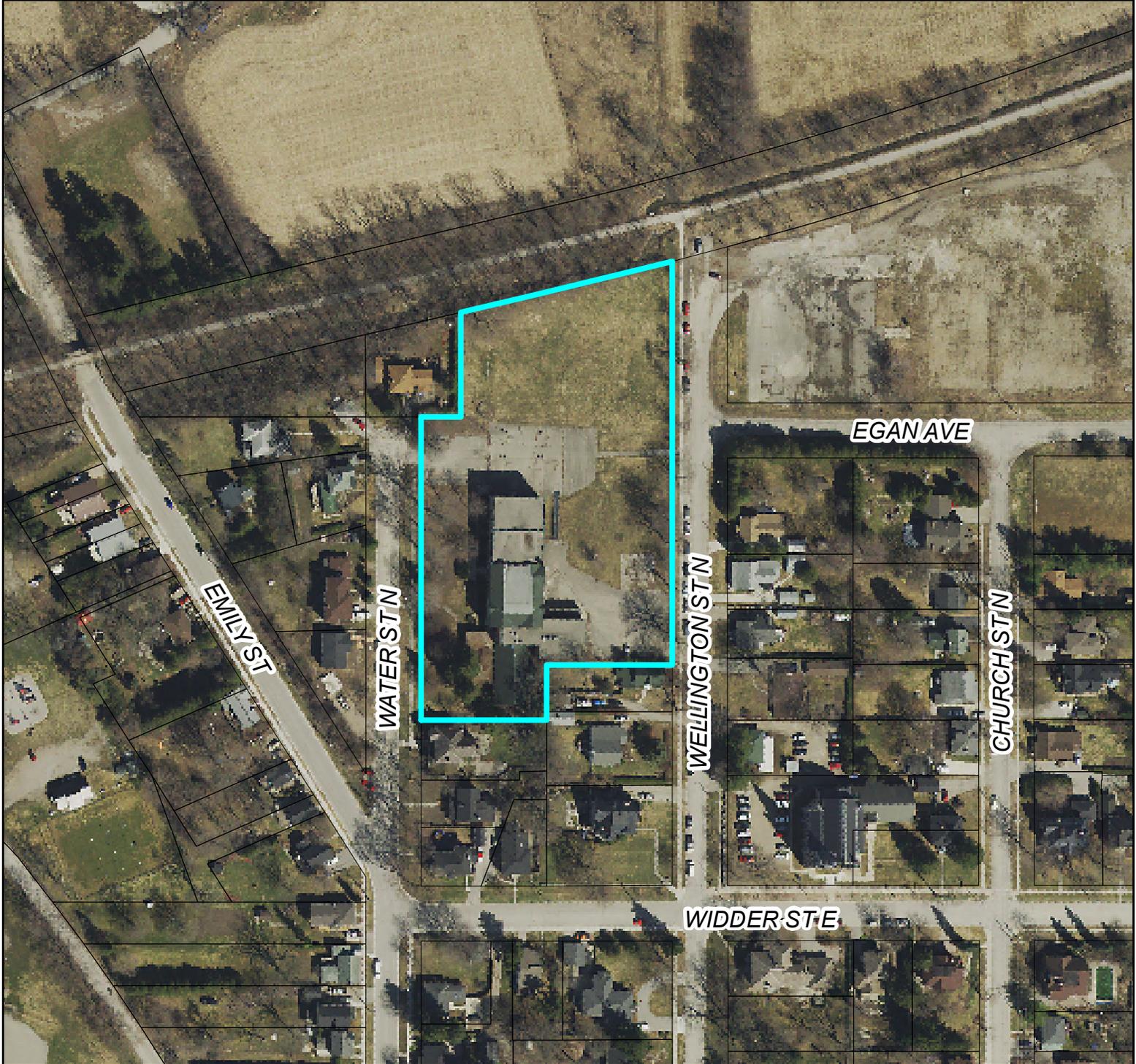


 Subject Lands

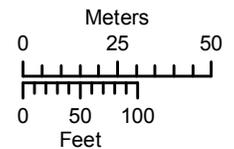
# TOWN OF ST. MARYS

# ATTACHMENT 2

Lots 14-17, inclusive w/s Wellington Street, Lots 13-17, inclusive e/s Water Street, Registered Plan No. 225; Part of Lot 16, Concession 17  
Application for Official Plan and Zoning By-law Amendments  
by 1934733 Ontario Inc.



