

SHEET LIST

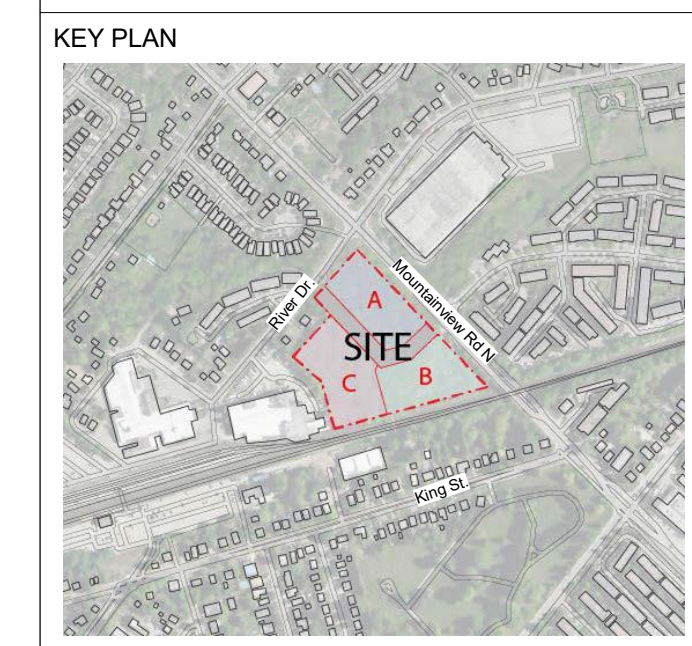
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- A002 UNIT MIX
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Notes:

1. For landscape Information - Refer to Drawings Prepared by Adesso Design inc.
2. For grading and Servicing Information - Refer to Drawings prepared by Urbantech Consulting..
3. For TIS, autoturns, curb radii and fire access route, refer to drawings prepared by GHD.
4. The building will be sprinklered.
5. 10 m2 bulk storage & Garbage room is provided for each parcel, H: min 2.5m clear and equipped with Hose bib, floor drain and climate control.
6. Bi-sorter chutes (garbage, recyclable and organic) with compactor & waste containers under each chute at garbage room are provided for each Tower.
7. The loading bay is equipped with a type G loading bay for resi. moving, delivery & garbage pick up.
8. Loading area has a minimum length of 13m, width of 4m and with a vertical clearance of at least 7.5m. The entire area and staging area are constructed of 200mm reinforced concrete and have a grade of no more than 2%.
9. Flashing warning light to be activated when trucks enter and exit the site. the system to remain activated during the city garbage collection activity and until the truck exits the site. A trained on-site staff member will be available to maneuver bins for the collection driver and also act as a flagman when the truck is reversing. in the event the on-site staff is unavailable at the time the city collection vehicle arrives at the site, the collection vehicle will leave the site and not return until the next scheduled collection day.
10. The portion of the proposed fire route located over the parking garage will be designed to support the 500 KPA loading requirement identified in NFPA 1901.
11. Fire access route has minimum 5 m overhead clearance.
12. For survey credit, refer to survey drawing prepared by Cunningham McConnell.
13. Survey Benchmark: Elevations shown hereon are geodetic and are derived from the control station 00820178040 having an elevation of 272.174m (cgvd-1928:1978).

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Arcadis Architects (Canada) Inc.



