

SITE CONTEXT MAP

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

FOR INFORMATION EXCHANGE
4/9/2025 11:46:35 AM

SITE STATISTICS - CONDOMINIUM SUBDIVISION

Zone (R4-31) *Conforming with Municipality of Clarington Zoning By-Law 84-73 15.4.31 urban Residential Exceptions (R4-31) Zone

GENERAL STATISTICS					REQUIRED	PROVIDED
Site Area	17,118 m²	184,254 ft²	1.71 ha	DENSITY		
Total Hardscape Area	7,863 m²			*A East - 123 Units*		
Total Landscape Area	6,202 m²	36.2%		*A West - 116 units*		
Snow Storage Required	157.3 m²	(2 % OF HARD-SURFACED AREA)		***239 Total units***	120 units per ha. (max)	140
Snow Storage Provided	419.4 m²					
Lot Coverage	3,053 m²	32,865 ft²			8 Storeys (max)	6 & 7 Storeys
Lot Coverage (%)	17.8%			SETBACKS (Condominium)		
No. of storeys above grade	6 (A East), 7 (A West)			Front	7.5 m	10.4 m
No. of storeys below grade	1			Interior (West)	12 m	23.8 m
Gross Building Floor Area	19,099 m²	205,581 ft²		Interior (East)	12 m	13.3 m
Gross Residential Floor Area	16,659 m²	179,317 ft²		Rear	12 m	30.3 m
Average Unit Size	69.70 m²	750.28 ft²		CNR	30 m	30.3 m

Floor Areas by Building	Floor	GFA (m²)	GFA (ft²)	1Bed	1Bed (BF)	2Bed	2Bed (BF)	Subtotal	Common (m²)	Common (ft²)	RES m²	RES ft²
Building A - East Tower												
	1	1,509.80	16,251.35	9	2	2	3	16	322.06	3,466.62	1,187.74	12,784.73
	2	1,545.84	16,639.28	13	2	4	2	21	145.04	1,561.20	1,400.80	15,078.09
	3	1,545.84	16,639.28	13	2	4	2	21	145.04	1,561.20	1,400.80	15,078.09
	4	1,545.84	16,639.28	13	2	4	2	21	145.04	1,561.20	1,400.80	15,078.09
	5	1,545.84	16,639.28	10	2	6	2	20	145.04	1,561.20	1,400.80	15,078.09
	6	1,505.42	16,204.21	8	2	5	2	17	145.06	1,561.41	1,360.36	14,642.79
	Roof	117.77	1,267.67						117.77	1,267.67	0.00	0.00
Subtotal		**9,316.35**	**100,280.36**	**66**	**12**	**25**	**13**	**116**	**1,165.05**	**12,540.49**	**8,151.30**	**87,739.86**
Building A - West Tower												
	1	1,374.04	14,790.04	7	2	2	3	14	320.78	3,452.85	1,053.26	11,337.20
	2	1,402.13	15,092.40	11	2	4	2	19	135.13	1,454.53	1,267.00	13,637.87
	3	1,402.13	15,092.40	11	2	4	2	19	135.13	1,454.53	1,267.00	13,637.87
	4	1,402.13	15,092.40	11	2	4	2	19	135.13	1,454.53	1,267.00	13,637.87
	5	1,402.13	15,092.40	11	2	4	2	19	135.13	1,454.53	1,267.00	13,637.87
	6	1,364.61	14,688.54	8	2	6	2	18	135.05	1,453.67	1,229.56	13,234.87
	7	1,292.06	13,907.62	6	2	5	2	15	135.09	1,454.10	1,156.97	12,453.52
	Roof	143.55	1,545.16						143.55	1,545.16	0.00	0.00
Subtotal		**9,782.78**	**105,300.97**	**65**	**14**	**29**	**15**	**123**	**1,274.99**	**13,723.88**	**8,507.79**	**91,577.09**
Totals		**19,099.13**	**205,581.32**	131	26	54	28	**239**	**2,440.04**	**26,264.37**	**16,659.09**	**179,316.95**

Total 1 Bed	**157**	Total 2 Bed	**82**

Accessible Units (Included in total count)	**54**	23%

INDOOR AMENITY - EAST TOWER	(m²)
Required (2m²/unit)	232.00
Provided	**307.00**

OUTDOOR AMENITY*	(m²)
Required (4m²/unit)	956.00
Provided	1364.00

INDOOR AMENITY - WEST TOWER	(m²)
Required (2m²/unit)	246.00
Provided	**307.00**

SITE STATISTICS - TOWNHOUSES SUBDIVISION

GENERAL STATISTICS			
Site Area	5,352 m²	57,606 ft²	0.535 ha
Total Hardscape Area	1,866 m²		
Total Landscape Area	1,582 m²	29.6%	
Snow Storage Required	37.3 m²	(2 % OF HARD-SURFACED AREA)	
Snow Storage Provided	40.5 m²		
Lot Coverage (Townhouses)	1,904 m²	20,495 ft²	
Lot Coverage (%)	35.6%		
No. of units	24		
Density	45 units per ha		

