

Shaw Road Affordable Housing Project Phase 2 Development Plan

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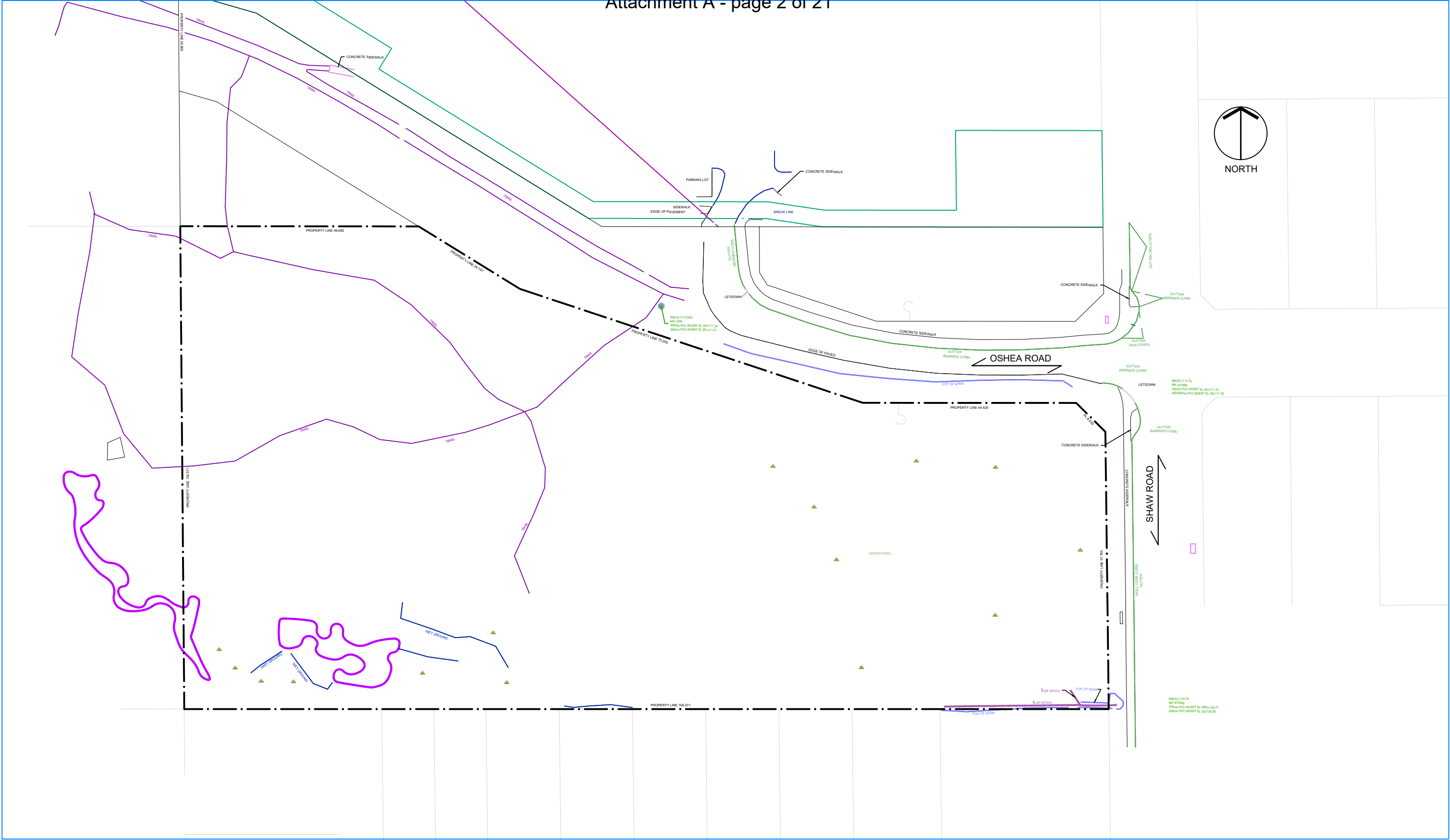
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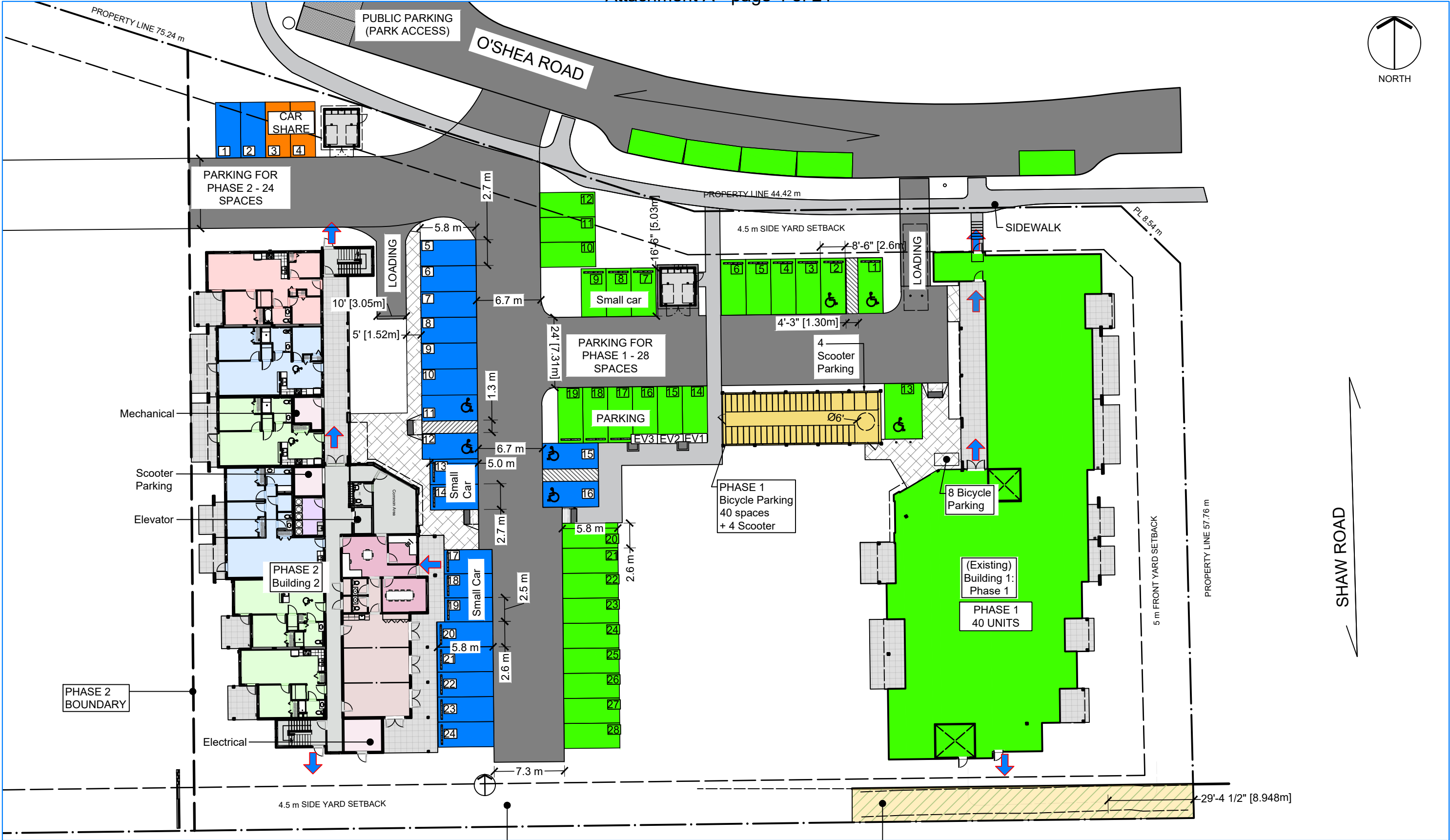
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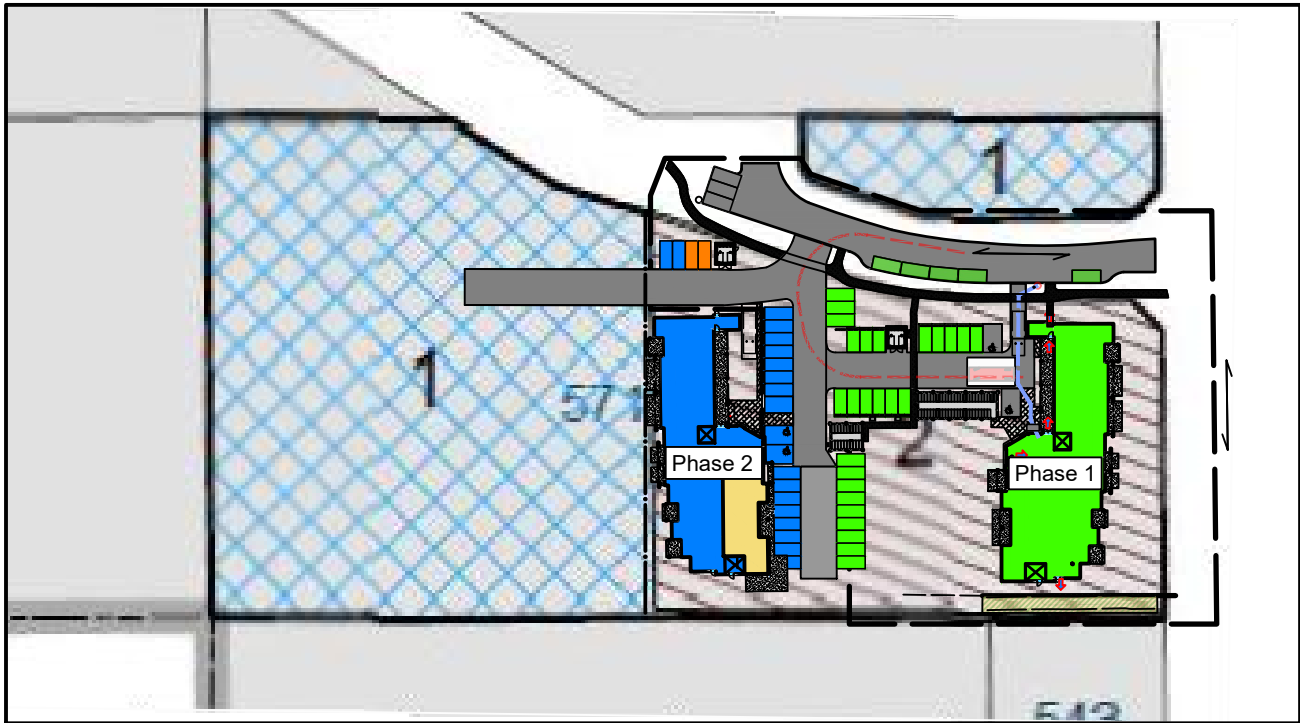


