



125 PIRIE DR RETIREMENT HOME & SENIORS' RESIDENCE

Fieldgate Properties Limited
125 Pirie Drive, Dundas, Ontario

DRAWING LIST		Issue#1 (Dec 21, 2020)	Issue#2 (Add Date)	Issue#3 (Add Date)	Issue#4 (Add Date)	Issue#5 (Add Date)
Sheet Number	Sheet Name					

11 Rezoning

A0	dA0.0	Cover Sheet				
A1	dA1.1	Site Plan				
A2	dA2.1	Floor Plan Level 1 - RETIREMENT HOME & SENIOR'S APARTMENT				
	dA2.2	Floor Plan Level 2 - RETIREMENT HOME & SENIOR'S APARTMENT				
	dA2.3	Floor Plan Level 3 - RETIREMENT HOME & SENIOR'S APARTMENT				
	dA2.4	Floor Plan Level 4 - RETIREMENT HOME & SENIOR'S APARTMENT				
	dA2.5	Roof Top Level Floor Plan - RETIREMENT HOME & SENIOR'S APARTMENT				
	dA2.6	Floor Plan Level 1 - Bungalow Townhouses				
A4	dA4.1	Elevations				
	dA4.2	Elevations				
A5	dA5.1	Sections				
A6	dA6.1	Perspectives - Apartment Building				
	dA6.2	Perspectives - Townhouse Blocks				
A7	dA7.1	Shadow Studies - March 21st				
	dA7.2	Shadow Studies - June 21st				
	dA7.3	Shadow Studies - June 21st				
	dA7.4	Shadow Studies - September 21st				

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01	Rezoning	DEC 21, 2020
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Drawing Title:

Cover Sheet

Project:

Fieldgate Properties Limited

125 PIRIE DR

125 Pirie Dr, Dundas, Ontario

Scale:

Drawn by:

Author

Checked by:

Checker

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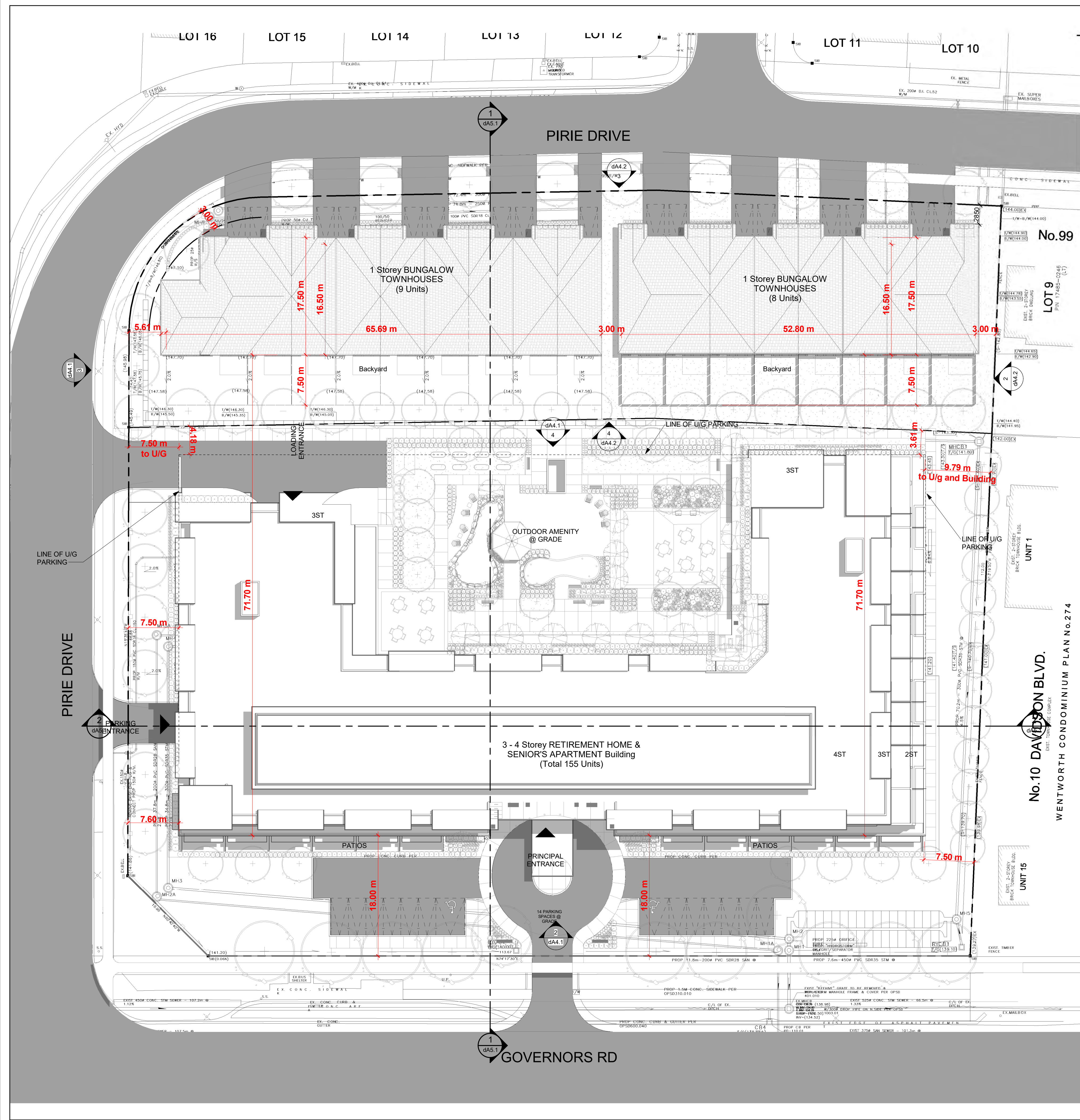
19081

Date:

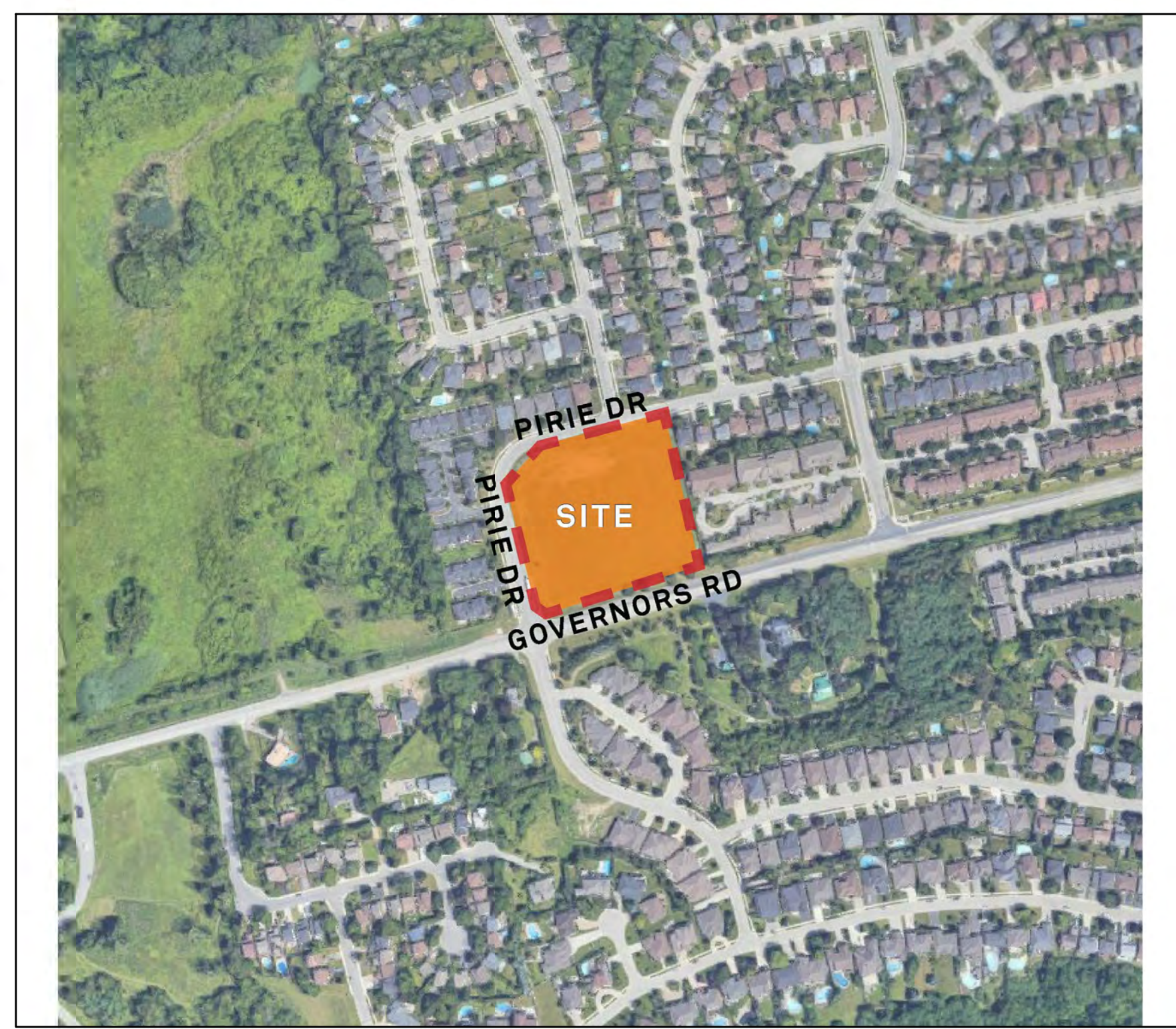
12/21/20

Drawing No.:

dA0.0



Site Plan 3
Scale: 1 : 300
NTS dA1.1



Context Plan 1
NTS dA1.1

125 PIRIE DR RETIREMENT HOME DEVELOPMENT DUNDAS, ON

December 23, 2020 Project No. 19-081

1.0 SITE INFORMATION				
1.1	Total Site Area	sqm	sq ft	acres
	Gross Lot Area	14,351.0	154,473	3.54
	hectres			1.43
2.0 GFA				
2.1 Proposed GFA for RETIREMENT HOME AND SENIORS APARTMENT BLDG.				
Levels	floors	sq. m.	sq. m.	sq. ft.
Level 1	1 x	2282	2282	24563
Level 2	1 x	3976	3976	42797
Level 3	1 x	3807	3807	40978
Level 4	1 x	3622	3622	38987
Level Rooftop	1 x	1025	1025	11033
Total Proposed Residential GFA for RETIREMENT HOME AND SENIORS APARTMENT BLDG.			14,712	158,358
2.2 Proposed GFA for SENIORS TOWNHOMES				
Level 1 - Townhome	1 x	1950	1950	20990
Total Proposed Residential GFA for SENIORS TOWNHOMES			1,950	20,990
2.3 Proposed TOTAL GFA				
Total Proposed Residential GFA			16,662	179,348
2.4 FSI				
Total Proposed GFA(m ²)		Site Area (m ²)		FSI
16,662		14,351.0		1.16
3.0 Unit Count				
3.1 RETIREMENT HOME				
Level	floors	1BED	2BED	units/floor
Level 1	1 x	8		8
Level 2	1 x	16	4	20
Level 3	1 x	19	4	23
Level 4	1 x	15	5	20
Number of Units in RETIREMENT HOME AREA		58	13	71
3.2 SENIORS APARTMENT				
Level	floors	1BED	2BED	units/floor
Level 1	1 x	5	1	6
Level 2	1 x	22	1	23
Level 3	1 x	23	4	27
Level 4	1 x	24	4	28
Number of Units in SENIORS APARTMENT AREA		74	10	84
3.3 SENIORS TOWNHOMES				
Number of Units in SENIORS TOWNHOMES		17		
3.4 TOTAL NUMBER OF UNITS				
TOTAL Number of Units		172		
5.0 Parking				
5.1 Parking Required - Including Accessible Spaces		No. of Units		
Retirement Home	0.50 /Unit	71		36
Seniors apartment Residents	1.00 /Unit	84		84
Seniors apartment Visitors	0.15 /Unit	84		13
Townhouse Units	2.00 /Unit	17		34
Total Parking Required		166		
5.2 Parking Provided - Including Accessible Spaces				
L1				133
L1 - Townhomes				34
Total Parking Provided		167		