AREA SUBJECT TO PROPOSED  
OFFICIAL PLAN AND  
ZONING BY-LAW AMENDMENTS





**AMENDMENT NO. \_\_\_\_**  
**TO THE**  
**TOWN OF ST. MARYS OFFICIAL PLAN**

DRAFT

**Prepared by:**

**Council of the Corporation of the Town of St. Marys**

**December 2017**

**THE CORPORATION OF THE TOWN OF ST. MARYS**

**BY-LAW NO. \_\_-18**

**TO ADOPT AMENDMENT NO. \_\_ TO THE TOWN OF ST. MARYS OFFICIAL PLAN**

The Council of the Corporation of the Town of St. Marys in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990 hereby enacts as follows:

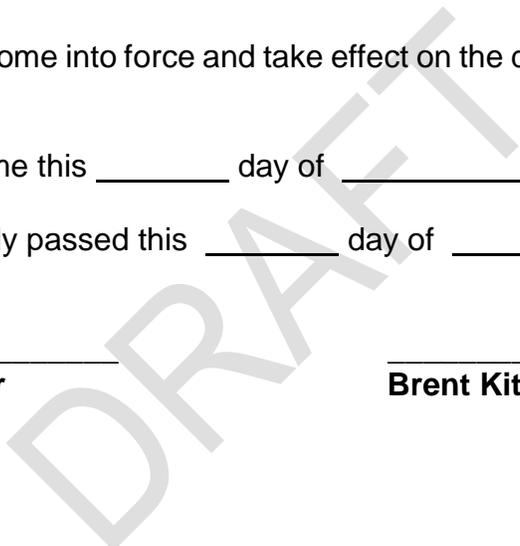
1. Amendment No. \_\_ to the Town of St. Marys Official Plan, consisting of the attached explanatory text and schedule, is hereby adopted.
2. That the Clerk is hereby authorized and directed to proceed with the giving of written notice of the Town’s decision in accordance with the provisions of the Planning Act, R.S.O. 1990.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

Read a first and second time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Read a third time and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
**Al Strathdee, Mayor**

\_\_\_\_\_  
**Brent Kittmer, CAO-Clerk**



## THE CONSTITUTIONAL STATEMENT

**PART A - THE PREAMBLE** does not constitute part of this Amendment.

**PART B - THE AMENDMENT**, consisting of the following text and map (designated Schedule "A-\_\_"), constitutes Amendment No. \_\_ to the Town of St. Marys Official Plan.

Also attached is **PART C - THE APPENDICES** which does not constitute part of this Amendment. These appendices (I through V inclusive) contain the background data, planning considerations, and public involvement associated with this Amendment.

DRAFT

## PART A - THE PREAMBLE

### Purpose

The purpose of this Amendment is to set forth specific policies within the “Residential” designation which will apply only to the area affected by this Amendment, as shown in bold outline on the attached Schedule “A-\_\_\_”.

### Location

This Amendment consists of two parts which shall be referred to as Items (1) and (2):

- Item (1): The land that is affected by this Amendment is described as 151 Water Street, Lots 14-17, inclusive W/S Wellington Street and Lots 13-17, inclusive E/S Water Street, Registered Plan No. 225 Part of Lot 16, Concession 17, in the Town of St. Marys, as shown in bold outline on the attached Schedule “A-\_\_\_”.
- Items (2): Specific policies, in the form of an exception, governing only the land affected by this Amendment, will be added to Section 3.1.3 of the Town Official Plan.

### Basis

The subject property is approximately 1.3 hectares in size and is a through lot with frontage onto Water Street North and Wellington Street North. The property is also bounded by the Grand Trunk Trail to the north and single detached lots to the south. The property was the former site of an elementary school (Arthur Meighan Public School) and is currently vacant.

The proponent is seeking to develop the subject property as an age-in-place residential development in the form of multi-storey apartment type buildings, constructed in two phases. At full build-out, the development will consist of a mix of assisted living and seniors’ apartment units with shared access to a dining hall and other ancillary uses such as a hair salon, games room and theatre room. Outdoor amenities include a patio overlooking the ravine to the north, resident gardens and a barbeque area. On-site parking for residents, visitors and staff will be provided via covered parking (first storey of some buildings) and surface parking areas.

The subject property is designated “Residential” in the Town of St. Marys Official Plan. The proposed development meets the objectives of Section 3.1.1 of the Official Plan. The particularly relevant policies include the objectives to promote:

- “the provision of adequate supply and choice of housing” (Section 3.1.1.1),
- “creativity and innovation in new residential development” (Section 3.1.1.2),
- “housing for Senior Citizens” (Section 3.1.1.6),
- “additional housing through intensification and redevelopment” (Section 3.1.1.7), and
- “diversification and inter mixing of different housing types and forms” (Section 3.1.1.8).

The proposed development does not conform with the policies of Section 3.1.2.3 regarding residential infilling development and Section 3.1.2.5 regarding the density targets for low rise

apartments. To develop the property as proposed, the owner has made application to amend the policies of the Town's Official Plan.

DRAFT

## PART B - THE AMENDMENT

All of this document entitled “Part B - The Amendment” consisting of the following text and attached Map, designated Schedule “A-\_\_\_” (Land Use Plan), constitutes Amendment No. \_\_\_ to the Town of St. Marys Official Plan.

### DETAILS OF THE AMENDMENT

The Town of St. Marys Official Plan is hereby amended as follows:

Item 1:

Schedule “A”, being the Land Use Plan for the Town of St. Marys Official Plan, is hereby amended by labelling the land use designation of 151 Water Street, Lots 14-17, inclusive W/S Wellington Street and Lots 13-17, inclusive E/S Water Street, Registered Plan No. 225 Part of Lot 16, Concession 17, in the Town of St. Marys as shown in bold outline on Schedule “A-\_\_\_” attached hereto as subject to the policies of Section 3.1.3 i).