October 19, 2023

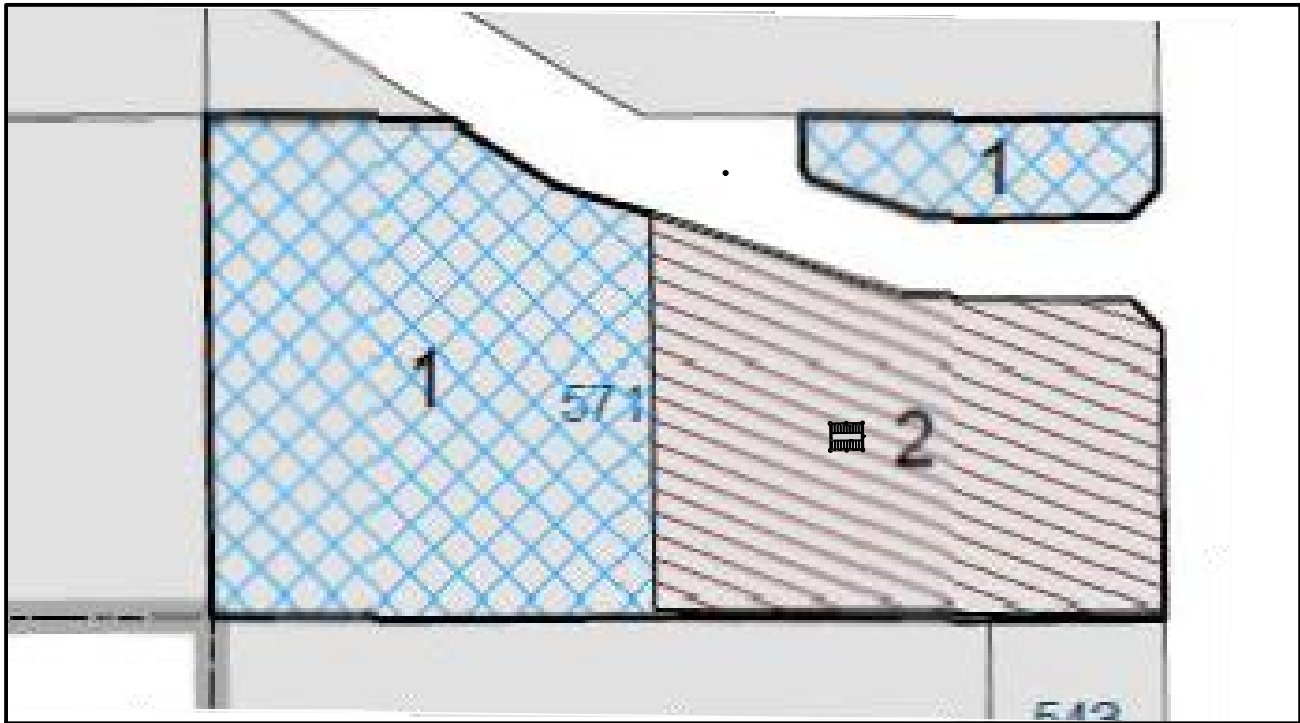








1 CURRENT ZONING MAP
Scale: 1/128" = 1' - 0"



2 CURRENT ZONING MAP
Scale: 1/128" = 1' - 0"

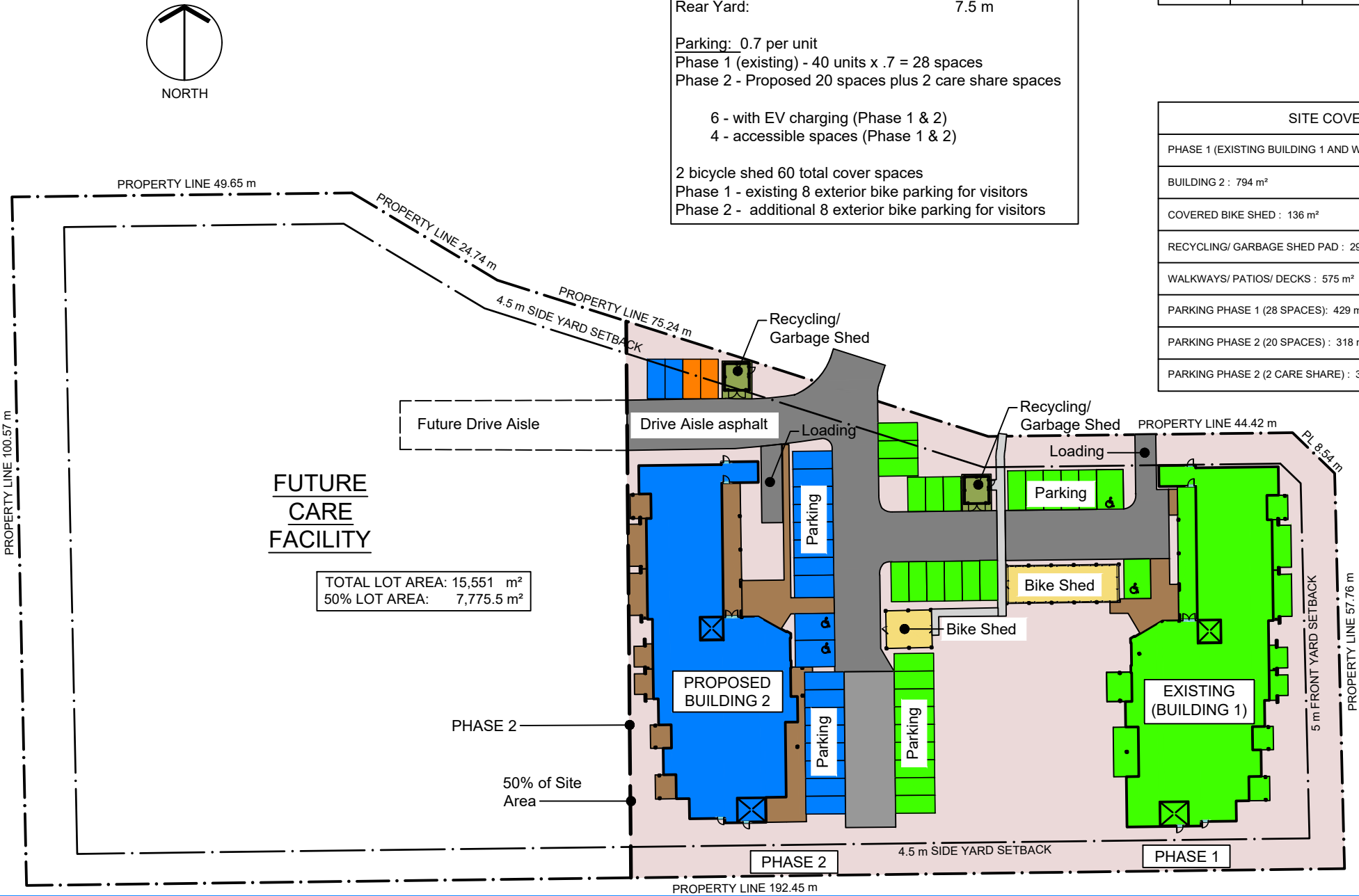
SITE STATISTICS FOR 50% OF SITE AREA	
Total Site Area:	15,600 m ²
50% Site Area:	7,800 m ²
Phase 1 (Existing Units):	40
Phase 2 Proposed Number of Units:	36
Total Units:	76
Proposed Building Height:	14.3 m
Set Backs	
Front Yard:	5.0 m
Interior Side Yard:	4.5 m
Exterior Side Yard:	4.5 m
Rear Yard:	7.5 m
Parking: 0.7 per unit	
Phase 1 (existing) - 40 units x .7 = 28 spaces	
Phase 2 - Proposed 20 spaces plus 2 care share spaces	
6 - with EV charging (Phase 1 & 2)	
4 - accessible spaces (Phase 1 & 2)	
2 bicycle shed 60 total cover spaces	
Phase 1 - existing 8 exterior bike parking for visitors	
Phase 2 - additional 8 exterior bike parking for visitors	