ISSUES

No	DESCRIPTION	DATE
1	Issued for OPA/ZBA	2024-11-22



PROJECT
 130 MOUNTAINVIEW RD N
 GEORGETOWN, ON
 L7G 3P8

SEAL

Project North

 True North

DRAWN BY: RT+FA	CHECKED BY: KE
PROJECT MGR: KE	APPROVED BY: GR

SHEET TITLE COVER SHEET	SCALE
DATE 2024-11-22	

SHEET NUMBER A000	PROJ. NO: 147388
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PARCEL A Unit Mix Breakdown table with columns for Building GCA, Parking GCA, GFA, and various unit types (S, 1B, 2B, 3B, 4B, 5B, 6B, 7B, 8B, 9B, 10B, 11B, 12B, 13B, 14B, 15B, 16B, 17B, 18B, 19B, 20B, 21B, 22B, 23B, 24B, 25B, 26B, 27B, 28B, 29B, 30B, 31B, 32B, 33B, 34B, 35B, 36B, 37B, 38B, 39B, 40B, 41B, 42B, 43B, 44B, 45B, 46B, 47B, 48B, 49B, 50B, 51B, 52B, 53B, 54B, 55B, 56B, 57B, 58B, 59B, 60B, 61B, 62B, 63B, 64B, 65B, 66B, 67B, 68B, 69B, 70B, 71B, 72B, 73B, 74B, 75B, 76B, 77B, 78B, 79B, 80B, 81B, 82B, 83B, 84B, 85B, 86B, 87B, 88B, 89B, 90B, 91B, 92B, 93B, 94B, 95B, 96B, 97B, 98B, 99B, 100B).

PARCEL B Unit Mix Breakdown table with columns for Building GCA, Parking GCA, GFA, and various unit types (S, 1B, 2B, 3B, 4B, 5B, 6B, 7B, 8B, 9B, 10B, 11B, 12B, 13B, 14B, 15B, 16B, 17B, 18B, 19B, 20B, 21B, 22B, 23B, 24B, 25B, 26B, 27B, 28B, 29B, 30B, 31B, 32B, 33B, 34B, 35B, 36B, 37B, 38B, 39B, 40B, 41B, 42B, 43B, 44B, 45B, 46B, 47B, 48B, 49B, 50B, 51B, 52B, 53B, 54B, 55B, 56B, 57B, 58B, 59B, 60B, 61B, 62B, 63B, 64B, 65B, 66B, 67B, 68B, 69B, 70B, 71B, 72B, 73B, 74B, 75B, 76B, 77B, 78B, 79B, 80B, 81B, 82B, 83B, 84B, 85B, 86B, 87B, 88B, 89B, 90B, 91B, 92B, 93B, 94B, 95B, 96B, 97B, 98B, 99B, 100B).

PARCEL C Unit Mix Breakdown table with columns for Building GCA, Parking GCA, GFA, and various unit types (S, 1B, 2B, 3B, 4B, 5B, 6B, 7B, 8B, 9B, 10B, 11B, 12B, 13B, 14B, 15B, 16B, 17B, 18B, 19B, 20B, 21B, 22B, 23B, 24B, 25B, 26B, 27B, 28B, 29B, 30B, 31B, 32B, 33B, 34B, 35B, 36B, 37B, 38B, 39B, 40B, 41B, 42B, 43B, 44B, 45B, 46B, 47B, 48B, 49B, 50B, 51B, 52B, 53B, 54B, 55B, 56B, 57B, 58B, 59B, 60B, 61B, 62B, 63B, 64B, 65B, 66B, 67B, 68B, 69B, 70B, 71B, 72B, 73B, 74B, 75B, 76B, 77B, 78B, 79B, 80B, 81B, 82B, 83B, 84B, 85B, 86B, 87B, 88B, 89B, 90B, 91B, 92B, 93B, 94B, 95B, 96B, 97B, 98B, 99B, 100B).

O.B.C.MATRIX Preliminary for Rezoning Purposes. ARCADIS ARCHITECTS (CANADA) INC. 7th Floor - 55 St. Clair Avenue West Toronto, Ontario. M4V 2Y7. Certificate of Practice Number: 3833. Name of Project: Parcel A of 130 Mountainview Rd N, Halton Hills, Ontario. Location: This Ontario Building Code Matrix applies to drawings listed on the cover sheet. Table with columns for Title, Ontario Building Code Data Matrix Part 3, O.B.C. Reference.

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Town of Halton Hills Green Development Standards Summary Checklist

Project Address / Name: 130 Mountainview Rd N, Georgetown App. #: TBD
Contact Name & Email: Dana Anderson danderson@mhbcp.com Date: November 2024

Energy & Water, Ecology, Resiliency, Innovation sections of the checklist. Includes criteria for Energy Reduction, Low Carbon Energy, Water Use Reduction, Energy & Water Reporting, Minimum Soil Depth, Minimum Planter Soil Volume, Native & Drought Resistant Vegetation, Stormwater Quantity, Stormwater Quality, Resiliency Checklist, Innovation.