Item 2:

By adding a new clause to Section 3.1.3 - Exceptions to the Town of St. Marys Official Plan which reads as follows:

- “i) The property described as 151 Water Street, Lots 14-17, inclusive W/S Wellington Street and Lots 13-17, inclusive E/S Water Street, Registered Plan No. 225 Part of Lot 16, Concession 17, in the Town of St. Marys may be developed for mid-rise apartments to a maximum density of 138.5 units/ha and maximum heights ranging from three to five storeys (heights as shown on Appendix 1 of this OPA), and the policies of Sections 3.1.2.3 and 3.1.2.5 shall not apply to such development provided that:
- (a) an Amendment to the Town’s implementing Zoning By-law is approved to regulate the residential use of the property. Such Zoning By-law Amendment shall place the subject land within a site-specific zone classification which will regulate the maximum building height, lot area requirements and building setbacks; and
  - (b) the owner enter into an Site Plan Agreement with the Town to ensure that the building location, servicing arrangements, and building appearance (including building façades and cladding materials), will all be to the satisfaction of the Town.”

**PART C - THE APPENDICES**

The following appendices do not constitute part of Amendment No. \_\_\_ to the Town of St. Marys Official Plan, but are included as information supporting the Amendment.

**APPENDIX I - BACKGROUND TO THE AMENDMENT**

The owner of the subject property has made application to amend the Official Plan in order to develop the subject property as an age-in-place residential development in the form of multi-storey apartment type buildings as shown on the proposed concept site plan.

**APPENDIX II - LAND USE SURVEY**

Land uses in the vicinity of the subject property are described in the attached Town Staff Reports.

**APPENDIX III - SERVICES**

The Town will require that proposed developed be serviced by municipal water and sanitary services.

**APPENDIX IV - PLANNING CONSIDERATIONS**

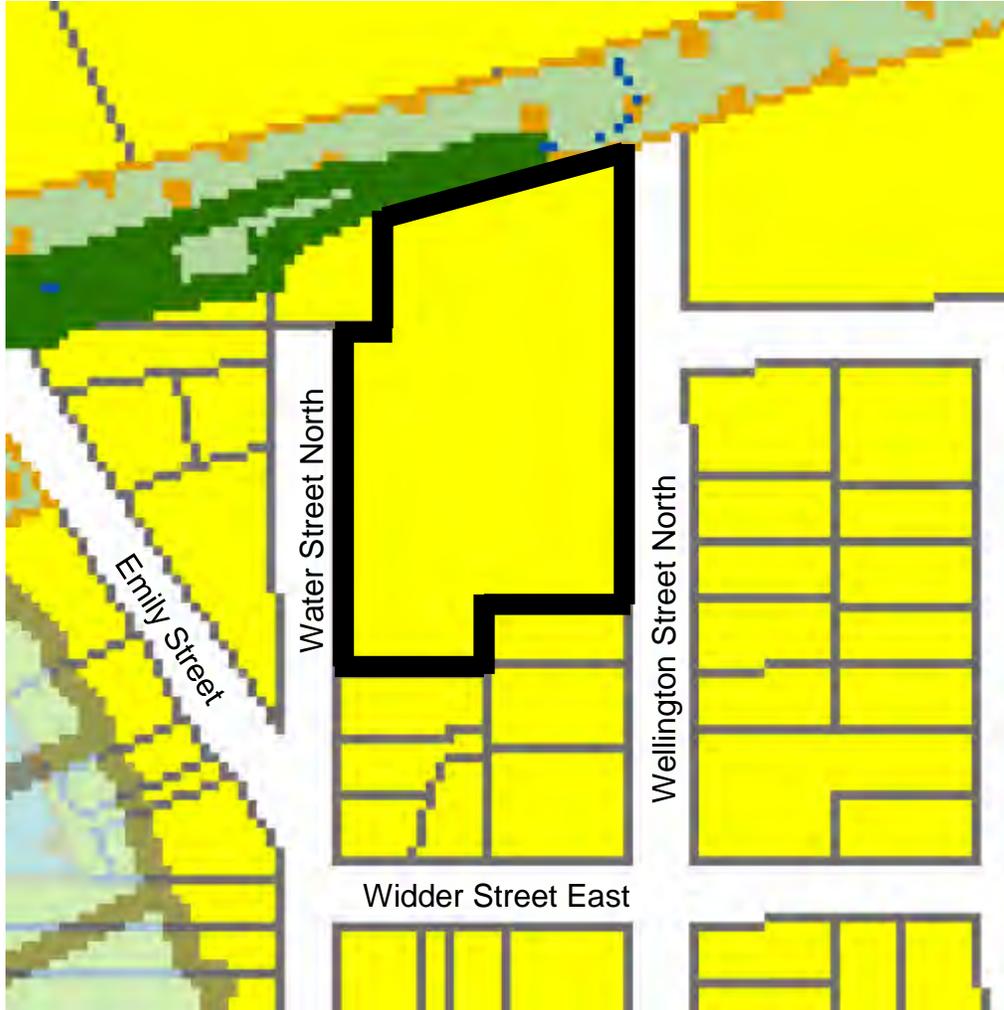
Refer to planning considerations in attached the Town Staff Reports.