Project Statistics 2
NTS dA1.1

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Site Plan

Project:
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125 Pirie Dr, Dundas, Ontario

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Author

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19081 Project No.:

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**Floor Plan Level 1 -
 RETIREMENT HOME &
 SENIOR'S APARTMENT**

Project:
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125 PIRIE DR

125 Pirie Dr, Dundas, Ontario

Scale:
 1 : 200

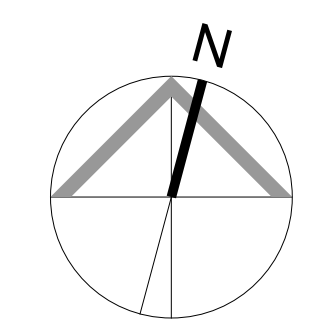
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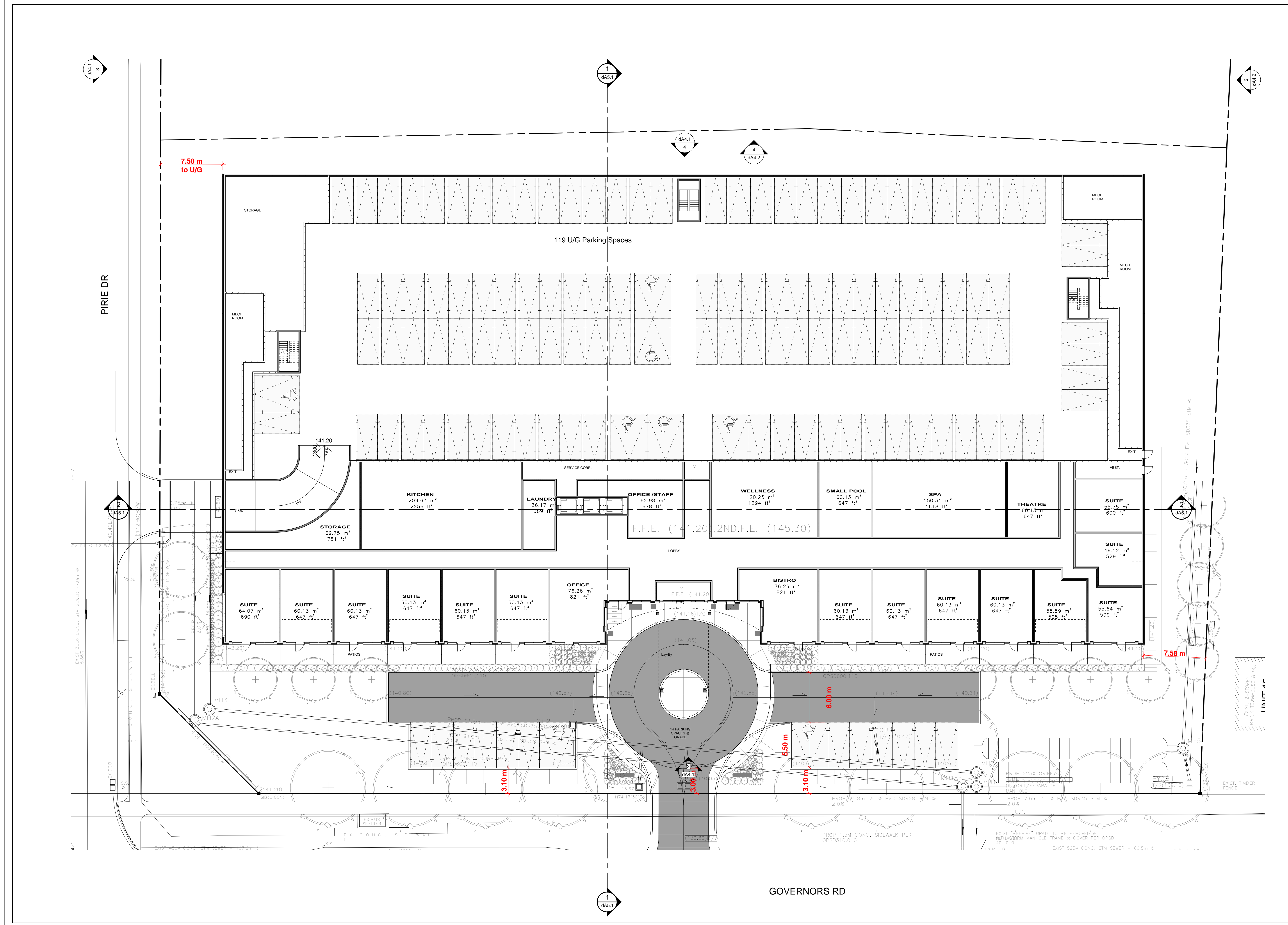
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Date:
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dA2.1



Floor Plan Level 1 - RETIREMENT HOME & SENIOR'S APARTMENT
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Floor Plan Level 2 - RETIREMENT HOME & SENIOR'S APARTMENT

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Scale: 1 : 200

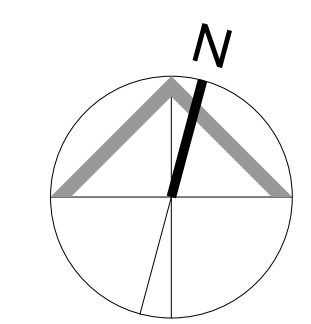
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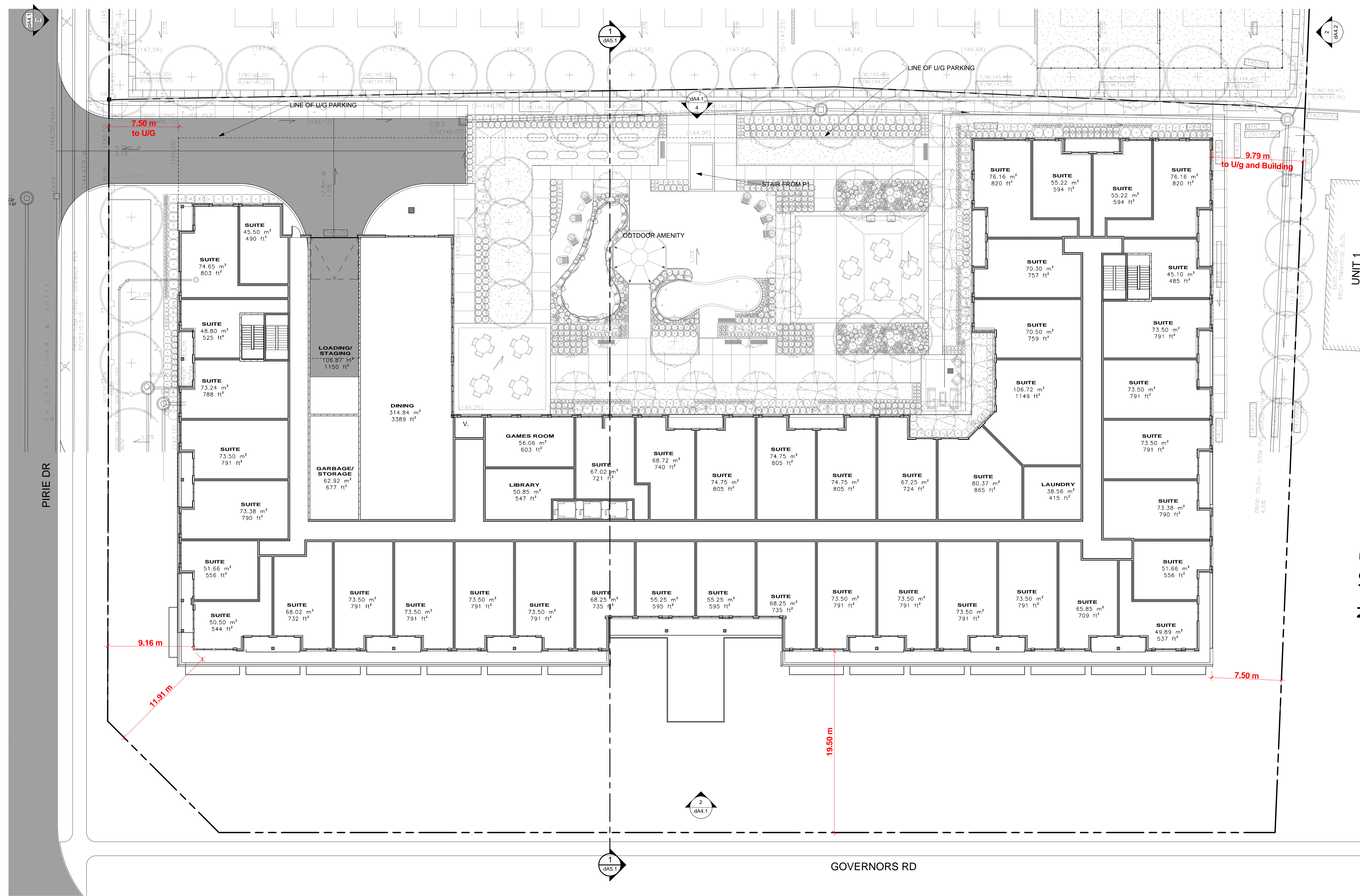
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dA2.2



Floor Plan Level 2 - RETIREMENT HOME & SENIOR'S APARTMENT

Scale: 1 : 200

1
 dA2.2

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**Floor Plan Level 3 -
 RETIREMENT HOME &
 SENIOR'S APARTMENT**