	BUILDING AREAS	BLOCKS AREA	BLD. COVERAGE	LANDSCAPED
BLOCK 1	312.8 m²	1,164.7 m²	26.9%	40.4%
BLOCK 2	315.3 m²	787.3 m²	40.1%	24.5%
BLOCK 3	312.5 m²	787.1 m²	39.7%	24.3%
BLOCK 4	315.3 m²	784.5 m²	40.2%	23.9%
BLOCK 5	312.5 m²	787.7 m²	39.7%	24.4%
BLOCK 6	314.9 m²	1,040.7 m²	32.2%	33.4%
MECH RM	20.7 m²	-		
	1,904.08 m²	**5,351.95 m²**		

SITE STATISTICS - CONDO + TOWNHOUSES COMBINED

GENERAL STATISTICS			
Site Area	22,497 m²	242,156 ft²	2.25 ha
Total Hardscape Area	9,729 m²		
Total Landscape Area	7,784 m²	34.6%	
Snow Storage Required	194.6 m²	(2% OF HARD-SURFACED AREA)	
Snow Storage Provided	459.9 m²		
Lot Coverage	4,957 m²	53,361 ft²	
Lot Coverage (%)	22.0%		
No. of units	263		
Density	117 Units per ha		

PARKING STATS

CONDOMINIUM PARKING CALCULATION	UNIT COUNT	REQ. PER UNIT*	REQUIRED*	REQUIRED TOTAL	REQUIRED VISITOR
1 BED	157	1.25	196	**319**	**60**
2 BED	82	1.5	123		

* 1 Bed = 1 + 0.25 Visitors | 2 Bed = 1.25 + 0.25 Visitors

CONDOMINIUM PARKING	REQUIRED*	PROVIDED		
TOTAL	**0**	**138 (Surface)**	**211 (Level P1)**	**355**
RESIDENTIAL	259	82 (Surface)	211 (Level P1)	**293**
** RES ACCESSIBLE	8	0 (Surface)	8 (Level P1)	**8**
VISITORS	60	54 + 6 BF (Surface)	-	**60**

* 1 Bed = 1 + 0.25 Visitors | 2 Bed = 1.25 + 0.25 Visitors

** Clarington Zoning By-Law 84-63 Section 3.16 (b)(ii). Accessible parkings are included in the residential parking count.

TOWNHOUSES PARKING	REQUIRED*	PROVIDED
* RESIDENTIAL	48	48
** VISITORS TOTAL	6	6
*** VISITORS ACCESSIBLE	1	1

* 2 per Dwelling Unit

** 0.25 per Dwelling unit. 10% of which are to be accessible parking spaces

*** Clarington Zoning By-Law 84-63 Section 3.16 (b)(ii). Accessible Visitor parkings are included in the total visitor parking...

NO.	ISSUANCE	DATE
6	ISSUED FOR ZONING REVIEW	2024.11.11
5	ISSUED FOR DISCUSSION	2024.07.23
4	RE-ISSUED FOR SITE PLAN APPROVAL	2023.12.11
3	RE-ISSUED FOR SITE PLAN APPROVAL	2022.12.01
2	RE-ISSUED FOR SITE PLAN APPROVAL	2022.03.21
1	ISSUED FOR SITE PLAN APPROVAL	2020.06.25

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 APARTMENTS

CLARINGTON, ON

SITE STATISTICS AND CONTEXT MAP

SCALE		PROJECT NUMBER
DATE	4/9/2025 11:46:35 AM	202156
DRAWN	SO	
CHECKED	REZ	

SHEET A.001 REVISION

FILE NAME: C:\Users\Ric Green\Documents\202156 - SITEPLAN Central_NEW R24_sogplanv1
PLOT DATE: 4/9/2025 11:46:35 AM



TYPICAL PARKING SPACE

BARRIER FREE PARKING SPACE

- PEDESTRIAN ENTRANCE / EXIT
- RESIDENTIAL ENTRANCE (BF)
- VEHICULAR ENTRANCE / EXIT
- SNOW STORAGE AREAS 2% OF PAVED AREAS

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

NO.	ISSUANCE	DATE

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 APARTMENTS

CLARINGTON, ON

SITE PLAN

SCALE	As indicated	PROJECT NUMBER
DATE	4/9/2025 11:46:51 AM	202156
DRAWN	AM	
CHECKED	REZ	

SHEET A.100

REVISION

FILE NAME: C:\Users\Ari_Green\Documents\202156 - SITEPLAN Central_HEVF 824_sogglamv.rvt
PLOT DATE: 4/9/2025 11:46:51 AM