**APPENDIX V - PUBLIC PARTICIPATION**

Includes the following:

- a) Notices of Planning Advisory Committee meetings;
- b) Agency comments summarized in attached Town Staff Reports; and,
- c) Notice of Public Meeting at Council.

# Schedule "A-\_\_" – Land Use Plan AMENDMENT NO. \_\_ to the Town of St. Marys Official Plan



Lands subject to OPA \_\_ [Remain in Residential designation and subject to policies of Section 3.1.3 i)]



Project No: 840  
 Scale: AS NOTED  
 Date: AUG 15, 2016

A101



ARTHUR MELLON STRAUB ARCHITECTS  
 871 MARV, ONTARIO  
 SITE PLAN



1	JAN 24/17	ISSUED FOR REVIEW
2	FEB 24/17	ISSUED FOR REVIEW
3	MAY 01/17	GENERAL REVISIONS
4		

site data

- GROSS SITE AREA: 139,488 s.f. (12,863 s.m.) (1.3 No)
  - BUILDING AREA:  
 PHASE 1 TOTAL: 150,478 SF, 2,833 SM  
 PHASE 2 TOTAL: 19,466 SF, 1,623 SM
  - GROSS FLOOR AREA:  
 TOTAL PHASES 1&2: 50,064 SF, 4,453 SM
- PHASE 1
- BASEMENTS: 17,724 SF, 1,647 SM  
 GROUND FLOOR: 30,478 SF, 2,833 SM  
 2ND FLOOR: 30,478 SF, 2,833 SM  
 3RD FLOOR: 19,201 SF, 1,784 SM  
 4TH FLOOR: 30,478 SF, 2,833 SM  
 5TH FLOOR: 19,425 SF, 1,805 SM
- TOTAL: 150,061 SF, 14,784 SM
- PHASE 2
- BASEMENT: 10,371 SF, 964 SM  
 GROUND FLOOR: 19,201 SF, 1,784 SM  
 2ND FLOOR: 19,201 SF, 1,784 SM  
 3RD FLOOR: 19,201 SF, 1,784 SM  
 4TH FLOOR: 16,715 SF, 1,553 SM
- TOTAL: 85,073 SF, 7,905 SM
- TOTAL PHASES 1&2: 244,134 SF, 22,689 SM
- ASPHALT AREA: 31,786 s.f. (2,953 s.m.)
  - LOT COVERAGE: 50,064 s.f./139,488 s.f. = 35%
  - BUILDING HEIGHT (MAX): 59'-0" (18.0 m)
  - DENSITY: 180 UNITS/1.3 Ha = 136.5 UNITS / Ha
- PHASE
- | PHASE                         | 1ST | 2ND | TOTAL |
|-------------------------------|-----|-----|-------|
| ASSISTED LIVING UNITS (1 BED) | 85  | 45  | 130   |
| SENIORS APARTMENTS (1 BED)    | 18  | 9   | 27    |
| SENIORS APARTMENTS (2 BED)    | 15  | 8   | 23    |
| TOTAL                         | 118 | 62  | 180   |
9. PARKING PROVIDED:
- | PHASE   | 1ST | 2ND | TOTAL |
|---------|-----|-----|-------|
| PHASE 1 | 27  | 21  | 48    |
| PHASE 2 | 86  | 21  | 107   |
| TOTAL   | 113 | 42  | 155   |
10. BY-LAW PARKING REQUIREMENT:
- | PHASE            | 1ST | 2ND | TOTAL |
|------------------|-----|-----|-------|
| SNR APT (x 1.25) | 41  | 21  | 62    |
| AL UNITS (x 0.3) | 26  | 14  | 40    |
| TOTAL            | 67  | 35  | 102   |

ORC DESIGNATION

BUILDING AREA, PHASE 1: 30,478 s.f. (2,833 s.m.)  
 BUILDING AREA, PHASE 2: 19,466 s.f. (1,805 s.m.)  
 TOTAL SQUARE FOOTAGE: 50,064 s.f. (4,638 s.m.)

