

1 **SITE PLAN**
1 : 400

Project North

True North

UNIT MIX - APARTMENT BUILDING 1

DATA	units per floor	1 BED apx. 509 - 589 ft²	2 BED apx. 715 - 879 ft²	2 BED + D apx. 933 - 1013 ft²	3 BED apx. 971 - 1061 ft²
L1	12	5	5	1	1
L2	27	11	13	1	2
L3	27	11	13	1	2
L4	27	11	13	1	2
L5	27	11	13	1	2
L6	27	11	13	1	2
L7	14	6	5	1	2
L8	-	-	-	-	-
TOTAL =	161 UNITS	66 (40.99%)	75 (46.6%)	7 (4.3%)	13 (8.07%)

UNIT MIX - APARTMENT BUILDING 2

DATA	units per floor	1 BED apx. 516 - 579 ft²	2 BED apx. 615 - 889 ft²	3 BED apx. 896 - 1256 ft²
L1	7	2	3	2
L2	16	5	9	2
L3	16	5	9	2
L4	16	5	9	2
L5	15	4	9	2
L6	15	4	9	2
TOTAL =	85 UNITS	25 (29.41%)	48 (56.47%)	12 (14.12%)

AMENITY SUMMARY

DATA	REQUIRED	PROVIDED
TOTAL AMENITY (B1, B2 + CLUBHOUSE) (m²)	-- (m²)	3,181 m² (34,273 ft²)
INDOOR AMENITY		804 m² (8,655 ft²)
PRIVATE BALCONY AMENITY		690 m² (7,459 ft²)
OUTDOOR AMENITY		1,687 m² (18,159ft²)
AMENITY PER UNIT (m²)	-- (m²)	12.93 m² (139.32 ft²)

SITE LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- ENTRANCE / EXIT
- LB LIGHTED BOLLARD
- DC DROPPED CURB
- PAINTED DIRECTIONAL ARROW ON ASPHALT PAVEMENT SURFACE
- FH FIRE HYDRANT
- FIRE DEPT. CONNECTION
- AD AREA DRAIN. REFER TO CIVIL
- CB CATCH BASIN
- MH MANHOLE

SITE DATA (CONCEPT 1 - CREEK REALIGNMENT)

5205 King St, Beamsville, Ontario

DATA	REQUIRED	PROVIDED
ZONING	ZONING - XX	
ORIGINAL LOT AREA (m²)	-- (m²)	16,047.5 (m²)
AREA DEDICATED TO CREEK (m²)	-- (m²)	2,139.4 (m²)
FINAL LOT AREA (m²)	-- (m²)	13,908 (m²)
SETBACKS: FRONT YARD (m)	3.0 (m)	3.0 (m)
SETBACKS: INTERIOR SIDE YARD (m)	4.5 (m)	6.0 (m)
SETBACKS: EXTERIOR SIDE YARD (m)	-- (m)	9.3 (m)
SETBACKS: REAR YARD (m)	7.5 (m)	7.5 (m)
TOTAL UNITS		246

BUILDING DATA - APARTMENT 1

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	-- (units)	161 (units)
BUILDING AREA (m²)	-- (m²)	2,148 m² (23,120 ft²)
*GROSS FLOOR AREA (m²)	-- (m²)	13,795 m² (148,489 ft²)
U/G FLOOR AREA (m²)	--	4,187 m² (45,069 ft²)
GROSS CONSTRUCTION AREA (m²)	--	17,747 m² (191,025 ft²)
NUMBER OF STOREYS	--	7 + ROOF AMENITY
BUILDING HEIGHT (m)	-- (m) MAX.	25.54 (m) *(from Finished Grade (109.66))*
COMMERCIAL/RETAIL AREA (m²)	-- (m²)	675 m² (7,264 ft²)
AMENITY AREA (m²)	= 10m² for each unit = 1,610 m²	886 m² (9,536 ft²)
INDOOR AMENITY *(common)*		177 m² (1,906 ft²)
PRIVATE AMENITY *(balconies)*		427 m² (4,625 ft²)
ROOFTOP AMENITY *(outdoor)*		279 m² (3,005 ft²)