Project:
 Fieldgate Properties Limited

125 PIRIE DR

125 Pirie Dr, Dundas, Ontario

Scale: 1 : 200

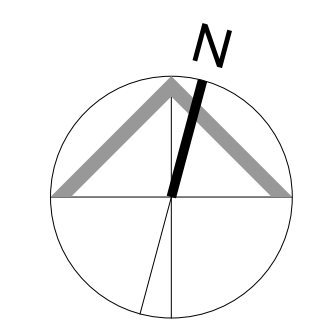
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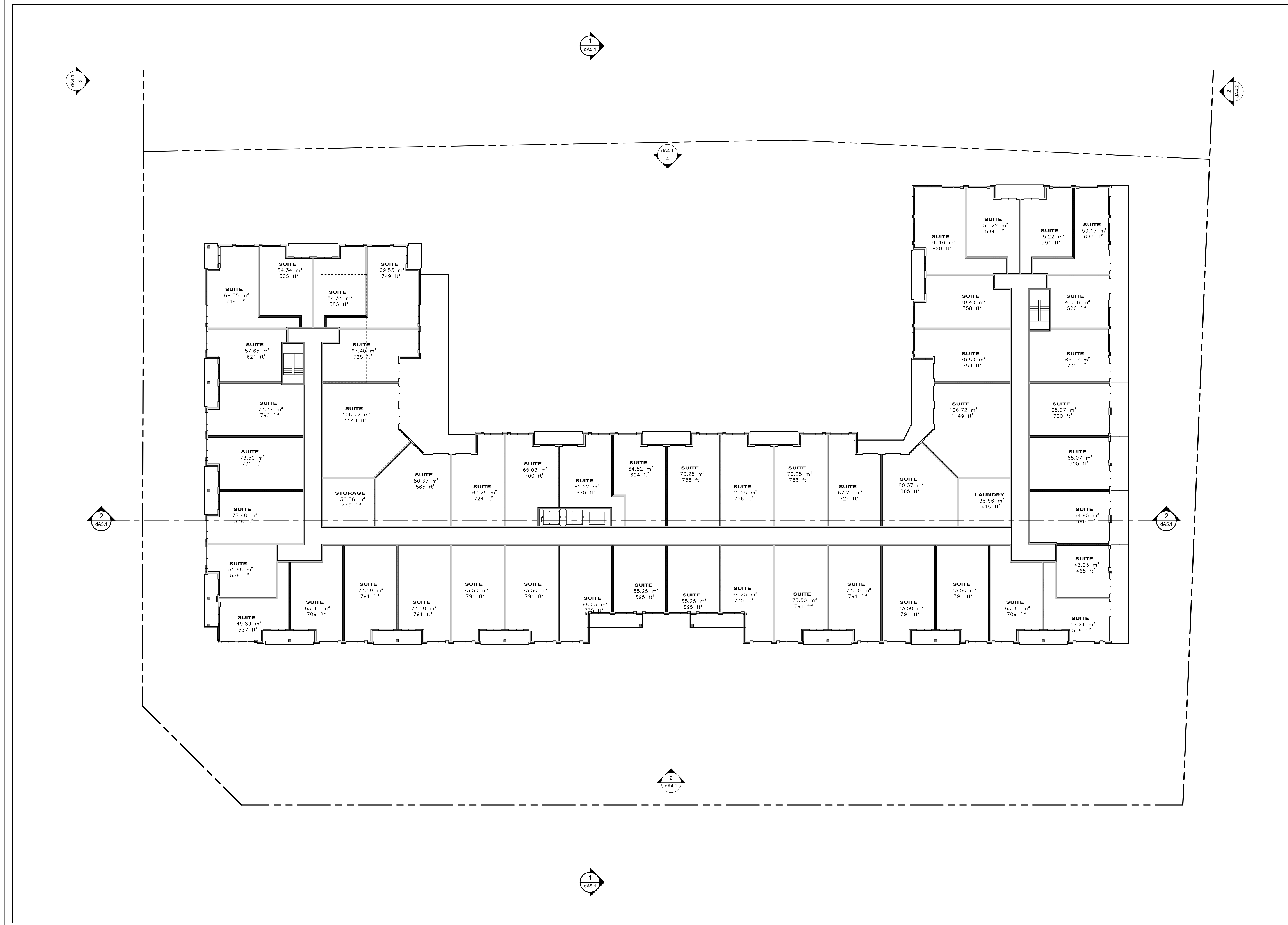
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Drawing No.:



dA2.3



Floor Plan Level 3
 Scale: 1 : 200

1
 dA2.3

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**Floor Plan Level 4 -
 RETIREMENT HOME &
 SENIOR'S APARTMENT**

Project:
 Fieldgate Properties Limited

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125 Pirie Dr, Dundas, Ontario

Scale: 1 : 200

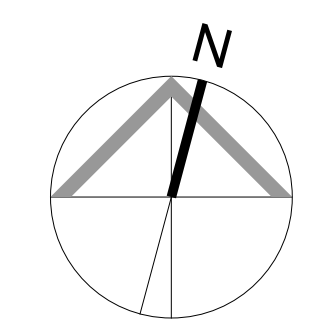
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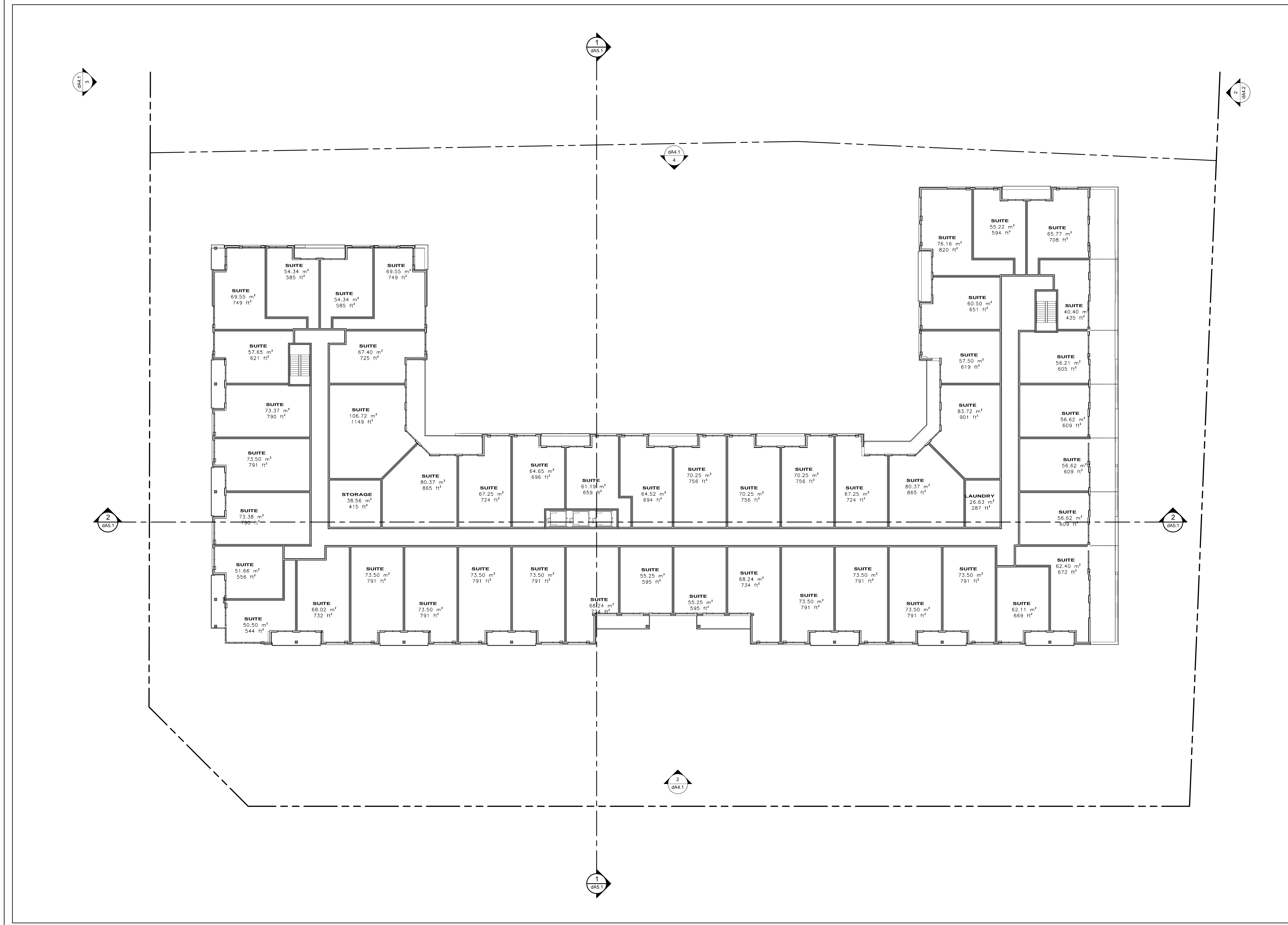
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12/21/20 Date:

Drawing No.:



dA2.4



Floor Plan Level 4 **1**
 Scale: 1 : 200 **dA2.4**

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**RoofTop Level Floor Plan -
 RETIREMENT HOME &
 SENIOR'S APARTMENT**

Project:
 Fieldgate Properties Limited

125 PIRIE DR

125 Pirie Dr, Dundas, Ontario

Scale: 1 : 200

Author

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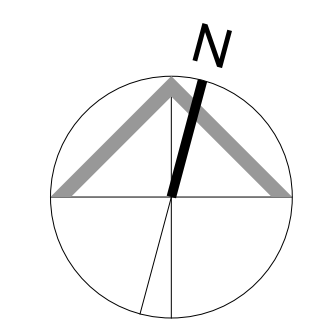
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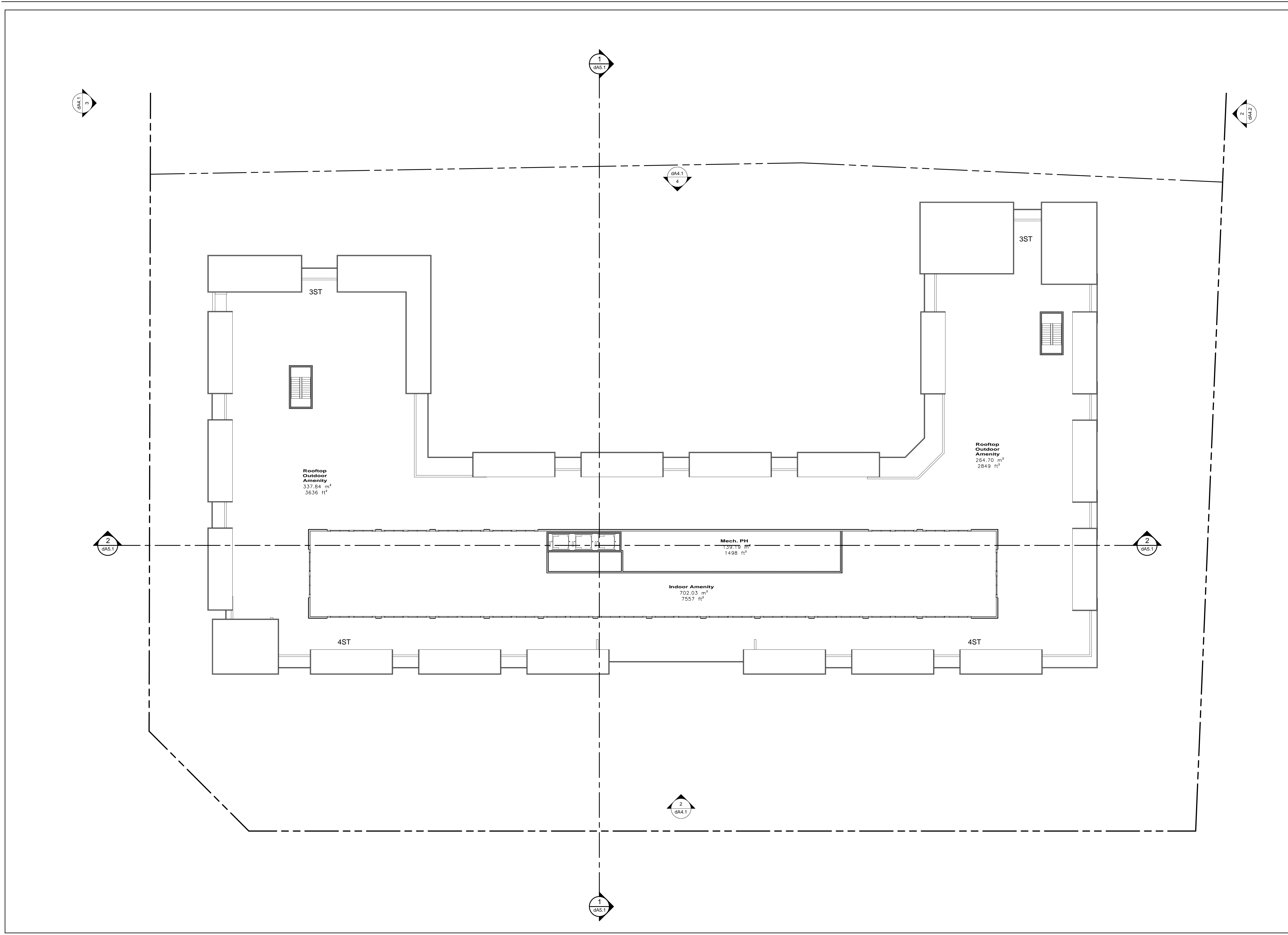
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Drawing No.:



dA2.5



RoofTop Level Floor Plan 1
 Scale: 1 : 200 dA2.5

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Drawing Title:

**Floor Plan Level 1 -
 Bunglow Townhouses**

Project:
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125 PIRIE DR

125 Pirie Dr, Dundas, Ontario

Scale: 1 : 200

Drawn by:

Author

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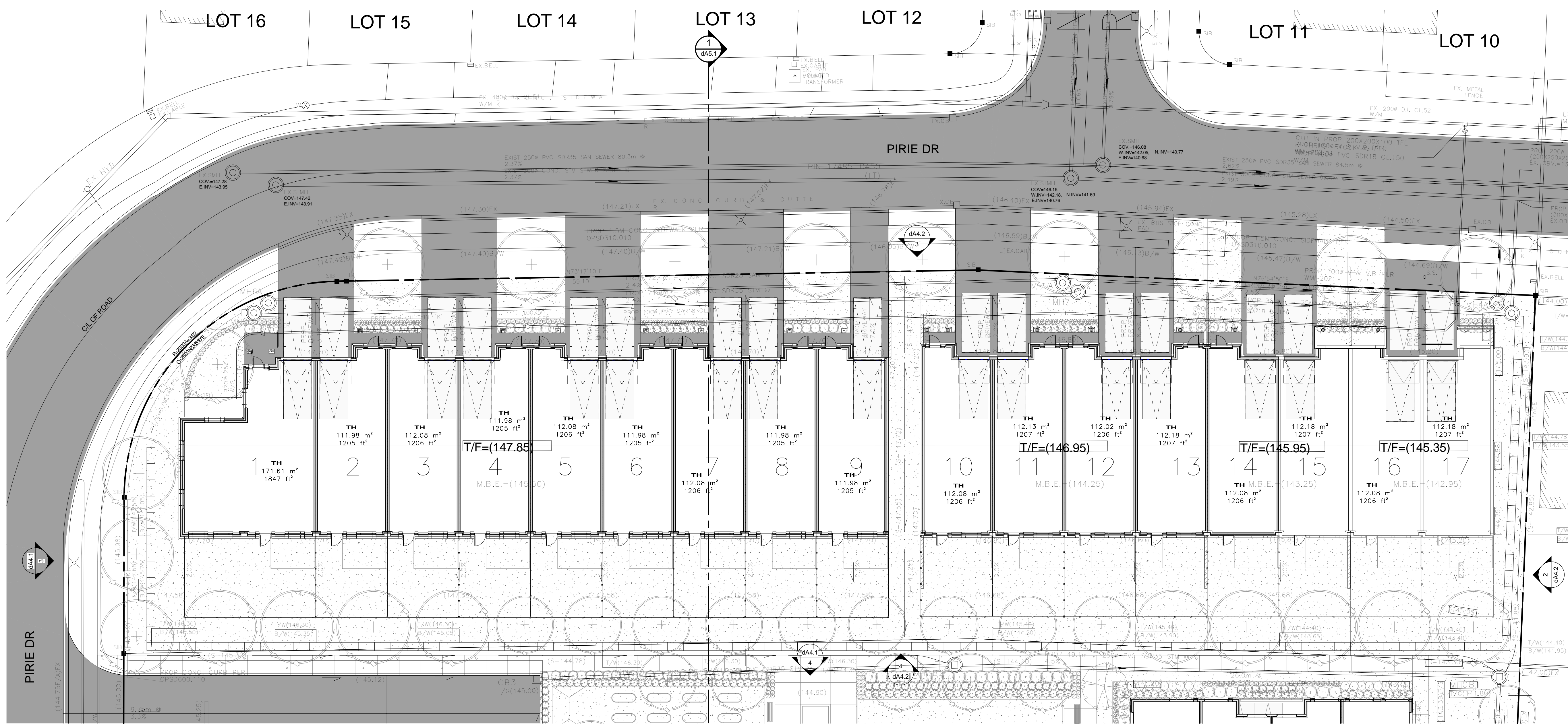
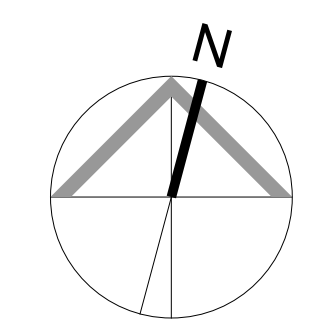
19081

Date:

12/21/20

Drawing No.:

dA2.6



Floor Plan Level 1 - Townhouses 1
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EXTERIOR FINISH LEGEND

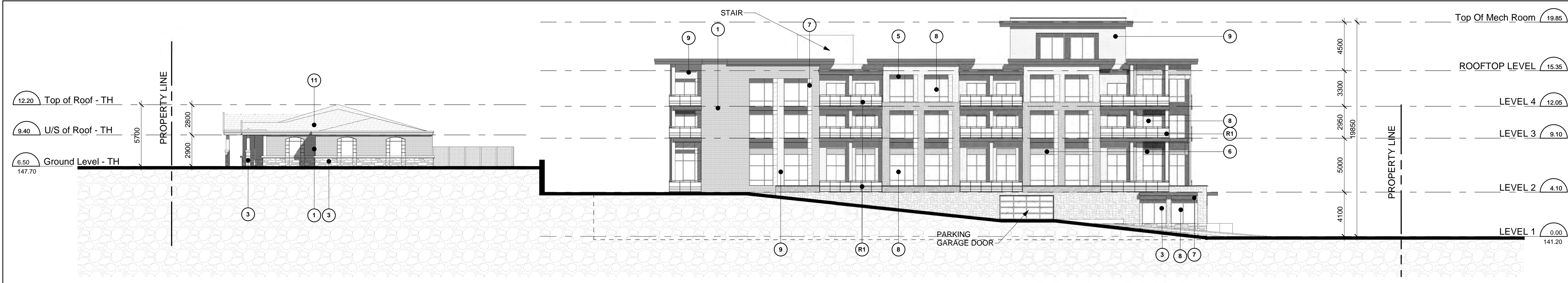
PROJECT NUMBER - PROJECT NAME

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| 1 BRICK - Beige | 5 METAL PANEL SYSTEM - Dark Gray | 9 SIDING - Light Gray |
| 2 BRICK - Light - Beige | 6 METAL PANEL SYSTEM - Light Gray | 10 STUCCO - Light gray |
| 3 STONE - Beige | 7 METAL PANEL SYSTEM - Wood Pattern | 11 ROOF - Asphalt Shingles - Dark Gray |
| 4 STONE - Darker Beige | 8 Vinyl Window - Clear Glazing - Dark Gray Frame | R1 RAILING SYSTEM - Clear Glazing Panel - Dark Gray Railing |

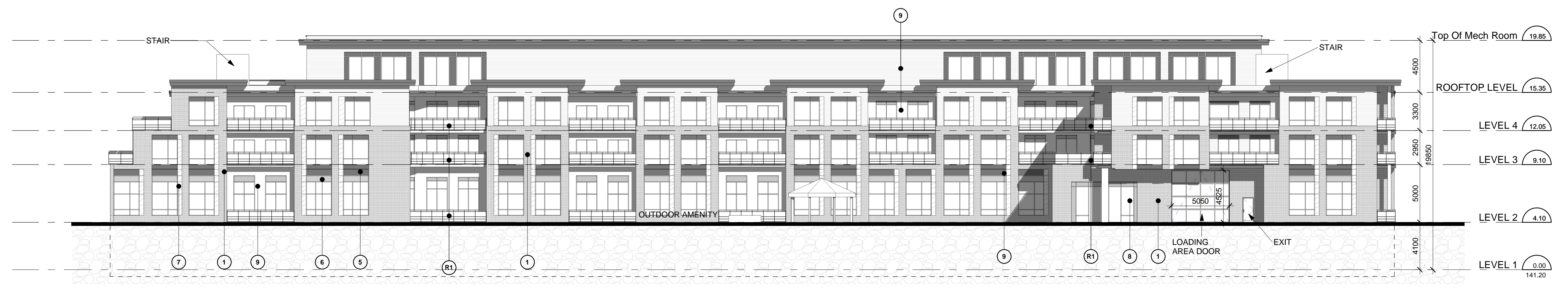
EXTERIOR FINISH LEGEND 1
NTS dA4.1



South Elevation - Retirement Home & Seniors' Apartment 2
Scale: 1 : 200 dA4.1



West Elevation 3
Scale: 1 : 200 dA4.1



North Elevation - Retirement Home & Seniors' Apartment 4
Scale: 1 : 200 dA4.1

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Elevations

Project:
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125 Pirie Dr, Dundas, Ontario

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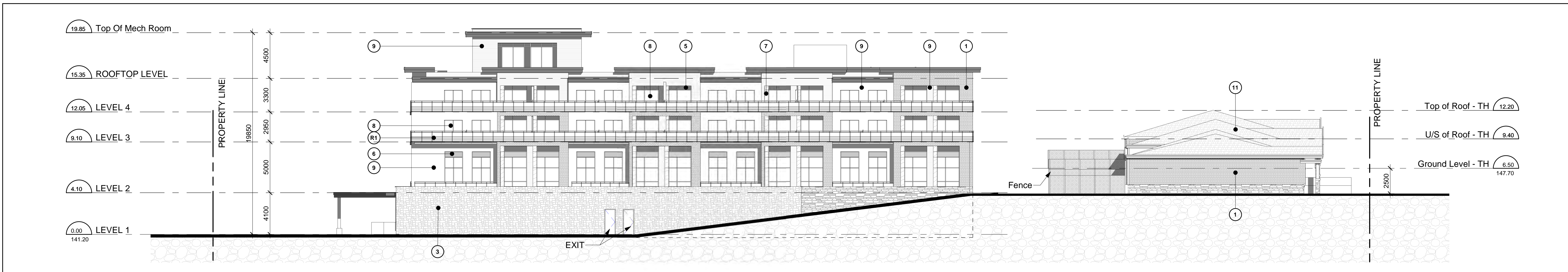
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EXTERIOR FINISH LEGEND