ORC DESIGNATION GROUP C

PHASE 1 BUILDING SUBJECTS UP TO 6 STOREYS

NON-COMMERCIAL CONSTRUCTION

FLOOR AREA SHALL BE FINE SEPARATIONS WITH

BUILDING IS REQUIRED TO BE SPRINKLERED

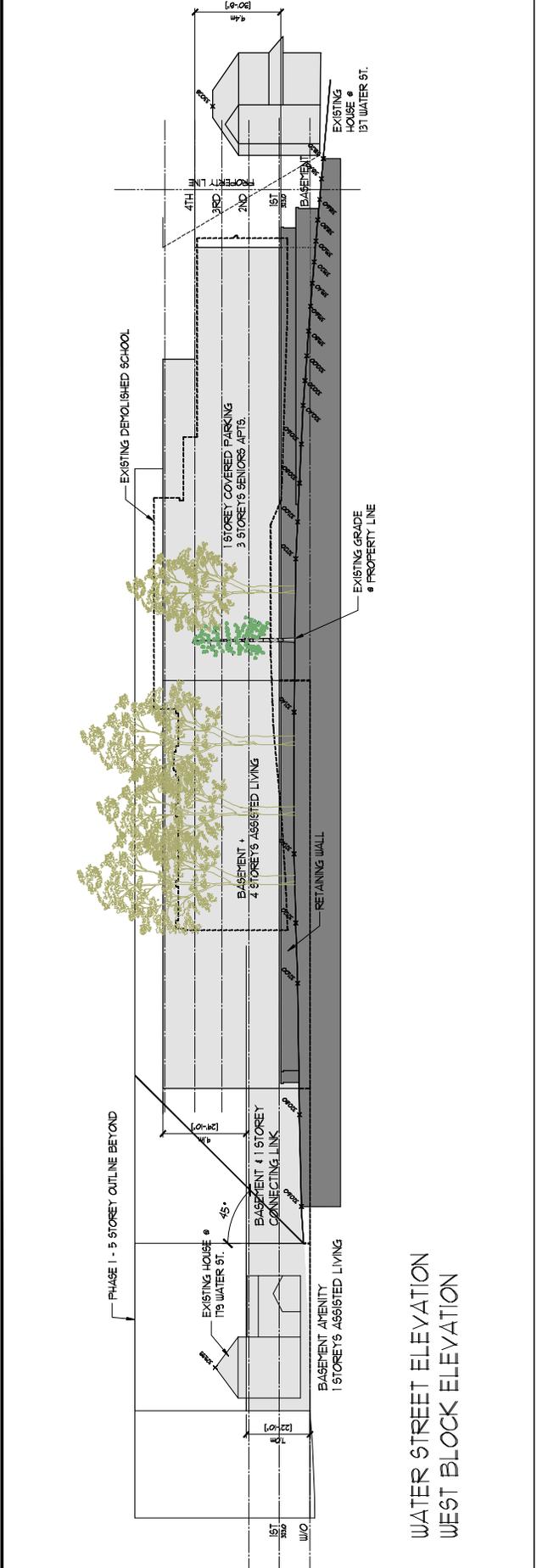
UNDERMINED WALLS/FOUNDATIONS STRUCTURE TO

