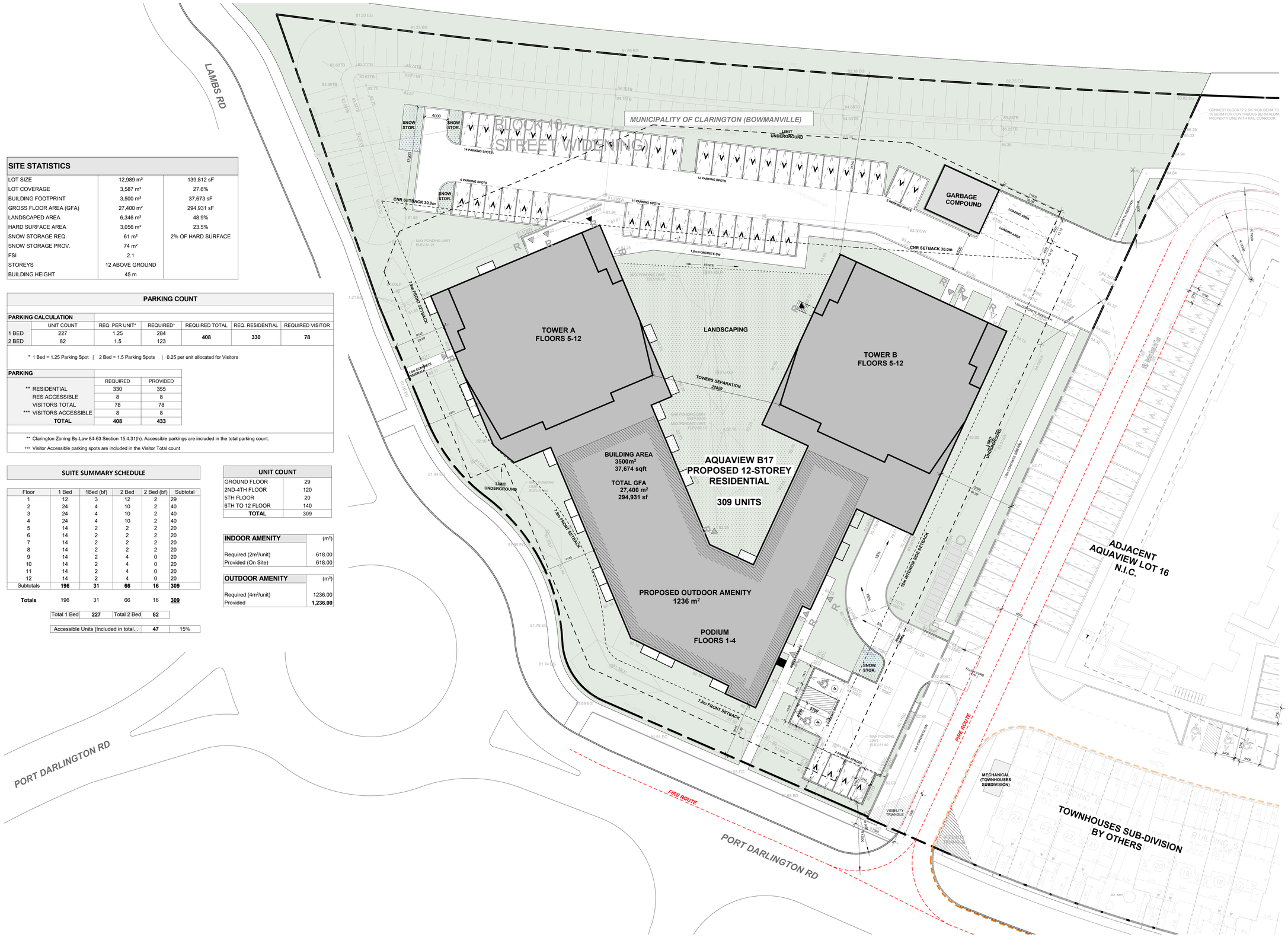


SITE STATISTICS

LOT SIZE	12,989 m²	139,812 sF
LOT COVERAGE	3,587 m²	27.6%
BUILDING FOOTPRINT	3,500 m²	37,673 sF
GROSS FLOOR AREA (GFA)	27,400 m²	294,931 sF
LANDSCAPED AREA	6,346 m²	48.9%
HARD SURFACE AREA	3,056 m²	23.5%
SNOW STORAGE REQ.	61 m²	2% OF HARD SURFACE
SNOW STORAGE PROV.	74 m²	
FSI	2.1	
STOREYS	12 ABOVE GROUND	
BUILDING HEIGHT	45 m	