UNIT TYPE - FLOOR AREA (m ²)				
Unit Type	Area (m ²)	Area (sq.ft.)	Description	Number of Units
A1	34.9	375	STUDIO ADAPTABLE	3
A2	35.2	380	STUDIO ADAPTABLE	3
B1	59.9	645	1 BEDROOM ADAPTABLE	4
B2	59.8	644	1 BEDROOM ADAPTABLE	3
B3	64.4	693	1 BEDROOM ACCESSIBLE	4
B4	60.2	648	1 BEDROOM ADAPTABLE	3
B5	70.6	760	1 BEDROOM ACCESSIBLE	1
C1	81.1	872	2 BEDROOM ACCESSIBLE	1
C2	70.7	761	2 BEDROOM ADAPTABLE	3
C3	77.2	832	2 BEDROOM ADAPTABLE	3
C4	75.2	810	2 BEDROOM ACCESSIBLE	3
C5	96.8	1042	2 BEDROOM ADAPTABLE	1
D1	87.7	944	3 BEDROOM ADAPTABLE	4

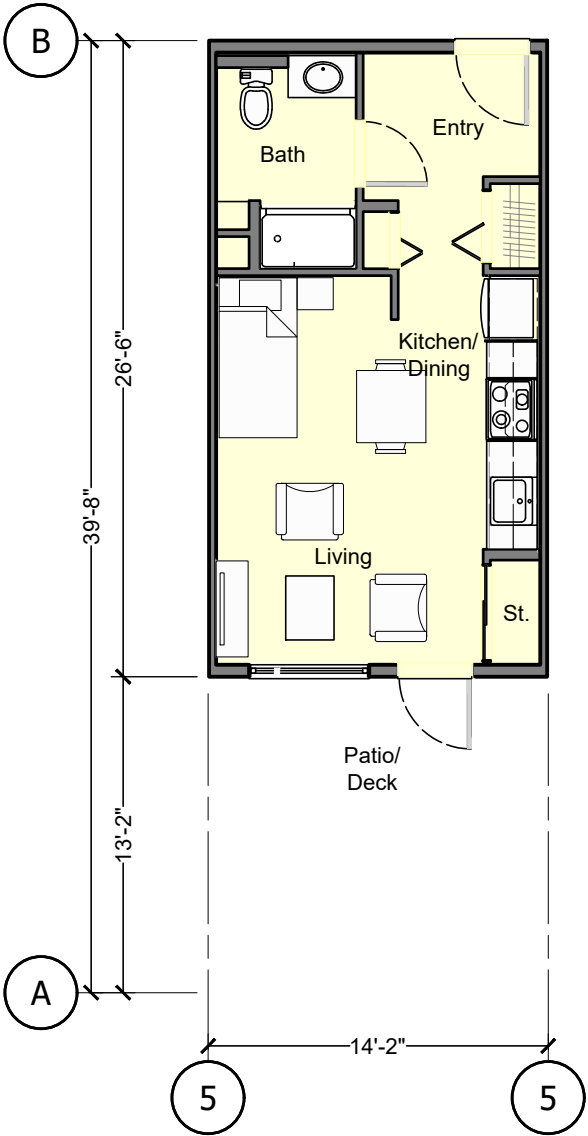
TOTAL UNITS: 36

SITE COVERAGE : LEGEND	
PHASE 1 (EXISTING BUILDING 1 AND WALKWAY/ PATIOS) : 998 m ²	
BUILDING 2 : 794 m ²	
COVERED BIKE SHED : 136 m ²	
RECYCLING/ GARBAGE SHED PAD : 29 m ²	
WALKWAYS/ PATIOS/ DECKS : 575 m ²	
PARKING PHASE 1 (28 SPACES): 429 m ²	
PARKING PHASE 2 (20 SPACES) : 318 m ²	
PARKING PHASE 2 (2 CARE SHARE) : 30 m ²	

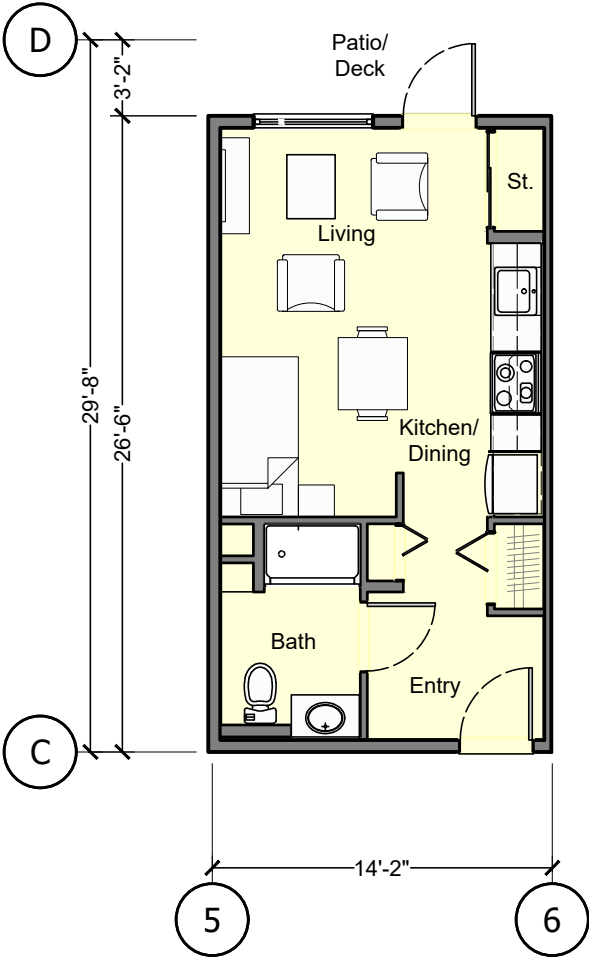
BUILDING 2 - FLOOR AREA (m ²)		
FLOOR LEVEL	TYPE	FLOOR AREA (m ²)
GROUND FLOOR	UNIT B1	59.9
	UNIT B3	64.4
	UNIT B5	70.6
	UNIT C1	81.1
	UNIT C5	96.8
	UNIT D1	87.7
	COMMON	130.4
	LAUNDRY	13.4
	MULTI-PURPOSE	90.3
	OFFICE/ BOARD RM	52.5
	MECHANICAL	46.8
	WALKWAY/ DECKS	267.0
GROUND FLOOR AREA (Excluding decks/ walkways) : 793.9		
SECOND FLOOR	UNIT A1	34.9
	UNIT A2	35.2
	UNIT B1	59.9
	UNIT B2	59.8
	UNIT B3	64.4
	UNIT B4	60.2
	UNIT C2	70.7
	UNIT C3	77.2
	UNIT C4	75.2
	UNIT D1	87.7
	LAUNDRY	13.4
	MECHANICAL	10.4
	COMMON	80.9
	WALKWAY/ DECKS	210.8
SECOND FLOOR AREA (Excluding decks/ walkways) : 729.9		
THIRD FLOOR	UNIT A1	34.9
	UNIT A2	35.2
	UNIT B1	59.9
	UNIT B2	59.8
	UNIT B3	64.4
	UNIT B4	60.2
	UNIT C2	70.7
	UNIT C3	77.2
	UNIT C4	75.2
	UNIT D1	87.7
	LAUNDRY	13.4
	MECHANICAL	10.4
	COMMON	80.9
	WALKWAY/ DECKS	201.5
THIRD FLOOR AREA (Excluding decks/ walkways): 729.9		
FOURTH FLOOR	UNIT A1	34.9
	UNIT A2	35.2
	UNIT B1	59.9
	UNIT B2	59.8
	UNIT B3	64.4
	UNIT B4	60.2
	UNIT C2	70.7
	UNIT C3	77.2
	UNIT C4	75.2
	UNIT D1	87.7
	MECHANICAL	23.8
	COMMON	80.9
	WALKWAY/ DECKS	201.5
FOURTH FLOOR AREA (Excluding decks/ walkways) : 729.9		
TOTAL FLOOR AREA		2983.6
FLOOR AREA RATIO TO 50% LOT AREA		38%