BE REMOVED TO THE SUBGRADE



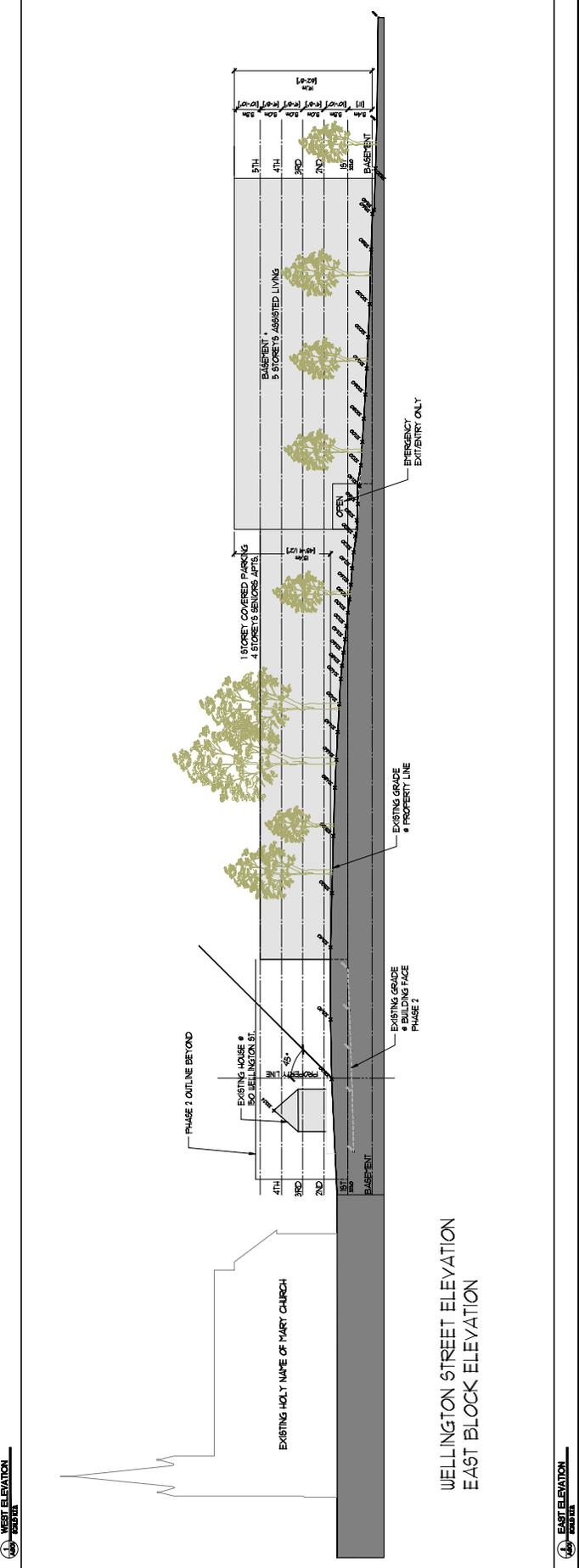
10 SITE PLAN

		ARTHUR MECHAM ELEVATIONS 871 MARRIS, ONTARIO WELLINGTON STREET SCHEMATIC ELEVATIONS		Project No: 840 Scale: AS NOTED Date: AUG 15, 2016 Drawn/Checked: LJR Date: AUG 15, 2016	<b>A301</b> Draw No:
--	--	--	--	--	-------------------------



WATER STREET ELEVATION  
WEST BLOCK ELEVATION

WEST ELEVATION  
AUG 15, 2016



WELLINGTON STREET ELEVATION  
EAST BLOCK ELEVATION

EAST ELEVATION  
AUG 15, 2016

A302

Project No: 840  
 Scale: AS NOTED  
 Date/Drawn By: LL/AR  
 Date: Aug 15, 2016



SCHEMATO ELEVATIONS  
 ARTHUR MCKEN APARTMENTS  
 WELLINGTON STREET  
 ST. MARYS, ONTARIO



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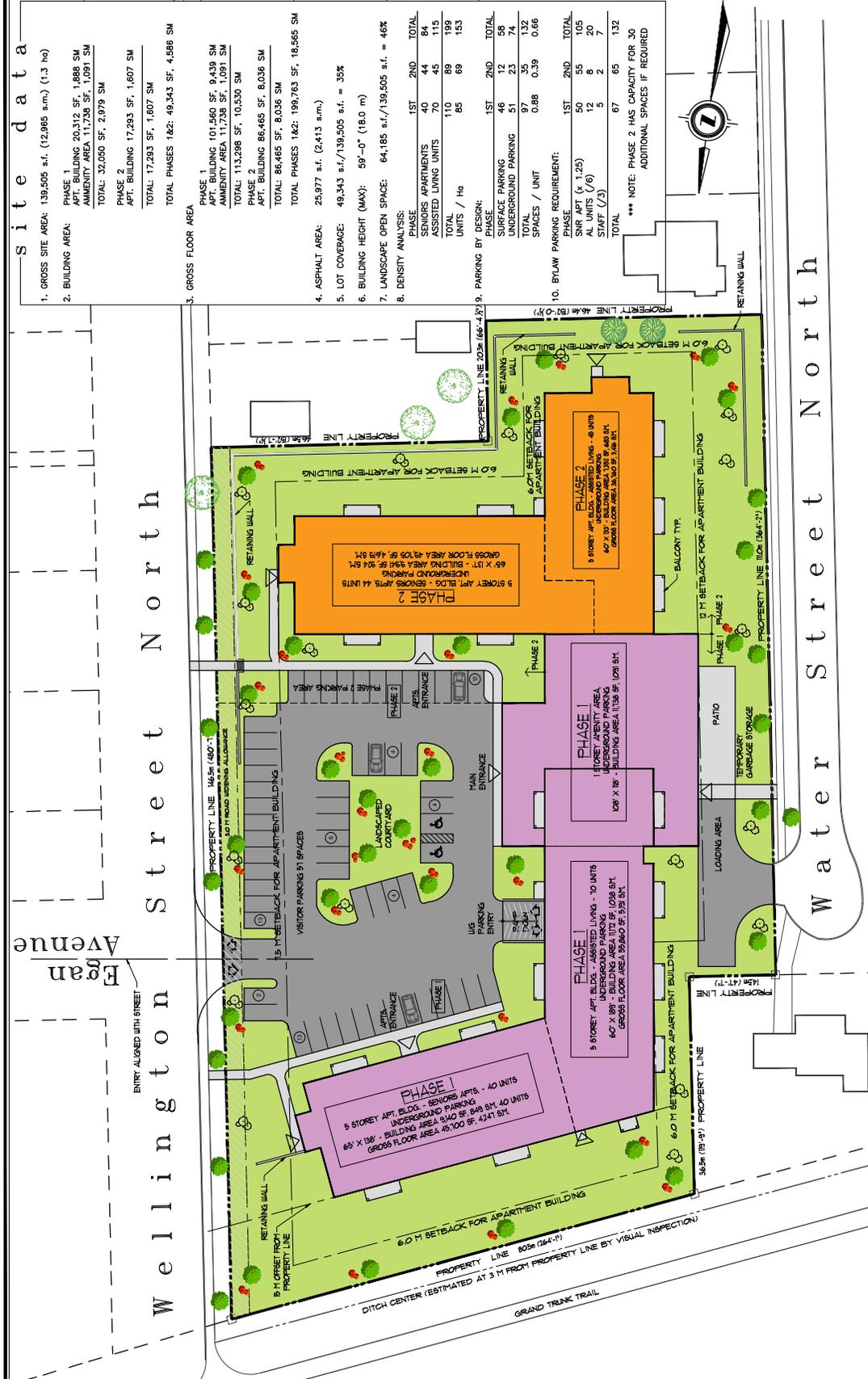