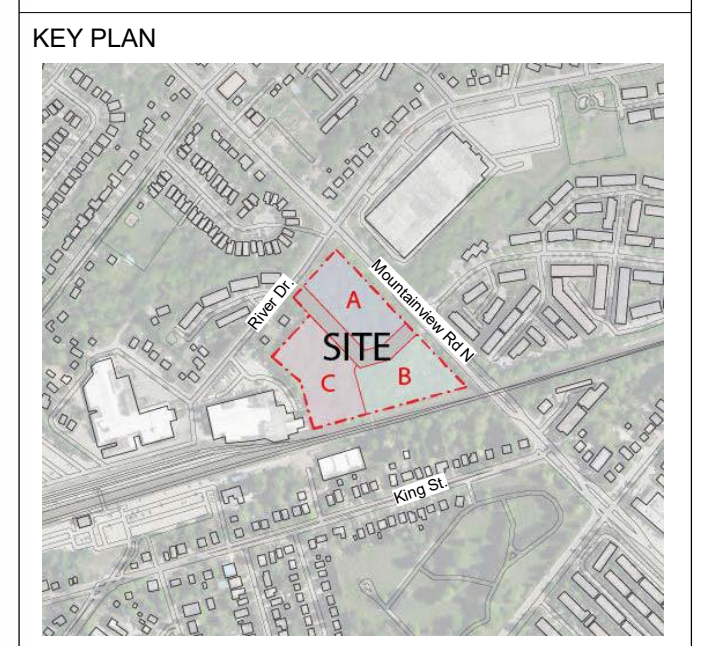
Green Development Standards v3 | March 2021

Submission Requirements, Threshold & Potential Points, Targeted Points table. Total Targeted Points: 20 (minimum of 20 required). Includes sections for Transportation and Innovation.

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ISSUES table with columns for No., DESCRIPTION, DATE. One issue listed: 1 Issued for OPA/ZBA 2024-11-22

Notes: 1. For Landscaping Information - Refer to Drawings Prepared by Adesso Design Inc. 2. For grading and Servicing Information - Refer to Drawings prepared by Urbantech Consulting... 13. Survey Benchmark: Elevations shown hereon are geodetic and are derived from the control station 06202178040 having an elevation of 272.174m (cgvd-1928:1978).

ARCADIS ARCHITECTS (CANADA) INC. 55 St. Clair Avenue West | 7th Floor Toronto | ON | M4V 2Y7 | Canada T 416 596 1930 | F 416 596 0644 www.arcadis.com

PROJECT: 130 MOUNTAINVIEW RD N GEORGETOWN, ON L7G 3P8. SHEET TITLE: UNIT MIX. SCALE: 1:1. DATE: 2024-11-22. PROJ. NO.: 147388. SHEET NUMBER: A002.

PARCEL A

AREA: 7,820 m²

		PARCEL A (PHASE 1)	PARCEL A (PHASE 2)
NET SITE AREA:	7,820 m ²	5,403 m ²	2,418 m ²
OVERALL GCA:	86,348 m ²	60,895 m ²	25,452 m ²
RESIDENTIAL GCA:	59,094 m ²	39,820 m ²	19,833 m ²
NON-RESIDENTIAL GCA:	525 m ²	525 m ²	0 m ²
PARKING GCA:	27,289 m ²	21,110 m ²	6,179 m ²
RESIDENTIAL GFA:	59,094 m ²		
NON-RESIDENTIAL GFA:	525 m ²		
OVERALL GFA (RES. + NON-RES.):	59,619 m ²	40,345 m ²	19,833 m ²
OVERALL UNIT COUNT:	670	446	224
OVERALL PARKING COUNT:	670	446	224
FSI (calculated on net site area):	7.62	7.47	8.20

R.O.W.

AREA: 3,902 m²

P.O.P.S.