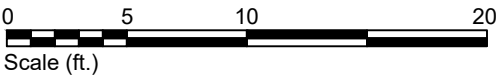
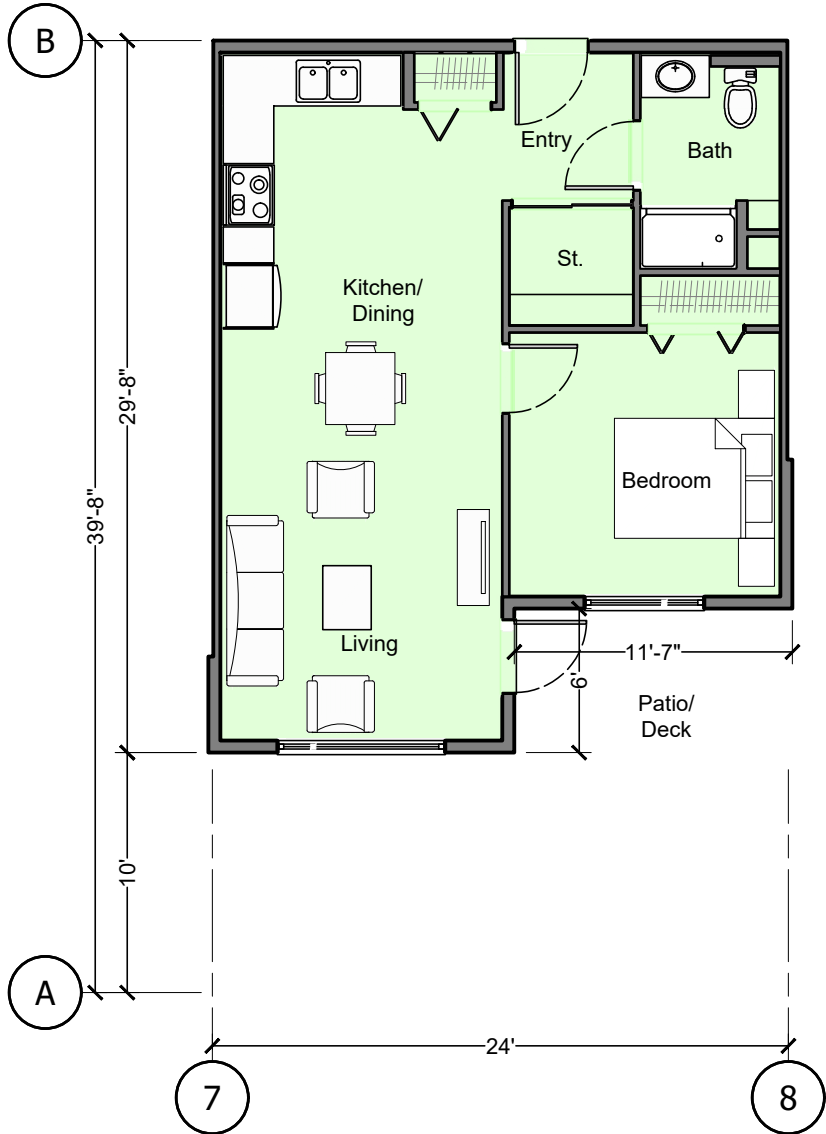
Unit Type A1
Adaptable Studio
375 sq.ft.



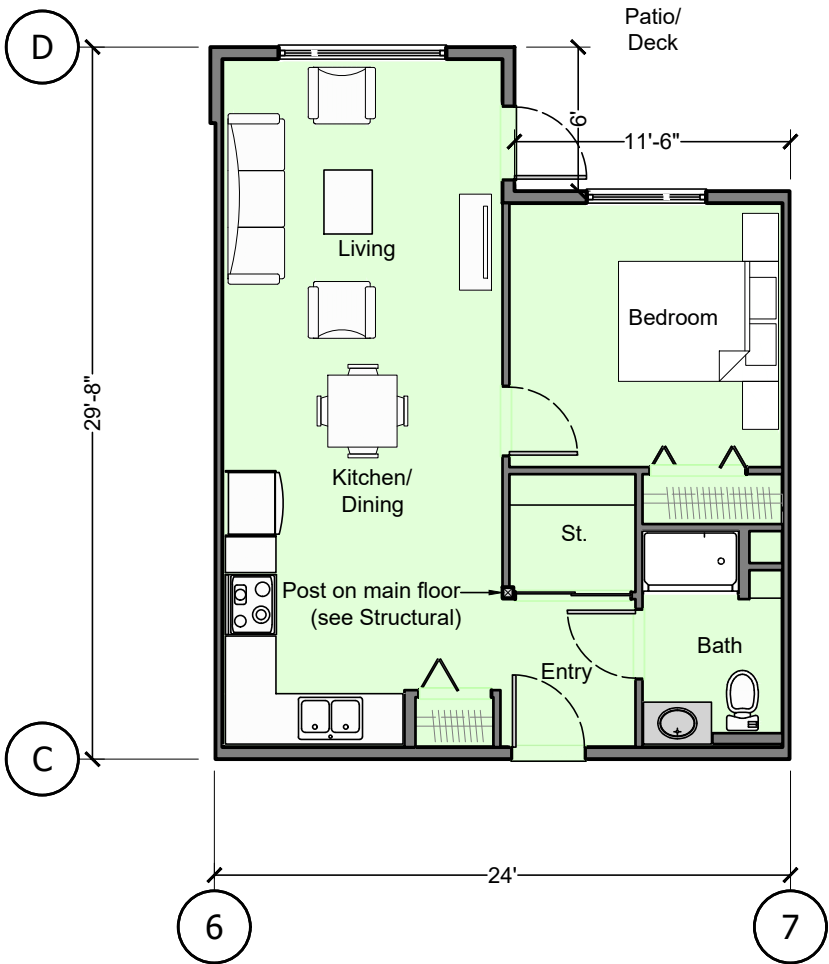
Unit Type A2
Adaptable Studio
380 sq.ft.