EAST ELEVATION - WELLINGTON STREET

- 41.00' TO ROOF DECK
- 40.50' TO 4TH FF
- 40.00' TO 3RD FF
- 39.50' TO 2ND FF
- 39.00' TO 1ST FF
- 38.50' TO 0.00' TO 1ST FF

WEST ELEVATION  
 SCALE: 1/8" = 1'-0"





**Site data**

- GROSS SITE AREA: 139,505 s.f. (12,985 s.m.) (1.3 ha)
- BUILDING AREA:
  - PHASE 1 BUILDING 200,312 SF, 1,888 SM
  - PHASE 2 BUILDING 17,293 SF, 1,607 SM
  - AMENITY AREA 11,738 SF, 1,091 SM
  - TOTAL: 32,050 SF, 2,979 SM
- GROSS FLOOR AREA:
  - PHASE 1 APT. BUILDING 101,560 SF, 9,439 SM
  - PHASE 1 AMENITY AREA 11,738 SF, 1,091 SM
  - TOTAL: 113,298 SF, 10,530 SM
  - PHASE 2 APT. BUILDING 86,465 SF, 8,036 SM
  - TOTAL: 86,465 SF, 8,036 SM
  - TOTAL PHASES 1&2: 199,763 SF, 18,565 SM
- ASPHALT AREA: 25,977 s.f. (2,413 s.m.)
- LOT COVERAGE: 49,343 s.f./139,505 s.f. = 35%
- BUILDING HEIGHT (MAX): 59'-0" (18.0 m)
- LANDSCAPE OPEN SPACE: 64,185 s.f./139,505 s.f. = 46%
- DENSITY ANALYSIS:
 

PHASE	APARTMENTS	1ST	2ND	TOTAL
PHASE 1	40	44	84	124
PHASE 2	44	110	89	193
TOTAL	84	154	173	327
- PARKING BY DESIGN:
 

PHASE	UNDERGROUND PARKING	1ST	2ND	TOTAL
PHASE 1	51	23	74	124
PHASE 2	35	132	167	302
TOTAL	86	155	241	482
- BY-LAW PARKING REQUIREMENT:
 

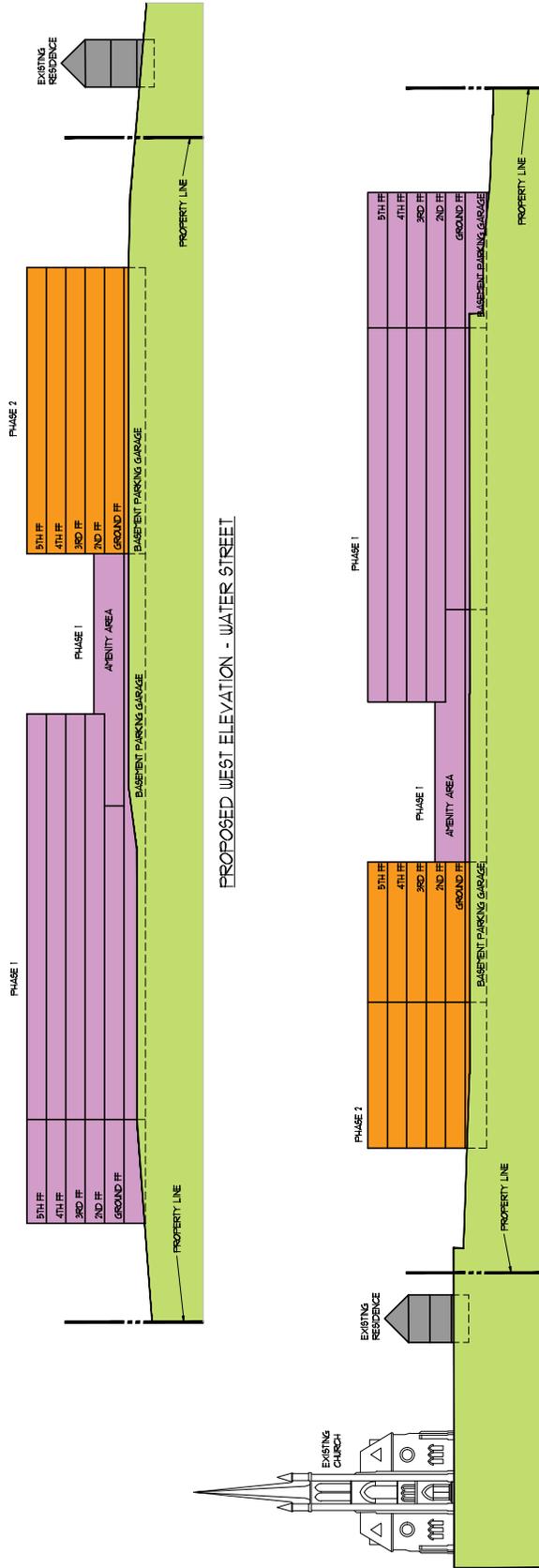
PHASE	SMR UNITS (1,25)	1ST	2ND	TOTAL
PHASE 1	50	85	135	265
PHASE 2	15	2	17	34
TOTAL	65	87	152	304