PARKING COUNT

PARKING CALCULATION

	UNIT COUNT	REQ. PER UNIT*	REQUIRED*	REQUIRED TOTAL	REQ. RESIDENTIAL	REQUIRED VISITOR
1 BED	227	1.25	284	**408**	**330**	**78**
2 BED	82	1.5	123			

* 1 Bed = 1.25 Parking Spot | 2 Bed = 1.5 Parking Spots | 0.25 per unit allocated for Visitors

PARKING

	REQUIRED	PROVIDED
** RESIDENTIAL	330	355
RES ACCESSIBLE	8	8
VISITORS TOTAL	78	78
*** VISITORS ACCESSIBLE	8	8
TOTAL	**408**	**433**

** Clarington Zoning By-Law 84-63 Section 15.4.31(h). Accessible parkings are included in the total parking count.

*** Visitor Accessible parking spots are included in the Visitor Total count

SUITE SUMMARY SCHEDULE

Floor	1 Bed	1Bed (bf)	2 Bed	2 Bed (bf)	Subtotal
1	12	3	12	2	29
2	24	4	10	2	40
3	24	4	10	2	40
4	24	4	10	2	40
5	14	2	2	2	20
6	14	2	2	2	20
7	14	2	2	2	20
8	14	2	2	2	20
9	14	2	4	0	20
10	14	2	4	0	20
11	14	2	4	0	20
12	14	2	4	0	20
Subtotals	**196**	**31**	**66**	**16**	**309**
Totals	196	31	66	16	**309**

Total 1 Bed	**227**	Total 2 Bed	**82**

Accessible Units (Included in total...	**47**	15%

UNIT COUNT

GROUND FLOOR	29
2ND-4TH FLOOR	120
5TH FLOOR	20
6TH TO 12 FLOOR	140
TOTAL	309

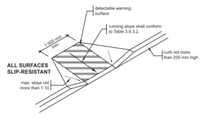
INDOOR AMENITY	(m²)
Required (2m²/unit)	618.00
Provided (On Site)	618.00

OUTDOOR AMENITY	(m²)
Required (4m²/unit)	1236.00
Provided	**1,236.00**

BUILDING ENTRANCES

- RESIDENTIAL
- RESIDENTIAL BARRIER-FREE
- OVERHEAD DOOR

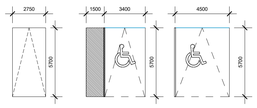
TYPICAL CURB CUT DETAIL



3.8.3.2. Exterior Walks
Figure 10-18A Where a difference of not more than 200 mm occurs, a curb ramp is permitted to be used that is not less than 1 500 mm wide with a slope conforming to Table 3.8.3.2.

PARKING ASSIGNMENT

V VISITOR PARKING SPACE



NO.	ISSUANCE	DATE
1	ISSUED FOR ZONING REVIEW	2025.02.27

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DO NOT USE THIS DRAWING FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT.

NORTH STAMP

BOWMANVILLE LAKEBREEZE RESIDENCE LTD

AQUAVIEW B17 CONDO

CLARINGTON, ON

SITE PLAN

SCALE	As indicated	PROJECT NUMBER
DATE	4/1/2025 2:46:33 PM	202434
DRAWN	QG	
CHECKED	RTZ	

SHEET A.01 REVISION

RICHARD ZIEGLER ARCHITECT INC.
39 POLSON STREET TORONTO, ONTARIO M5A 1A4
T: 416 461 1494 or 1 800 413 7992 F: 866 895 1488
www.rzarchitect.com E: mail@rzarchitect.com

FILE NAME: C:\Users\Mv. Green\Documents\202434 - Aquaview B17 - R22 CENTRAL_2025_rzagpinc.rvt
PLOT DATE: 4/1/2025 2:46:33 PM