AREA: 2,721 m²

PARCEL C

OVERALL AREA: 8,880 m²
DEVELOPABLE AREA: 6,159 m²

NET SITE AREA:	8,880 m ²
OVERALL GCA:	51,524 m ²
RESIDENTIAL GCA:	35,370 m ²
NON-RESIDENTIAL GCA:	0 m ²
PARKING GCA:	16,714 m ²
RESIDENTIAL GFA:	35,370 m ²
NON-RESIDENTIAL GFA:	0 m ²
OVERALL GFA (RES. + NON-RES.):	35,370 m ²
OVERALL UNIT COUNT:	398
OVERALL PARKING COUNT:	398
FSI (calculated on net site area):	3.98

PARCEL B

AREA: 7,865 m²

NET SITE AREA:	7,865 m ²
OVERALL GCA:	50,855 m ²
RESIDENTIAL GCA:	34,750 m ²
NON-RESIDENTIAL GCA:	0 m ²
PARKING GCA:	16,664 m ²
RESIDENTIAL GFA:	34,750 m ²
NON-RESIDENTIAL GFA:	0 m ²
OVERALL GFA (RES. + NON-RES.):	34,750 m ²
OVERALL UNIT COUNT:	413
OVERALL PARKING COUNT:	413
FSI (calculated on net site area):	4.42

PRELIMINARY SITE STATISTICS

TOTAL SITE AREA:	28,467 m ²
NEW PUBLIC RIGHT OF WAY (ROW) AREA:	3,902 m ²
NET SITE AREA (AFTER DEDUCTION OF ROW):	24,565 m ²
OVERALL GFA:	129,739 m ² (Res. GFA: 129,214 m ² + Non-Res GFA: 525 m ²)
OVERALL FSI (calculated on total site area):	4.56
NET FSI (calculated on net site area):	5.8
TOTAL NUMBER OF UNITS:	1,481 (A: 670 + B: 413 + C: 398)
TOTAL NUMBER OF PARKING:	1,481 (A: 670 + B: 413 + C: 398)

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Arcadis Architects (Canada) Inc.

KEY PLAN



ISSUES

No.	DESCRIPTION	DATE
1	Issued for OPA/ZBA	2024-11-22

Notes:

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- The loading bay is equipped with a type G loading bay for resi. moving, delivery & garbage pick up.
- Loading area has a minimum length of 13m, width of 4m and with a vertical clearance of at least 7.5m. The entire area and staging area are constructed of 200mm reinforced concrete and have a grade of no more than 2%.
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- Survey Benchmark: Elevations shown hereon are geodetic and are derived from the control station 00820178040 having an elevation of 272.174m (cgvd-1928:1978).

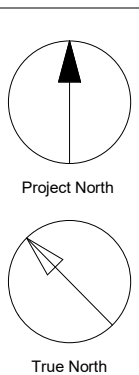


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PROJECT

130 MOUNTAINVIEW RD N
GEORGETOWN, ON
L7G 3P8

SEAL

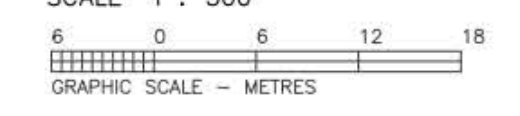


DRAWN BY: RT+FA	CHECKED BY: KE
PROJECT MGR: KE	APPROVED BY: GR

SHEET TITLE PROPOSED PROPERTY OWNERSHIP PLAN	SCALE 1:400
SHEET NUMBER A003	DATE 2024-11-22
PROJ. NO. 147388	SCALE CHECK 1/1



TOPOGRAPHIC PLAN OF SURVEY OF
 LOTS 25, 26, 27, 28, 29, 30, 31, 32
 LOTS 33, 34, 35, 36, 41, 42, 43, 44
 LOTS 45, 46, 47, 48, 49, 50, 51, 52
 LOTS 53, 54, 55 AND 56
 AND
 PART OF LOTS 17, 18, 19, 20, 21, 22
 PART OF LOTS 23, 24, 40, 57, 58, 59
 PART OF LOTS 60, 61, 62, 63, 64, 65
 PART OF LOTS 66, 67, 68, 69, 70, 71
 PART OF LOTS 72, 73, 74, 75 AND 76
 AND
 PART OF WEST 20-FOOT LANE
 PART OF EAST 20-FOOT LANE
 PART OF MATTHEWS STREET
 (MATTHEWS STREET AND LANES CLOSED BY JUDGES ORDER REGISTERED AS INSTRUMENT N° 265642)
 AND
 PART OF RESERVE BLOCK
REGISTERED PLAN 119
TOWN OF HALTON HILLS
 REGIONAL MUNICIPALITY OF HALTON
 SCALE 1 : 300