*GROSS FLOOR AREA (m²) excludes parking, includes common spaces, circulation, services & garbage rooms in P1
Finished Grade calculated as average grade

BUILDING DATA - APARTMENT 2

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	-- (units)	85 (units)
BUILDING AREA (m²)	-- (m²)	1,195 m² (12,863 ft²)
*GROSS FLOOR AREA (m²)	-- (m²)	7,472 m² (80,429 ft²)
U/G FLOOR AREA (m²)	--	2,028 m² (21,825 ft²)
GROSS CONSTRUCTION AREA (m²)	--	9,510 m² (102,370 ft²)
NUMBER OF STOREYS	--	6 + ROOF AMENITY
BUILDING HEIGHT (m)	-- (m) MAX.	22.34 m *(from Finished Grade (109.66))*
COMMERCIAL/RETAIL AREA (m²)	-- (m²)	396 m² (4,267 ft²)
COMMERCIAL OUTDOOR AMENITY (m²) *(not included in overall amenity)*	-- (m²)	71 m² (763 ft²)
AMENITY AREA (m²)	= 10m² for each unit = 850 m²	644 m² (6,934 ft²)
INDOOR AMENITY *(common)*		86 m² (926 ft²)
PRIVATE AMENITY *(balconies)*		263 m² (2,834 ft²)
ROOFTOP AMENITY *(outdoor)*		295 m² (3,175 ft²)

*GROSS FLOOR AREA (m²) excludes parking, includes common spaces, circulation, services & garbage rooms in P1

BUILDING DATA - CLUBHOUSE

DATA	REQUIRED	PROVIDED
BUILDING AREA (total m²)	-- (m²)	266.2 m² (2,865 ft²)
GROSS FLOOR AREA (m²)	-- (m²)	804.5 m² (8,660 ft²)
P1		272.1 m² (2,929 ft²)
L1		266.2 m² (2,865 ft²)
L2		266.2 m² (2,665 ft²)
TOTAL CONSTRUCTION AREA (m²)		804.5 m² (8,660 ft²)
NUMBER OF STOREYS	--	2
BUILDING HEIGHT (m)	-- (m) MAX.	9.44 m *(from Finished Grade (109.66))*
AMENITY AREA (m²)	--	1,654 m² (17,803 ft²)
INDOOR AMENITY		541 m² (5,823 ft²)
OUTDOOR AMENITY		1,113 m² (11,979 ft²)

LOT COVERAGE

DATA	REQUIRED	PROVIDED
LOT COVERAGE (%)	-- (%)	27 (%)
LOT COVERAGE (m²)	-- (m²)	3,754 m² (40,421ft²)
LANDSCAPED OPEN SPACE (%)		4,339.9 m² (31.2%)

VEHICLE PARKING DATA

DATA	REQUIRED	PROVIDED
TOTAL PARKING BY LOCATION		
SURFACE - BUILDING 1		106
U/G - BUILDING 1		123
-		-
SURFACE - BUILDING 2		36
U/G - BUILDING 2		45
TOTAL		**310**
RESIDENTIAL PARKING APT. BUILDING 1&2	1.0 / unit = 246	246 (1/ unit)
BARRIER FREE PARKING	2% + 2 (for 201 - 1000 stalls) = 9	9 (included in overall) TYPE A - 4 TYPE B - 5
VISITOR PARKING	1 / 10 units = 25	25
COMMERCIAL PARKING	1.0 / 30m² retail 1072 / 30 = 35	39
	TOTAL	**310**

BICYCLE PARKING DATA

DATA	REQUIRED	PROVIDED
RESIDENTIAL BICYCLE PARKING	0.25 / 246 units = 62	30 indoor vertical racks (P1) 32 surface bike spots
COMMERCIAL BICYCLE PARKING	1 / 200m² retail 1072 / 200 = 6	6 surface bike spots
	TOTAL	68

5205 KING ST, BEAMSVILLE

SITE PLAN - CONCEPT

22043
2024-12-16
ISSUED FOR REZONING

SRM↗ architects+ urban×designers

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