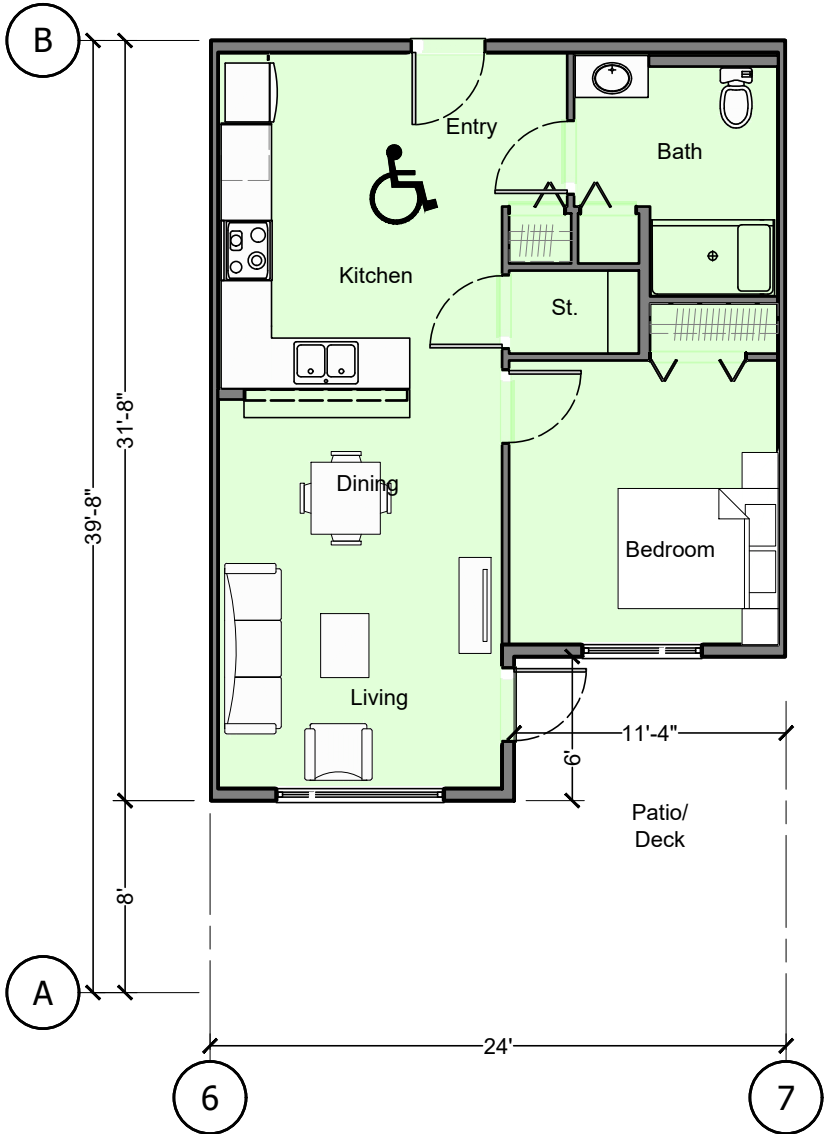
Unit Type B1
Adaptable 1 Bedroom
645 sq.ft.



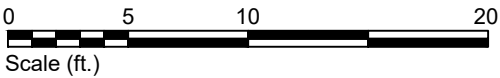
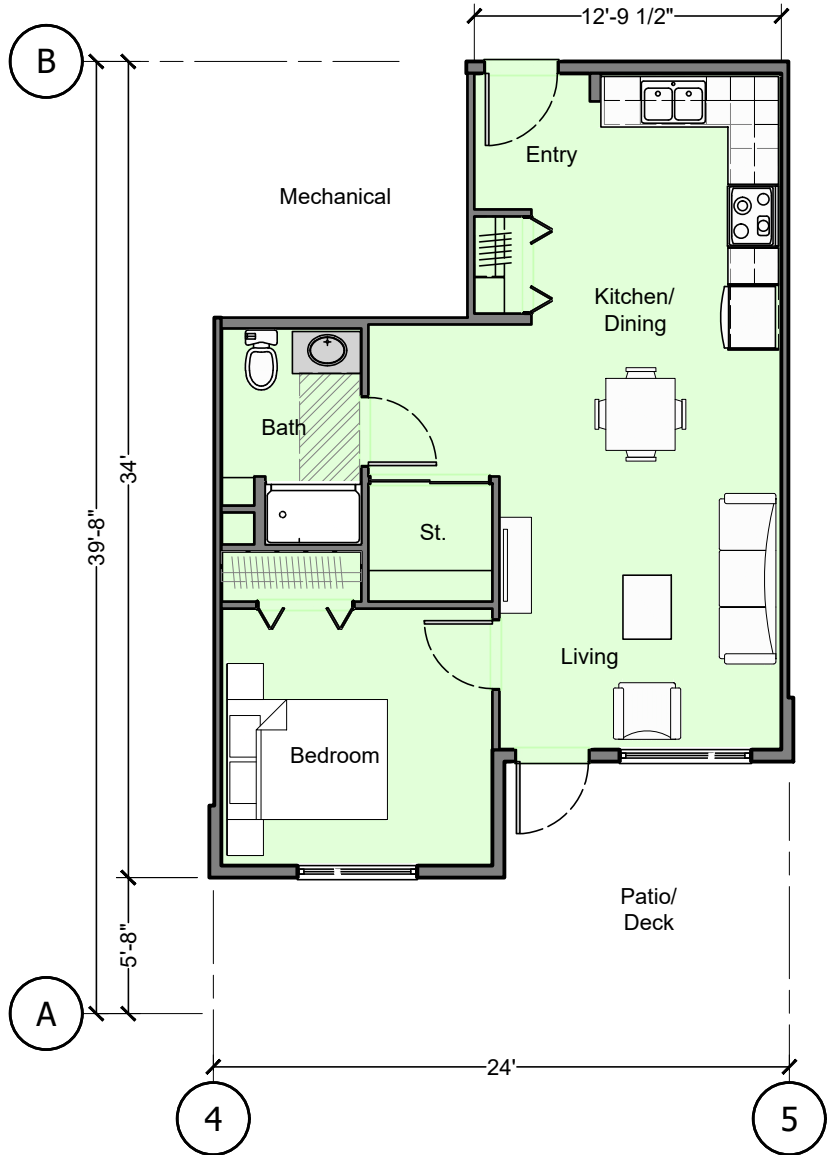
Unit Type B2
Adaptable 1 Bedroom
644 sq.ft.



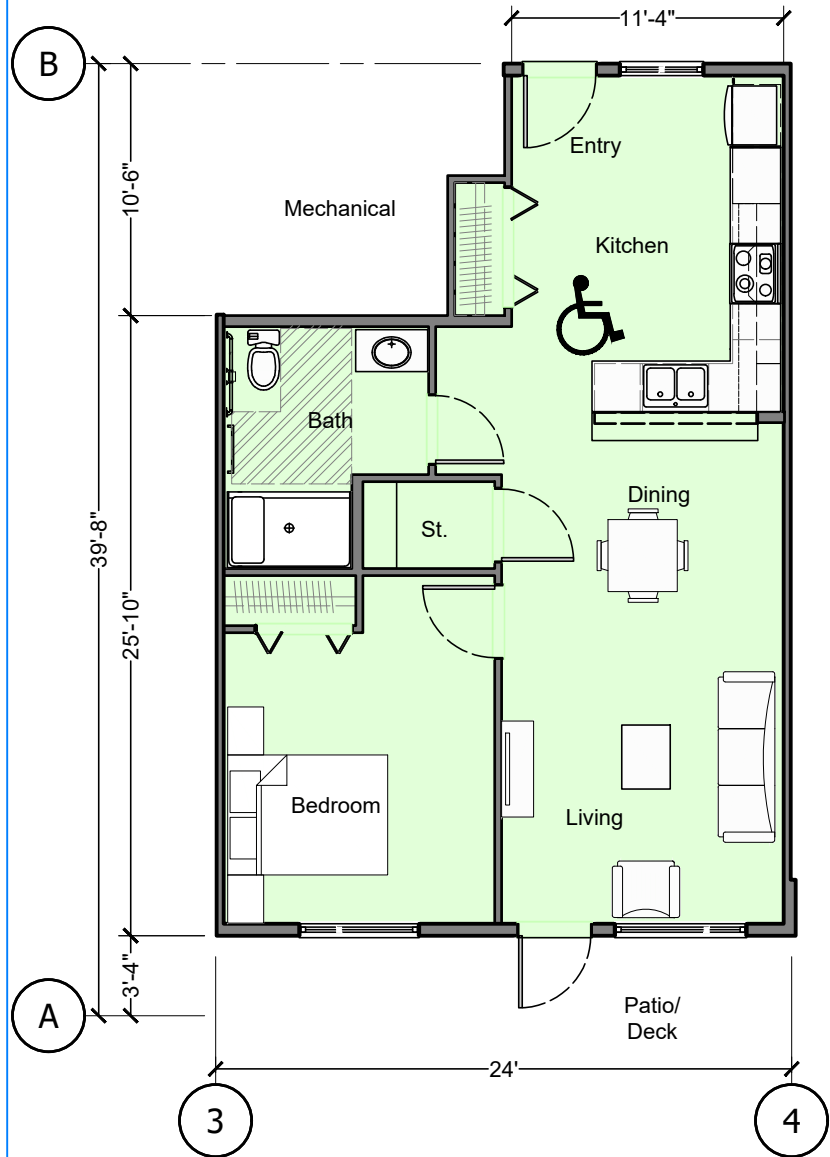
Unit Type B3
Accessible 1 Bedroom
693 sq.ft.