INTEGRATION DATA

BEARINGS ARE LISTED DERIVED FROM THE OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, HAUSES (2005-2010.0)

OBSERVED REFERENCE POINTS (ORP) UTM ZONE 17, HAUSES (2005-2010.0)

POINT #	NORTHING	EASTING
"A"	4,834,348.03	587,651.96
"B"	4,834,285.03	587,462.29

CO-ORDINATES CAN NOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARING COMPARISON NOTE
 FOR BEARING COMPARISON THE BEARINGS ON PLANS WERE ROTATED BY:
 PLAN #1 (-) 0°44'07" PLAN #2, #3 (-) 0°42'25"

DISTANCE NOTE
 DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED INTO GRID DISTANCES BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.99965857.

METRIC NOTE
 ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

ELEVATION NOTE
 ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE OBTAINED FROM THE CONTROL STATION OSQD2076040 HAVING AN ELEVATION OF 272.714m (CGD=1985/1978).

EASEMENT NOTE
 THE SUBJECT LAND IS SUBJECT TO EASEMENT IN FAVOUR OF THE HYDRO-ELECTRIC POWER COMMISSION OF ONTARIO OVER PART 2, PLAN 20R-9222 AS SET OUT IN INSTRUMENT N° 08665. THE EASEMENT IS FOR LOW TENSION LINE. WE FOUND NO EVIDENCE OF ANY ABOVE GROUND HYDRO LINE ALONG THE EASEMENT. IT IS RECOMMENDED TO HAVE THE EASEMENT RELEASED BY ONTARIO HYDRO.

BUSH NOTE
 MAJORITY OF THE SUBJECT LANDS ARE COVERED IN DENSE BUSH. ONLY ACCESSIBLE AND VISIBLE DETAIL WAS ACQUIRED IN THIS AREA.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - ▣ DENOTES SURVEY MONUMENT SET
 - SSB DENOTES STANDARD IRON BAR
 - SSC DENOTES STANDARD IRON PIPE
 - CB DENOTES CONCRETE BLOCK
 - CP DENOTES CONCRETE PIN
 - PC DENOTES PLASTER CONCRETE
 - PFA DENOTES PLASTER FINISH ANGLE
 - PS DENOTES PLASTER SURFACE
 - NS DENOTES NON-FERROUS METAL
 - NS1 DENOTES N.W. CORNER, O.L.S.
 - NS2 DENOTES S.W. CORNER, O.L.S.
 - NS3 DENOTES S.E. CORNER, O.L.S.
 - NS4 DENOTES N.E. CORNER, O.L.S.
 - NS5 DENOTES WITNESS
 - WT DENOTES WITNESS
 - P-1 DENOTES PLAN 20R-9222
 - P-2 DENOTES PLAN 20R-3628
 - P-3 DENOTES PLAN 20R-4061
 - P-4 DENOTES PLAN BY DOLLIVER SURVEYING JUNE 2, 2011
 - P-5 DENOTES PLAN BY YATES & YATES SEPTEMBER 22, 1988

- TOPOGRAPHIC LEGEND**
- BB DENOTES BELL BELL CABLE
 - CC DENOTES CONCRETE TREE 0.20 DIA
 - RC DENOTES RECORDING TREE 0.20 DIA
 - CM DENOTES GAS METER
 - GM DENOTES GAS VALVE
 - HC DENOTES HYDRO CABLE
 - LS DENOTES LIGHT STANDARD (LAMP)
 - MS DENOTES MASTHEAD
 - MSB DENOTES MASTHEAD BRASS
 - SM DENOTES SANITARY SINK
 - ST DENOTES STORM SEWER
 - UP DENOTES UTILITY POLE
 - ULS DENOTES UTILITY POLE (LIGHT STANDARD)
 - WV DENOTES WATER VALVE (KEY)
 - WM DENOTES W/C WATER MAIN

UNDERGROUND SERVICES NOTE
 ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE LOCATED FOR THIS PLAN.
 THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON NOVEMBER 15, 2023.