\*\*\* NOTE: PHASE 2 HAS CAPACITY FOR 30 ADDITIONAL SPACES IF REQUIRED

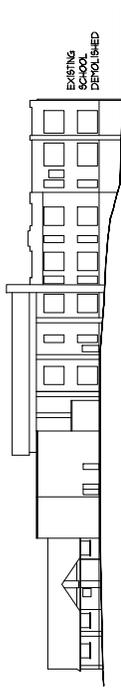
**ARTHUR MEIGHEN MANOR**

**SITE PLAN**  
 WELLINGTON STREET, ST. MARYS, ONTARIO  
 1" = 50'-0" OCTOBER 14, 2016

**AA AGAR ARCHITECT**  
**philip agar architect inc**  
 513 queens avenue, london, on n6b 1y3  
 tel: 519-432-7368 info@agar-arch.com



PROPOSED EAST ELEVATION - WELLINGTON STREET



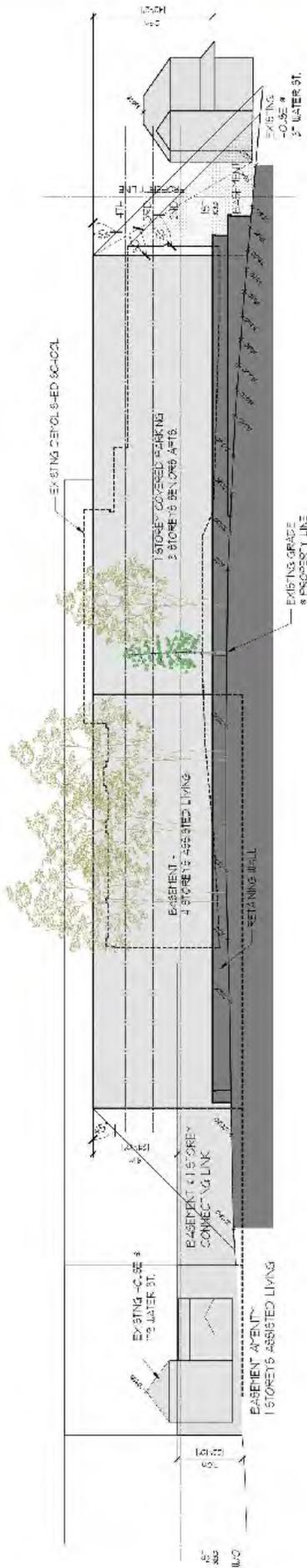
**philip agar architect inc**  
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**SCHEMATIC ELEVATIONS**  
 WELLINGTON STREET, ST. MARYS, ONTARIO  
 N.T.S. OCTOBER 14, 2016

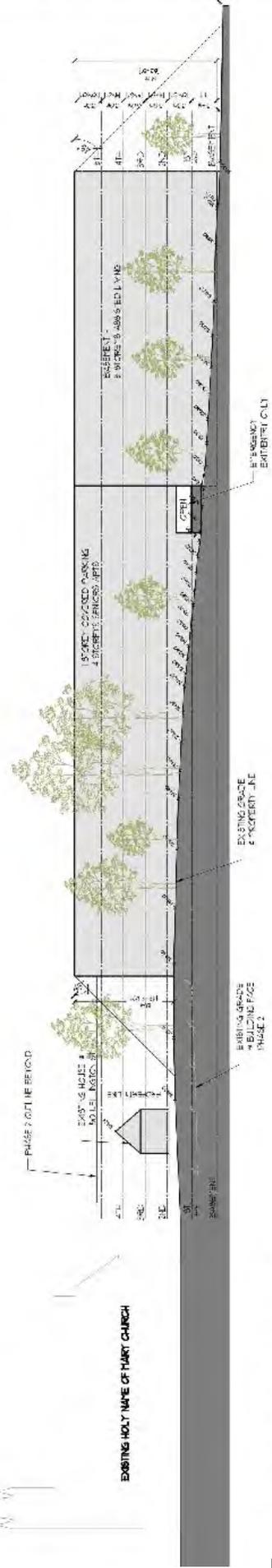
**ARTHUR MEIGHEN MANOR**





WEST STREET ELEVATION  
WEST BLOCK ELEVATION

WEST ELEVATION  
R40



WELLINGTON STREET ELEVATION  
EAST BLOCK ELEVATION

EAST ELEVATION  
R40