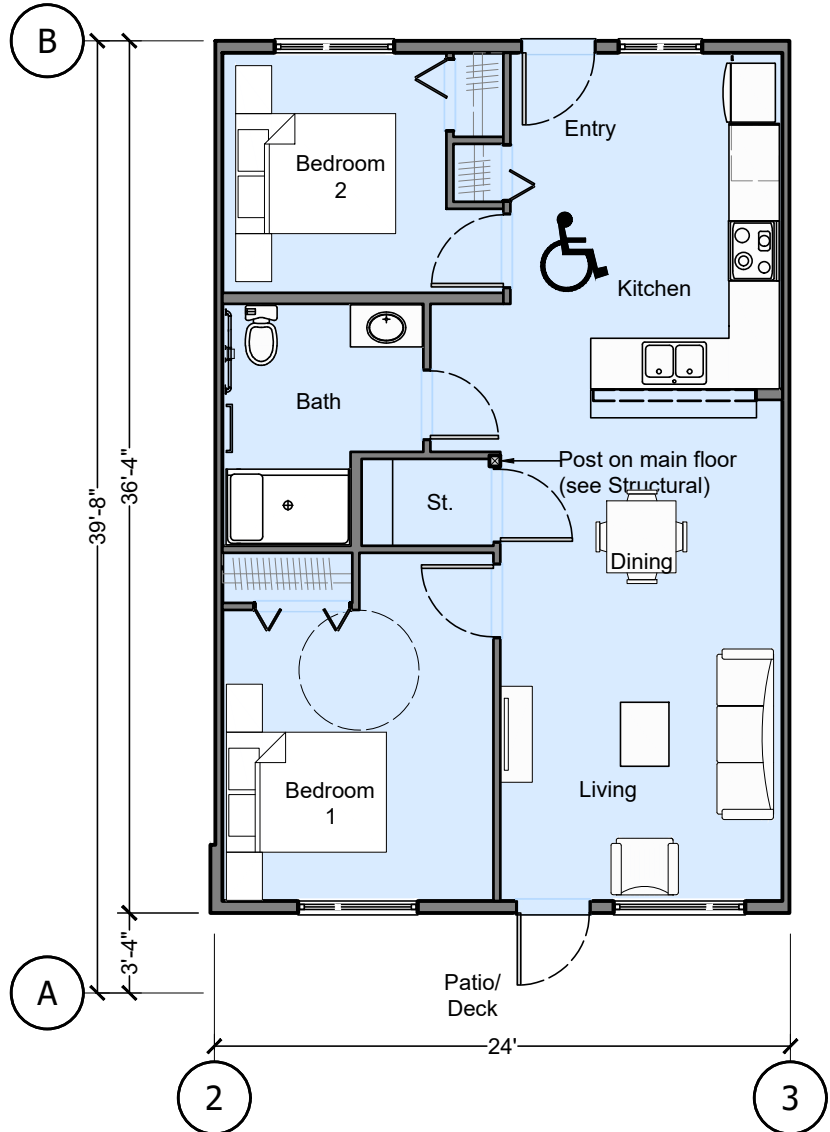
Unit Type B4
Adaptable 1 Bedroom
648 sq.ft.



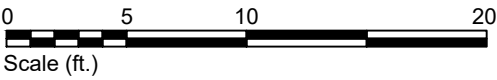
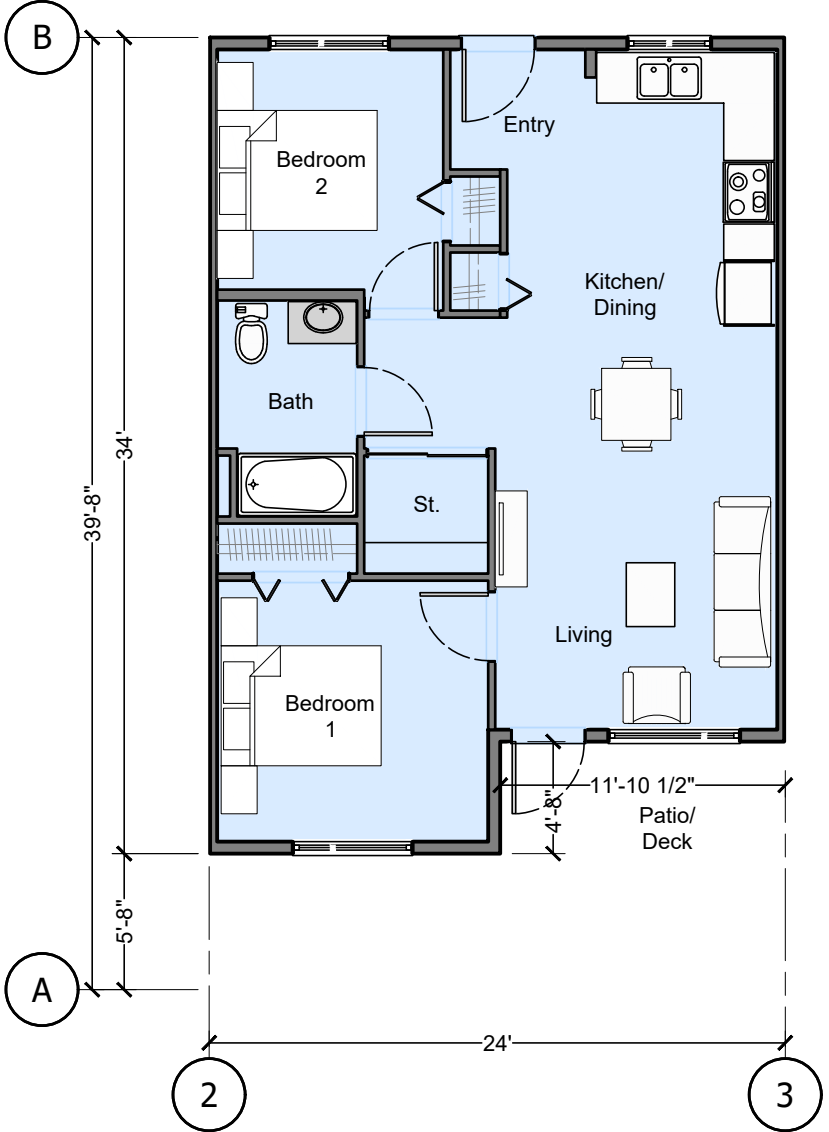
Unit Type B5
Accessible 1 Bedroom
760 sq.ft.