DATE: NOVEMBER 15, 2023

JAMES LEGG, M.Sc.
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS

CUNNINGHAM MCCONNELL LIMITED

V-63249

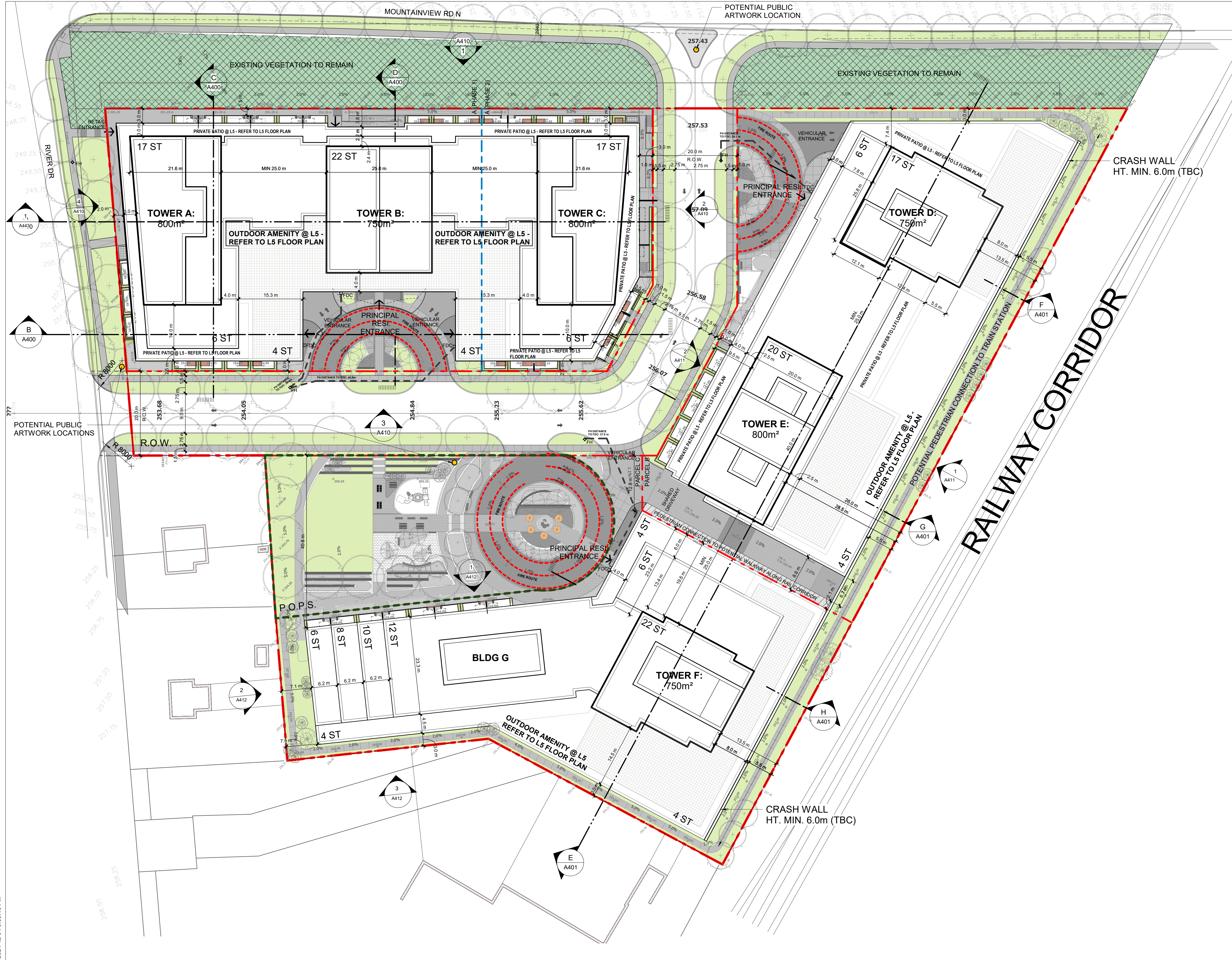
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 PHONE: (905) 878-7850
 FAX: (905) 878-5672
 info@cmml.ca
 www.cmml.ca

PLAN 119-23-1

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF CUNNINGHAM MCCONNELL LIMITED.