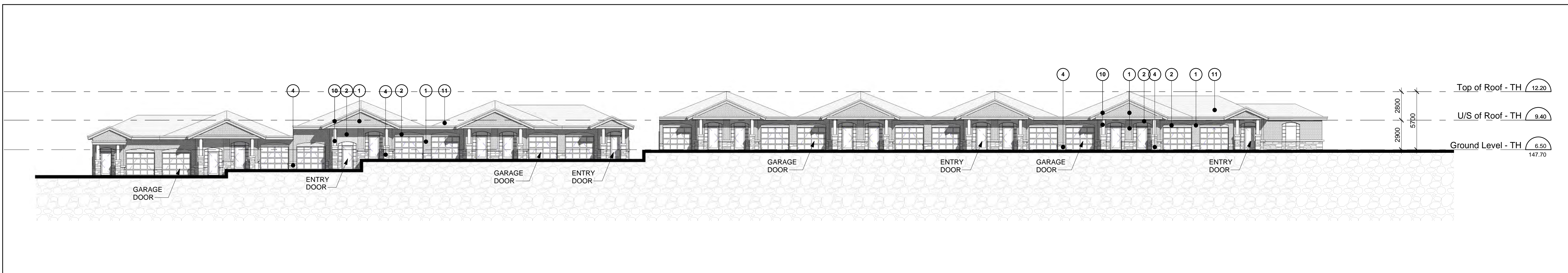
PROJECT NUMBER - PROJECT NAME

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| 1 BRICK - Beige | 5 METAL PANEL SYSTEM - Dark Gray | 9 SIDING - Light Gray |
| 2 BRICK - Light - Beige | 6 METAL PANEL SYSTEM - Light Gray | 10 STUCCO - Light Gray |
| 3 STONE - Beige | 7 METAL PANEL SYSTEM - Wood Pattern | 11 ROOF - Asphalt Shingles - Dark Gray |
| 4 STONE - Darker Beige | 8 Vinyl Window - Clear Glazing - Dark Gray Frame | R1 RAILING SYSTEM - Clear Glazing Panel - Dark Gray Railing |

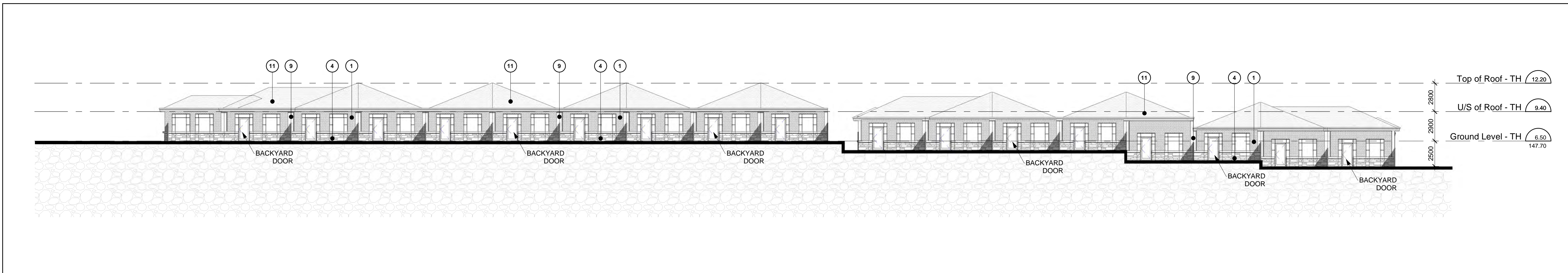
EXTERIOR FINISH LEGEND 1
NTS dA4.2



East Elevation 2
Scale: 1 : 200 dA4.2



North Elevation - Townhouses 3
Scale: 1 : 200 dA4.2



South Elevation - Townhouses 4
Scale: 1 : 200 dA4.2

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Elevations

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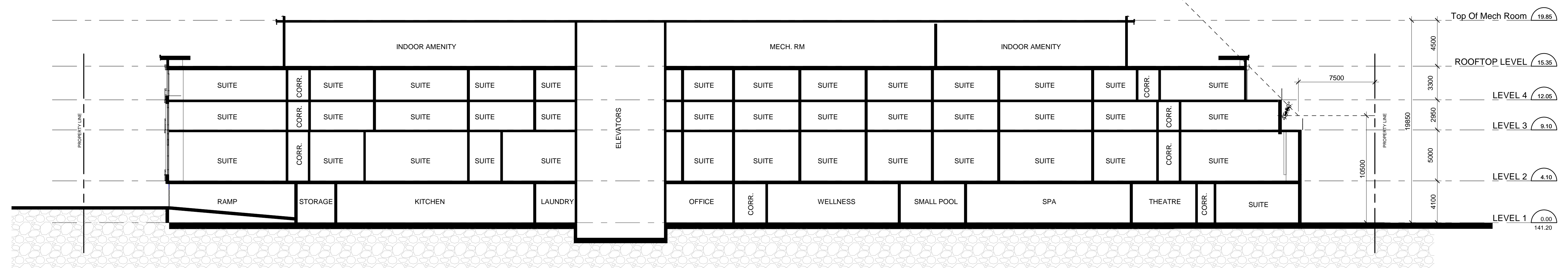
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Section 3 1
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Section 4 2
 Scale: 1 : 200 dA5.1

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Sections

Project:
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12/21/20 Date:

Drawing No.:

dA5.1



Perspective - Looking North East 2
NTS dA6.1



Perspective - Looking North West 1
NTS dA6.1



Perspective - Looking North 4
NTS dA6.1



Perspective - Looking South East Into Courtyard 3
NTS dA6.1

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Drawing Title:
Perspectives - Apartment Building

Project:
Fieldgate Properties Limited

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125 Pirie Dr, Dundas, Ontario
Scale:

Author
Checked by:
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Project No.:
19081
Date:
12/21/20
Drawing No.:

dA6.1



Perspective - Looking South East - Townhouses 2
 NTS dA6.2



Perspective - Looking South West - Townhouses 1
 NTS dA6.2

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Perspectives - Townhouse Blocks

Project:

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Scale:

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Sunrise: 7:21 AM + 1.5hr = 08:51 AM March 21 @ 08:51 **1**
 Scale: 1 : 1500 dA7.1



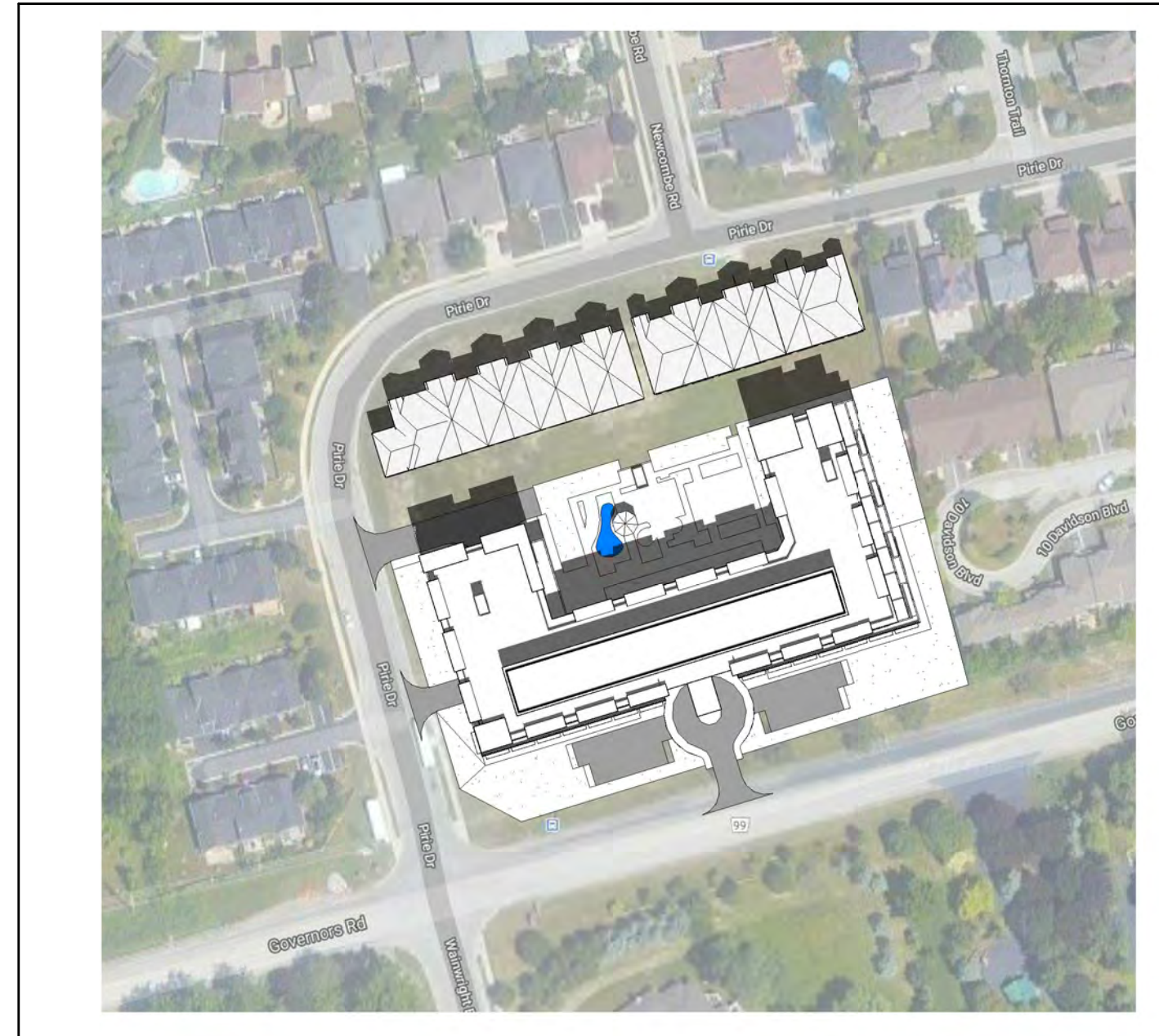
March 21 @ 09:51 **2**
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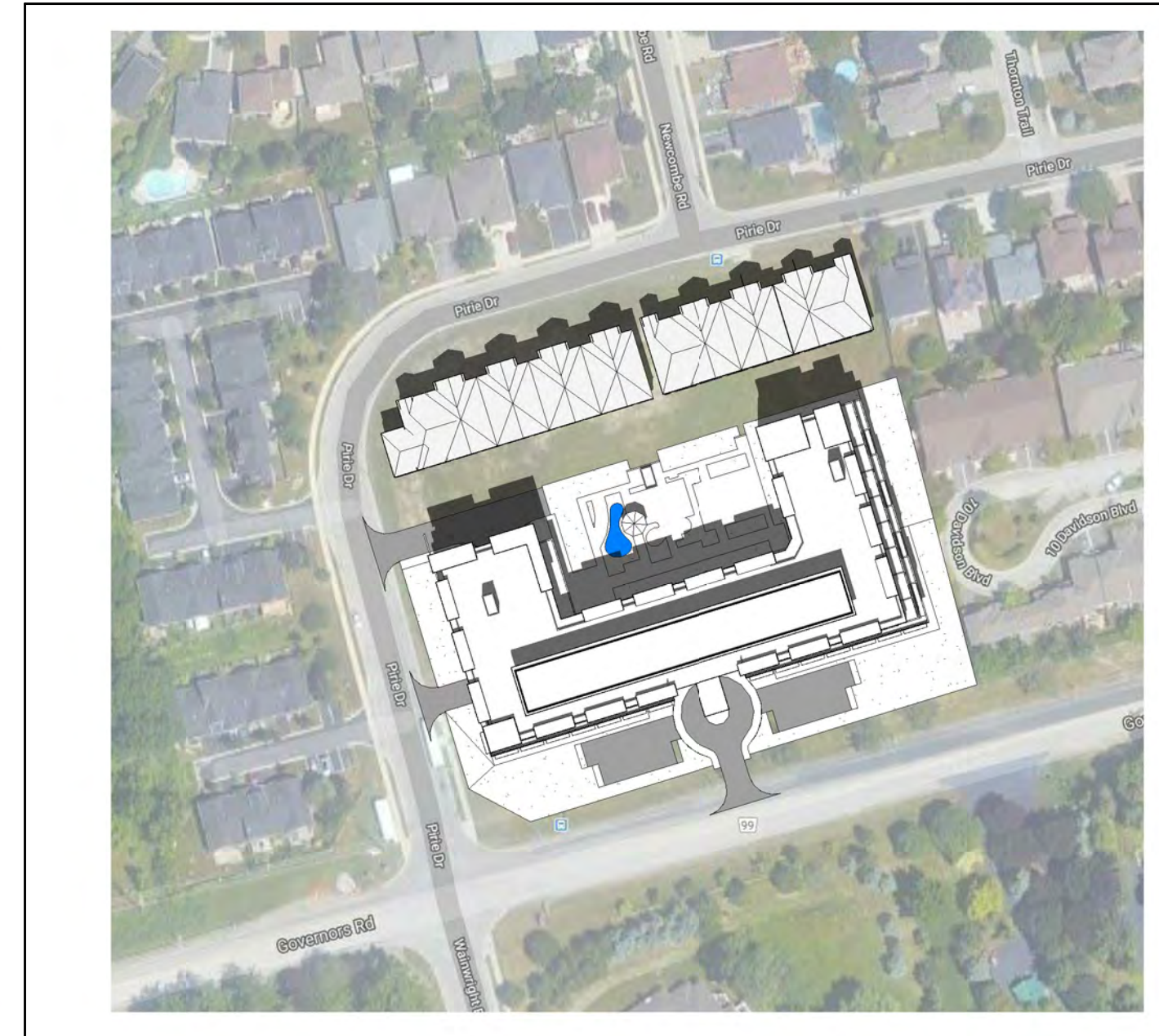
March 21 @ 10:51 **3**
 Scale: 1 : 1500 dA7.1