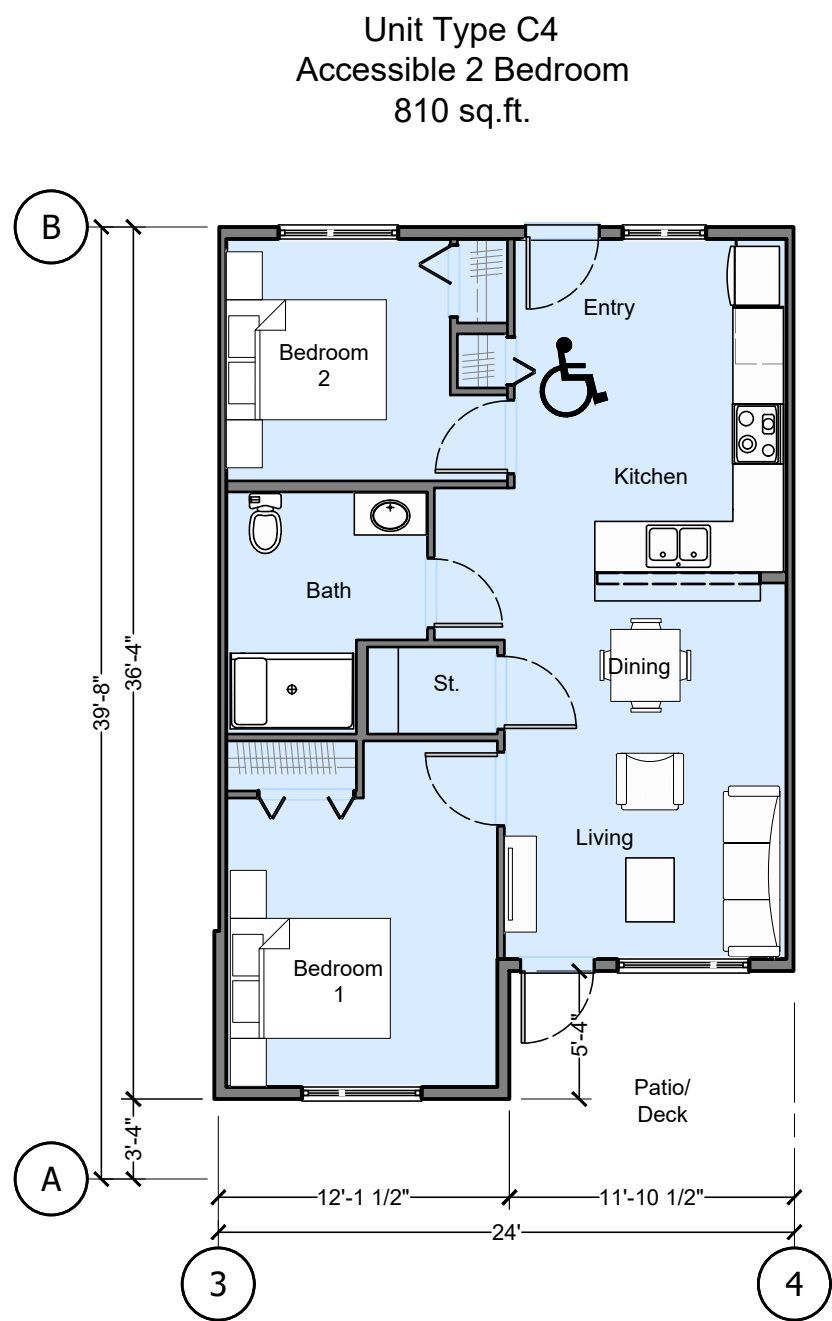
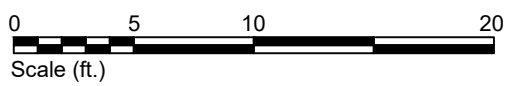
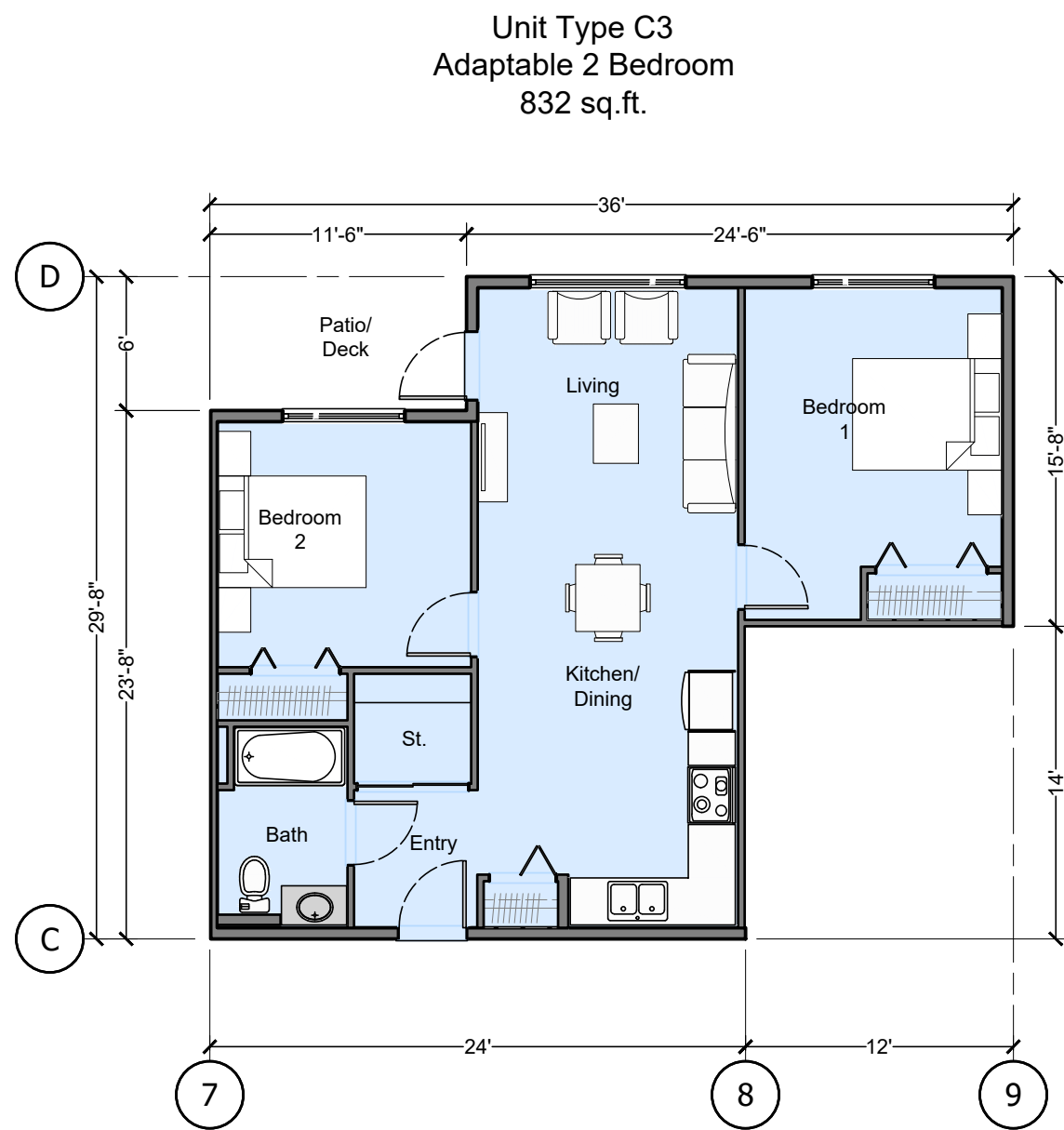