A010 | SURVEY



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KEY PLAN

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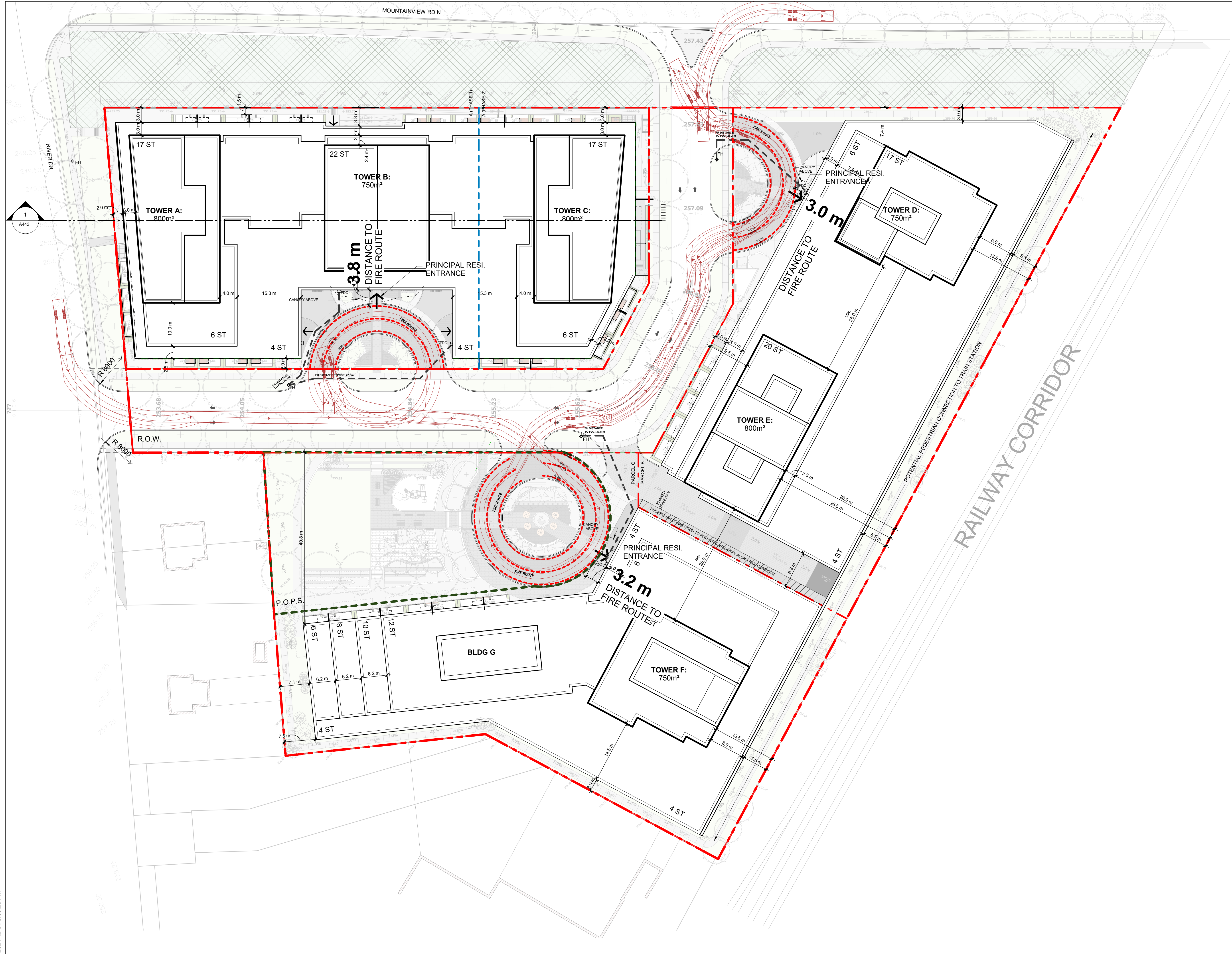
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DRAWN BY: RT+FA
CHECKED BY: KE
PROJECT MGR: KE
APPROVED BY: GR