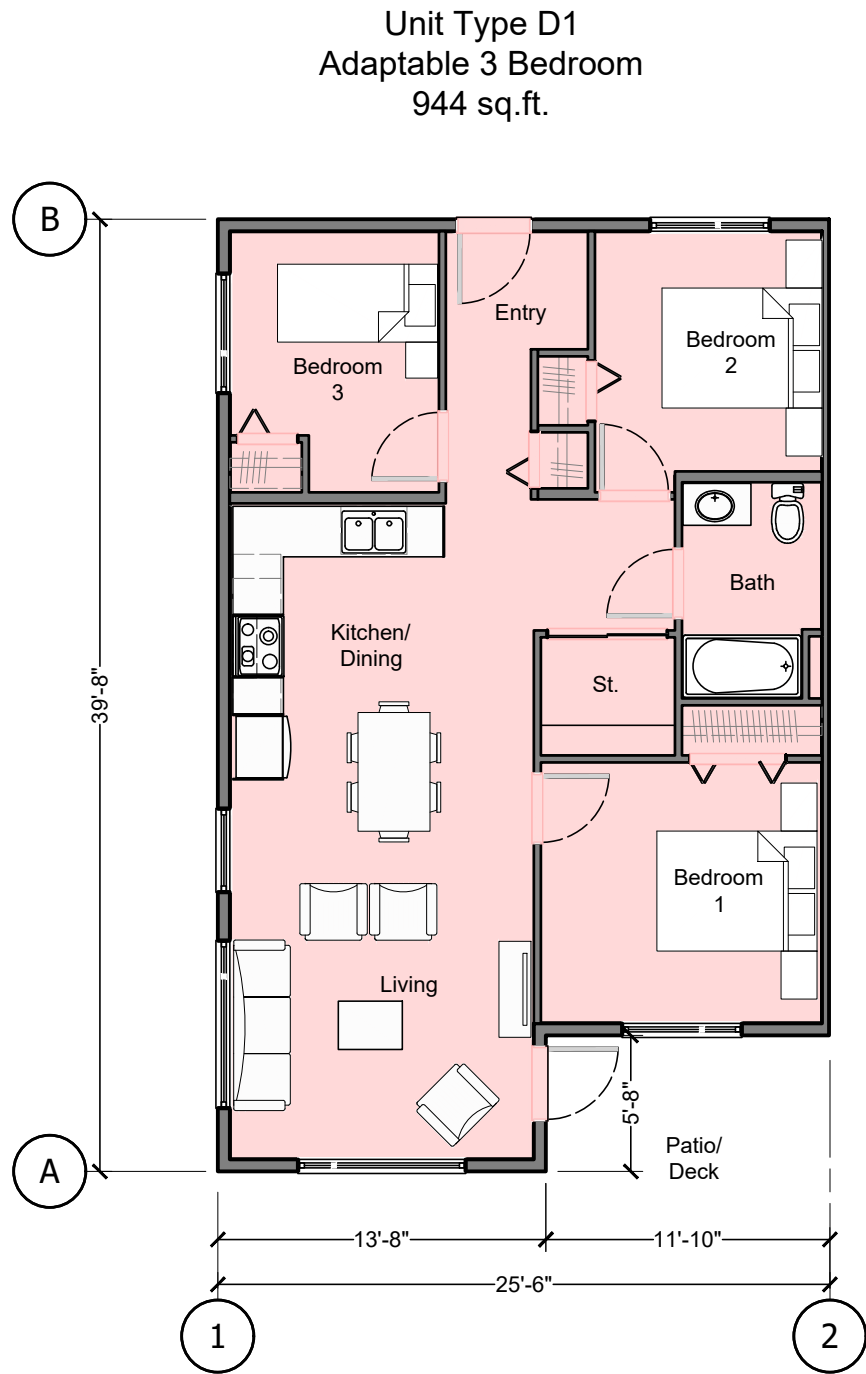
Unit Type C1
Accessible 2 Bedroom
872 sq.ft.



Unit Type C2
Adaptable 2 Bedroom
761 sq.ft.





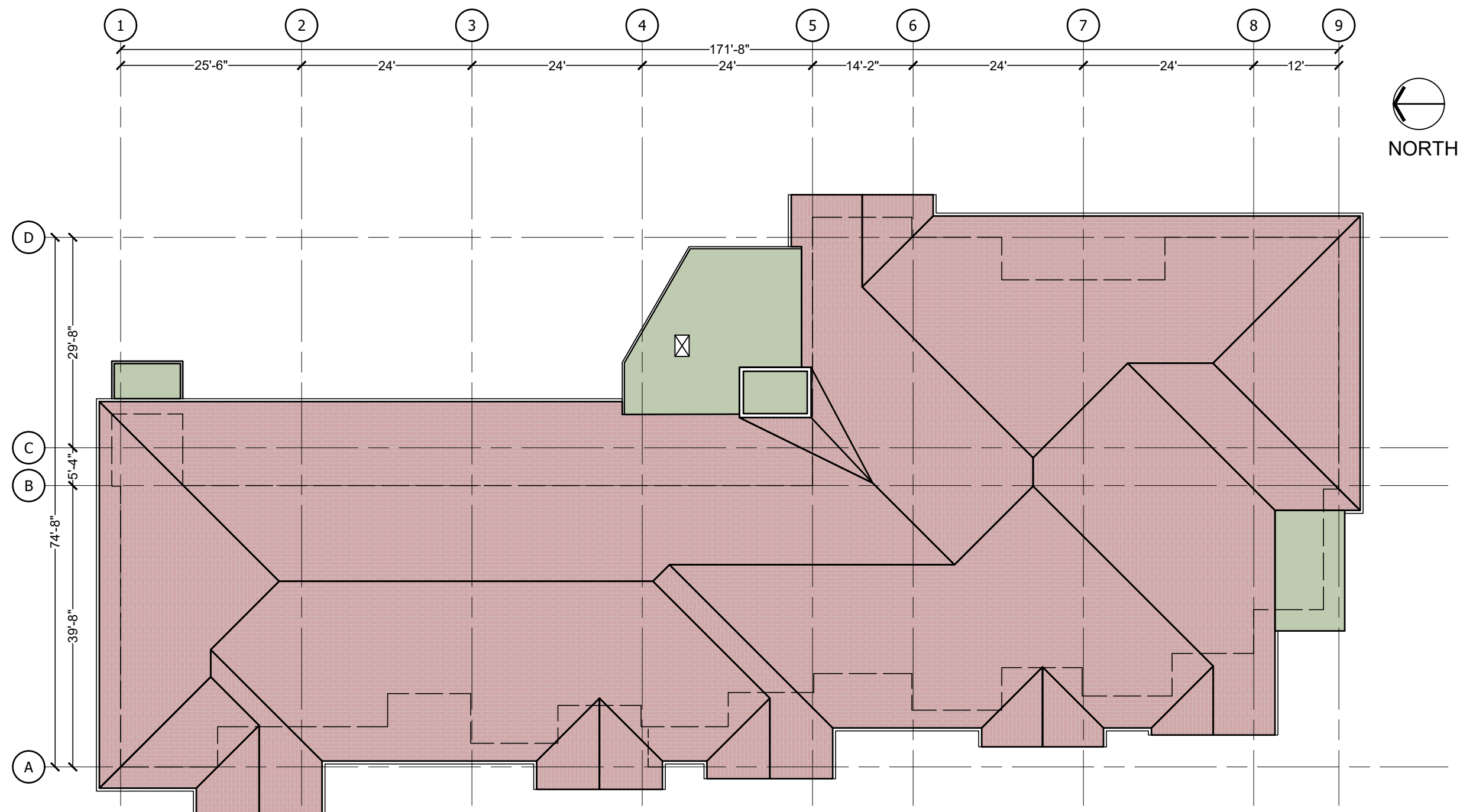
















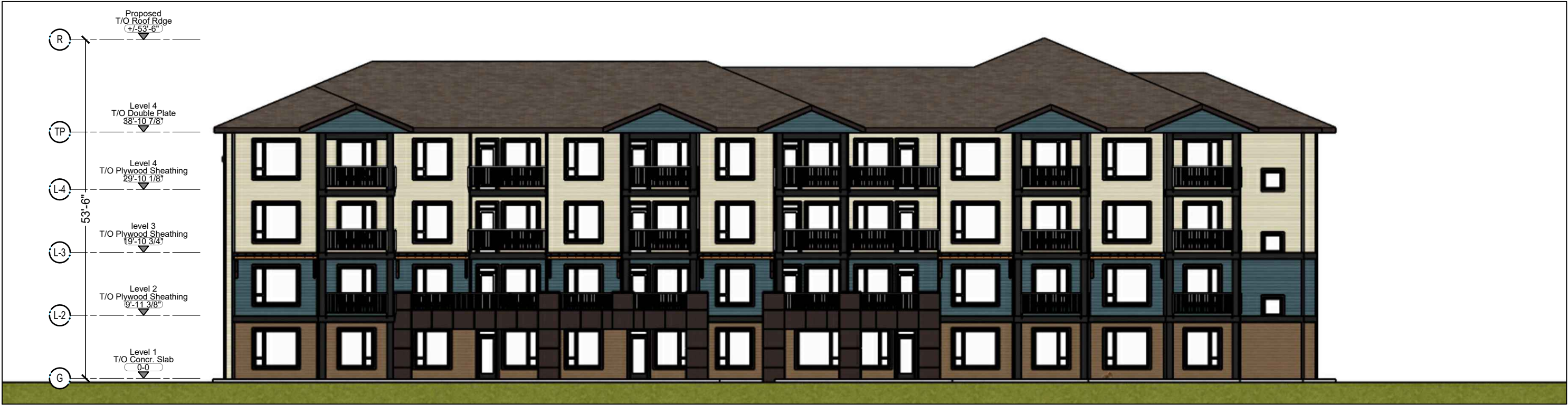
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



Looking northwest from southern property line

Looking northeast from southern property line



Looking southwest from Shaw Road

Looking southeast FROM O'Shea Road



Looking northeast from southern property line



Looking southeast from O'Shea Road



Looking northwest from southern courtyard



Looking southwest view from O'Shea Road