SHEET TITLE
 SITE PLAN

SCALE
 DATE: 2024-11-22
 PROJ. NO.: 147388

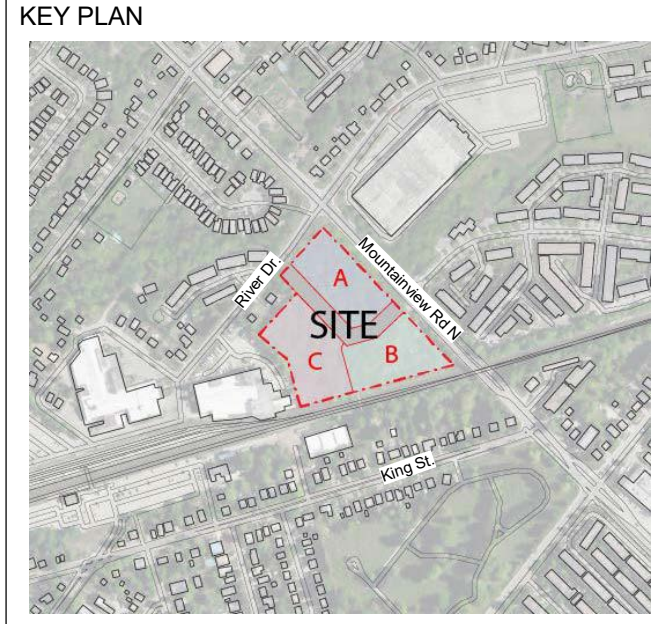
SHEET NUMBER
 A100



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Arcadis Architects (Canada) Inc.



ISSUES

No	DESCRIPTION	DATE
1	Issued for OPA/ZBA	2024-11-22

- Notes:**
- For landscape information - Refer to Drawings Prepared by Adesso Design Inc.
 - For grading and Servicing Information - Refer to Drawings prepared by Urbantech Consulting.
 - For TIS, autoturns, curb radii and fire access route, refer to drawings prepared by GHD.
 - The building will be sprinklered.
 - 10 m² bulk storage & Garbage room is provided for each parcel, H: min 2.5m clear and equipped with Hose bib, floor drain and climate control.
 - Bi-sorter chutes (garbage, recyclable and organic) with compactor & waste containers under each chute at garbage room are provided for each Tower.
 - The loading bay is equipped with a type G loading bay for resi. moving, delivery & garbage pick up.
 - Loading area has a minimum length of 13m, width of 4m and with a vertical clearance of at least 7.5m. The entire area and staging area are constructed of 200mm reinforced concrete and have a grade of no more than 2%.
 - Flashing warning light to be activated when trucks enter and exit the site, the system to remain activated during the city garbage collection activity and until the truck exits the site. A trained on-site staff member will be available to maneuver bins for the collection driver and also act as a flagman when the truck is reversing in the event the on-site staff is unavailable at the time the city collection vehicle arrives at the site, the collection vehicle will leave the site and not return until the next scheduled collection day.
 - The portion of the proposed fire route located over the parking garage will be designed to support the 500 KPA loading requirement identified in NFPA 1901.
 - Fire access route has minimum 5 m overhead clearance.
 - For survey credit, refer to survey drawing prepared by Cunningham McConnell.
 - Survey Benchmark: Elevations shown hereon are geodetic and are derived from the control station 00820178040 having an elevation of 272.174m (cgvd-1928:1978).



PROJECT
 130 MOUNTAINVIEW RD N
 GEORGETOWN, ON
 L7G 3P8



DRAWN BY: RT+FA	CHECKED BY: KE
PROJECT MGR: KE	APPROVED BY: GR

SHEET TITLE FIRE ROUTE DIAGRAM	SCALE
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SHEET NUMBER A101	DATE 2024-11-22
PROJ. NO. 147388	SCALE CHECK 1/1

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