March 21 @ 11:51 **4**
 Scale: 1 : 1500 dA7.1



March 21 @ 12:51 **5**
 Scale: 1 : 1500 dA7.1



Solar Noon: 13:27 PM March 21 @ 13:27 **6**
 Scale: 1 : 1500 dA7.1



March 21 @ 13:51 **7**
 Scale: 1 : 1500 dA7.1



March 21 @ 14:51 **8**
 Scale: 1 : 1500 dA7.1



March 21 @ 15:51 **9**
 Scale: 1 : 1500 dA7.1



March 21 @ 16:51 **10**
 Scale: 1 : 1500 dA7.1



March 21 @ 17:51 **11**
 Scale: 1 : 1500 dA7.1



Sunset: 7:33 PM - 1.5hr = 18:03 PM March 21 @ 18:03 **12**
 Scale: 1 : 1500 dA7.1

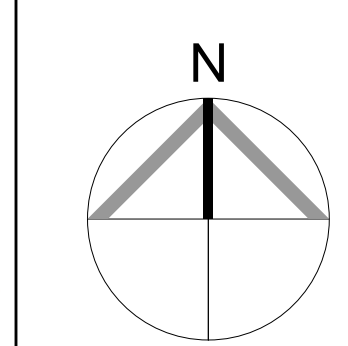
Drawing Title:

Shadow Studies - March 21st

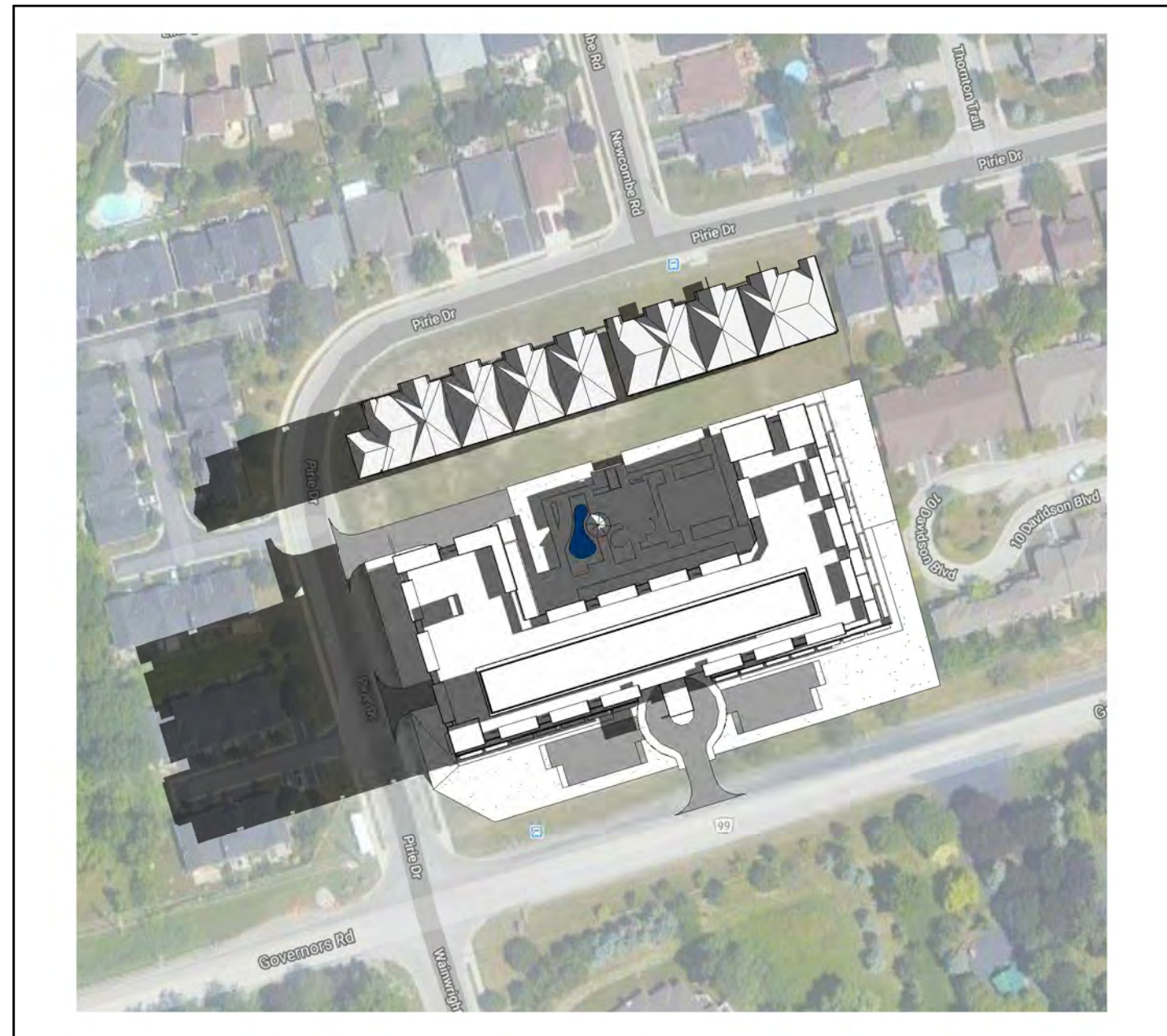
Project:
 Fieldgate Properties Limited

125 PIRIE DR
 125 Pirie Dr, Dundas, Ontario

Scale: 1 : 1500
 Author
 Checker
 19081
 Date: 12/21/20
 Drawing No.:



dA7.1



Sunrise: 5:40 AM + 1.5hr = 07:10 AM June 21 @ 07:10 1
Scale: 1 : 1500 dA7.2



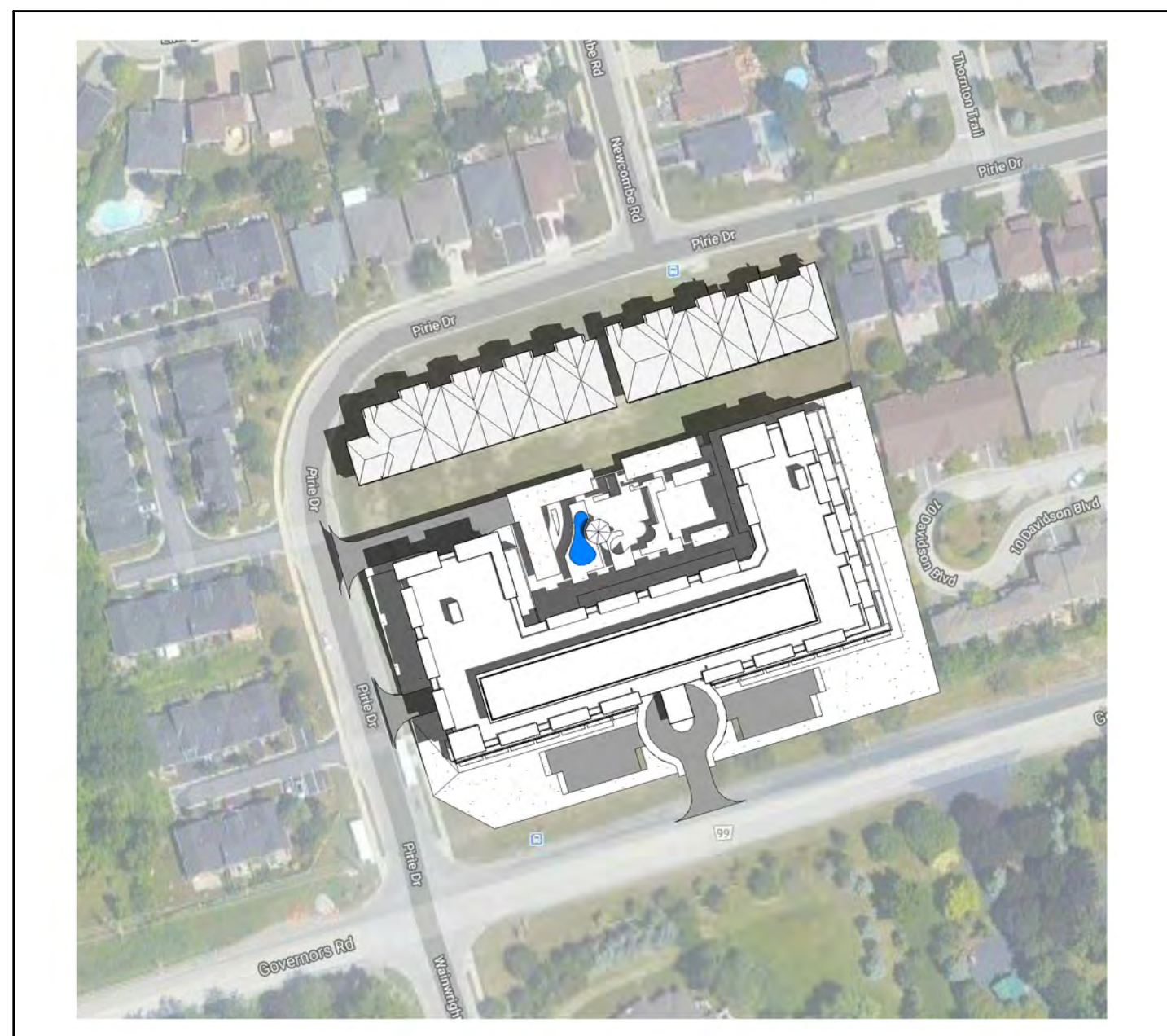
June 21 @ 08:10 2
Scale: 1 : 1500 dA7.2



June 21 @ 09:10 3
Scale: 1 : 1500 dA7.2



June 21 @ 10:10 4
Scale: 1 : 1500 dA7.2



June 21 @ 11:10 5
Scale: 1 : 1500 dA7.2



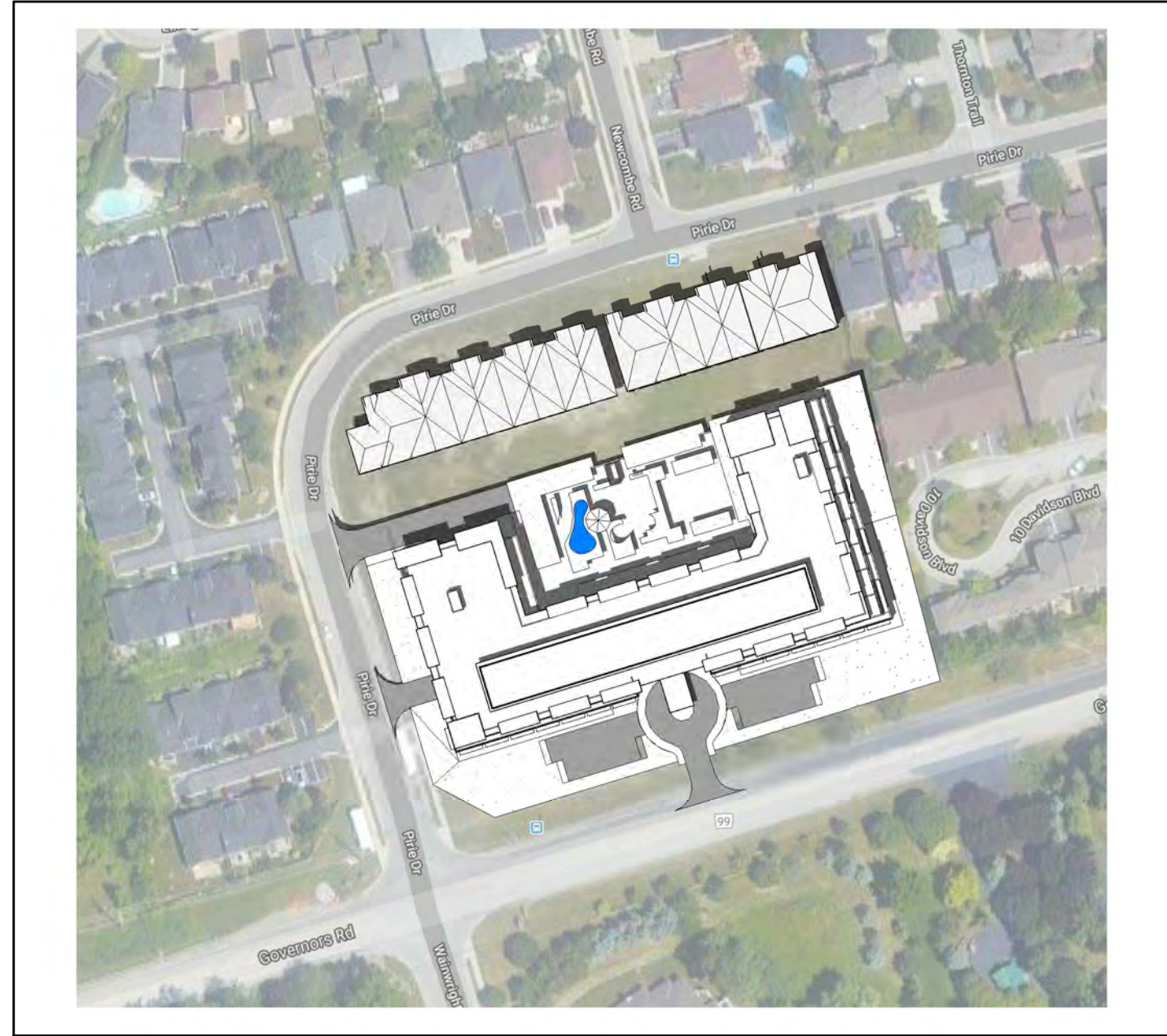
June 21 @ 12:10 6
Scale: 1 : 1500 dA7.2



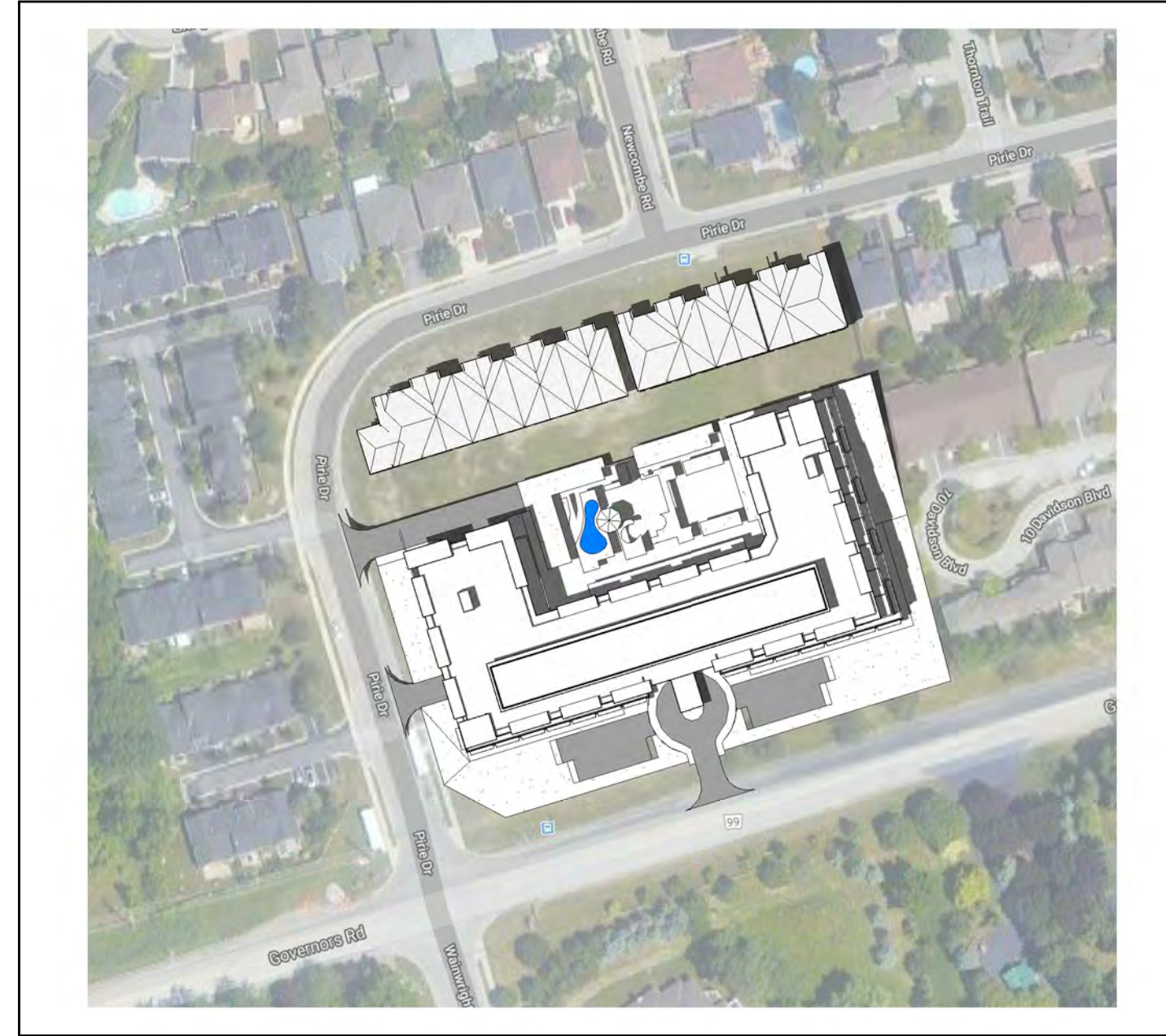
June 21 @ 13:10 7
Scale: 1 : 1500 dA7.2



Solar Noon: 13:21 PM June 21 @ 13:21 8
Scale: 1 : 1500 dA7.2



June 21 @ 14:10 9
Scale: 1 : 1500 dA7.2



June 21 @ 15:10 10
Scale: 1 : 1500 dA7.2



June 21 @ 16:10 11
Scale: 1 : 1500 dA7.2



June 21 @ 17:10 12
Scale: 1 : 1500 dA7.2

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Shadow Studies - June 21st

Project:
Fieldgate Properties Limited

125 PIRIE DR

125 Pirie Dr, Dundas, Ontario

Scale: 1 : 1500

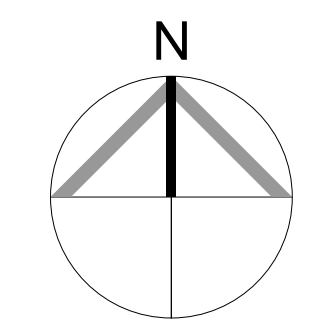
Author

Checked by:

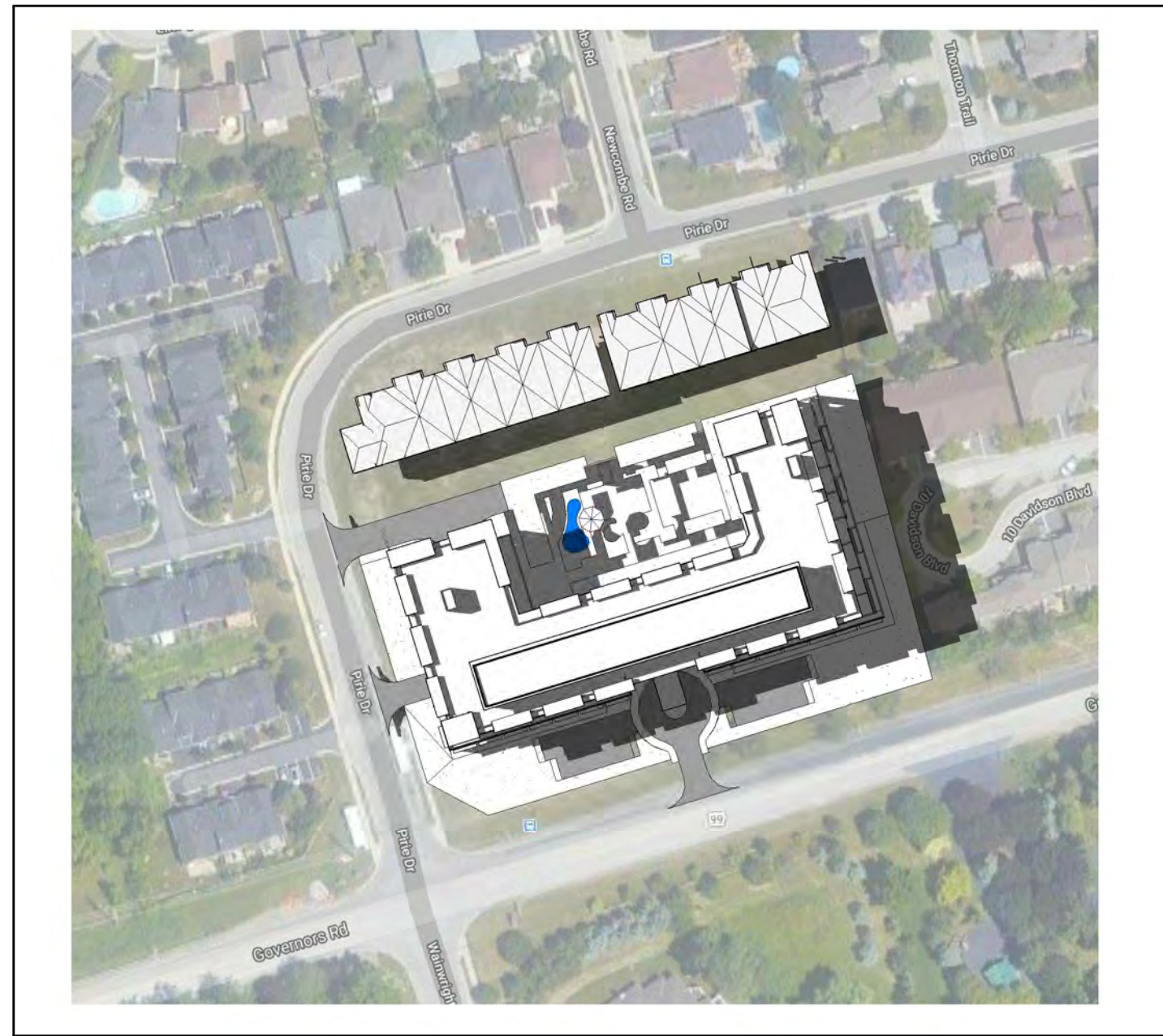
19081 Project No.:

12/22/20 Date:

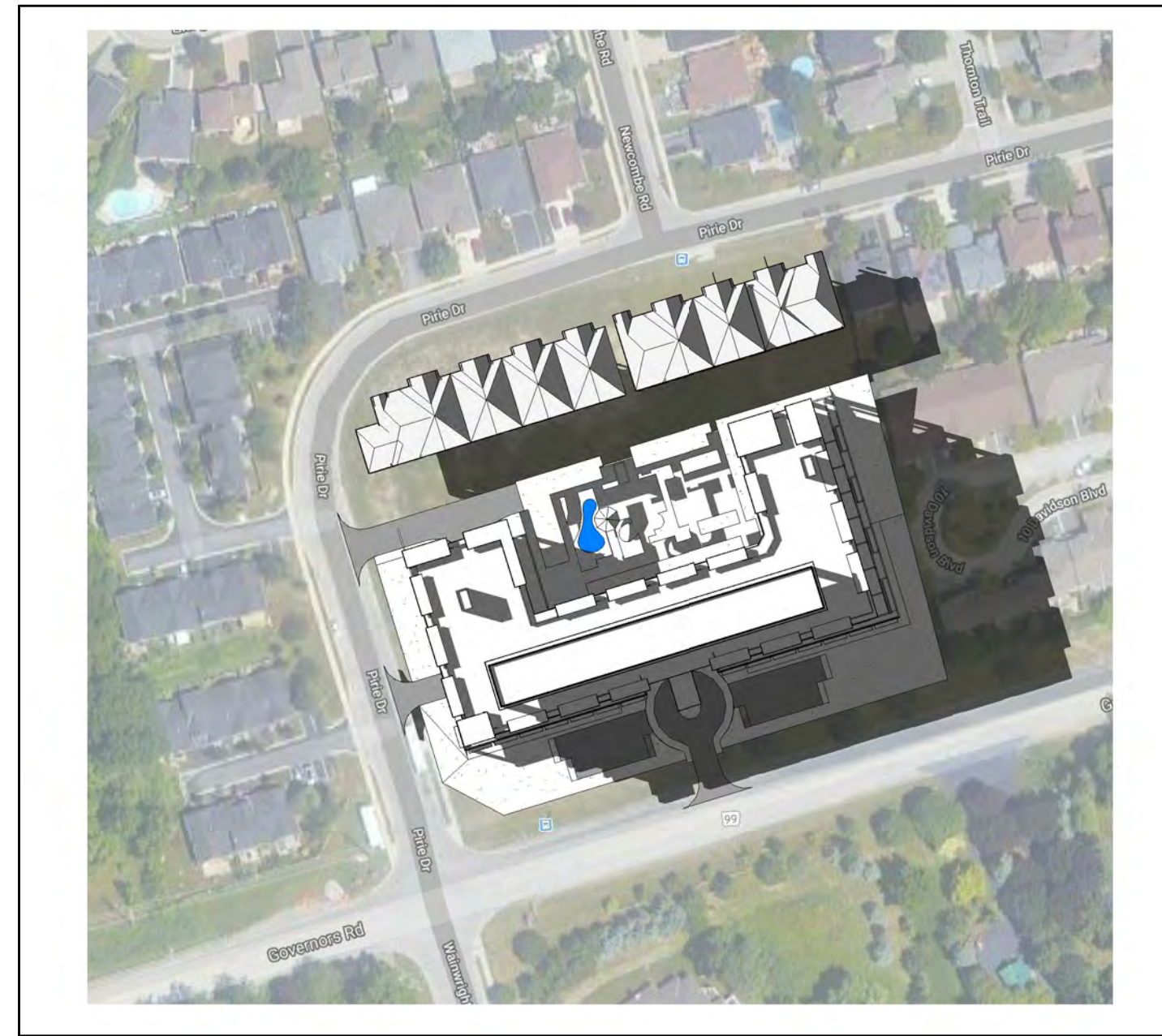
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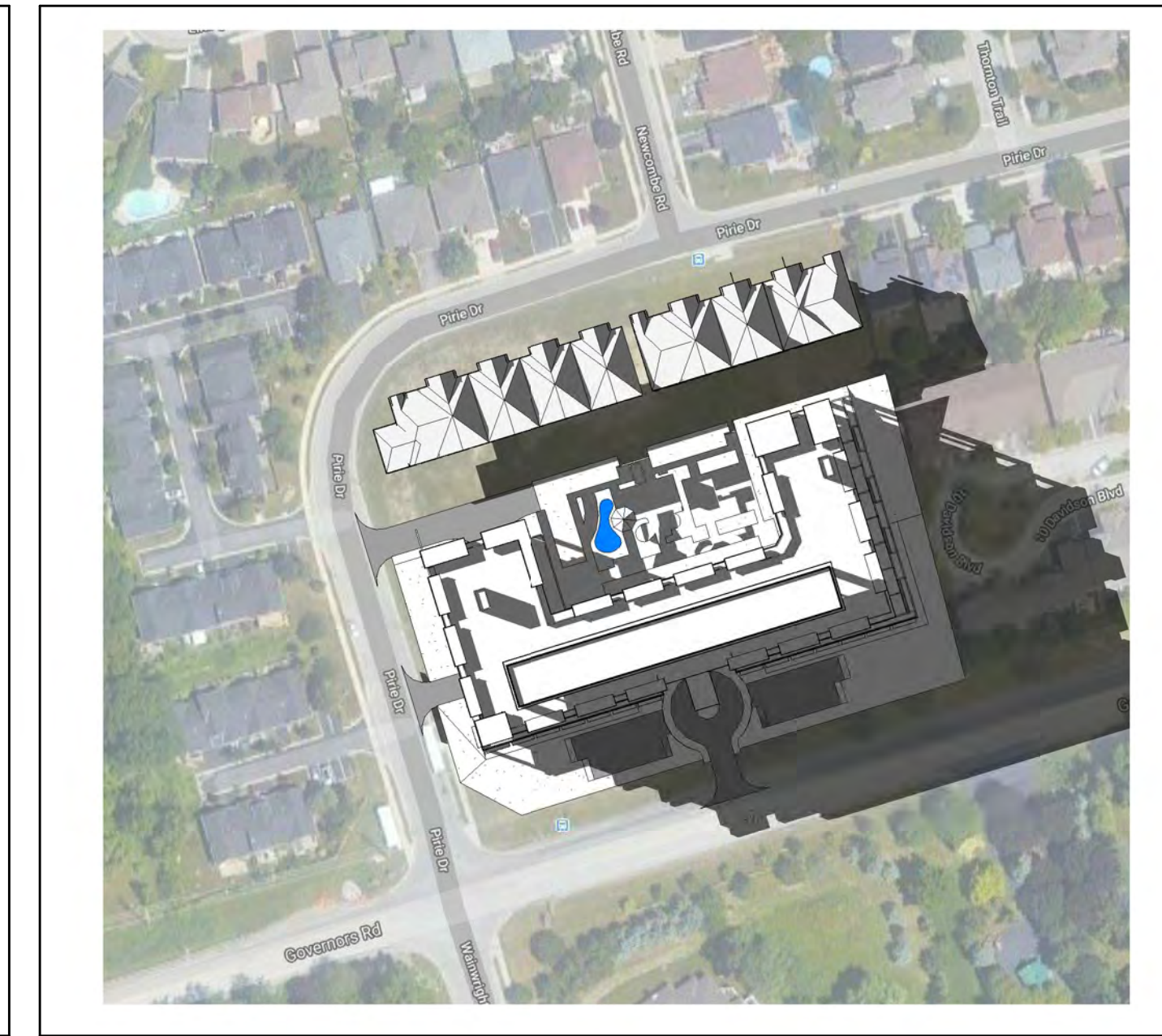
dA7.2



June 21 @ 18:10 1
Scale: 1 : 1500 dA7.3



June 21 @ 19:10 2
Scale: 1 : 1500 dA7.3



Sunset: 9:03 PM - 1.5hr = 19:33 PM June 21 @ 19:33 3
Scale: 1 : 1500 dA7.3

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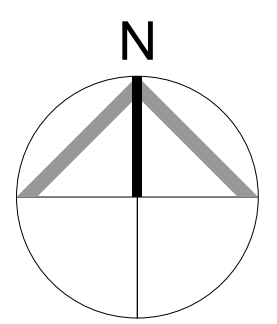
Drawing Title:

Shadow Studies - June 21st

Project:
Fieldgate Properties Limited

125 PIRIE DR
125 Pirie Dr, Dundas, Ontario

Scale:
1 : 1500



Author
Checked by:
Project No.:
Date:
Drawing No.:

dA7.3

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Drawing Title:

**Shadow Studies -
September 21st**

Project:
Fieldgate Properties Limited

125 PIRIE DR

125 Pirie Dr, Dundas, Ontario

Scale: 1 : 1500

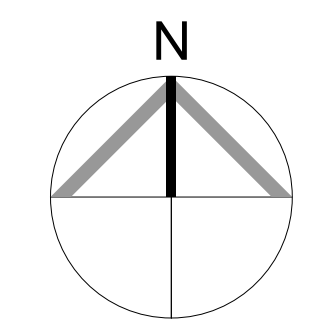
Author Drawn by:

Checker Checked by:

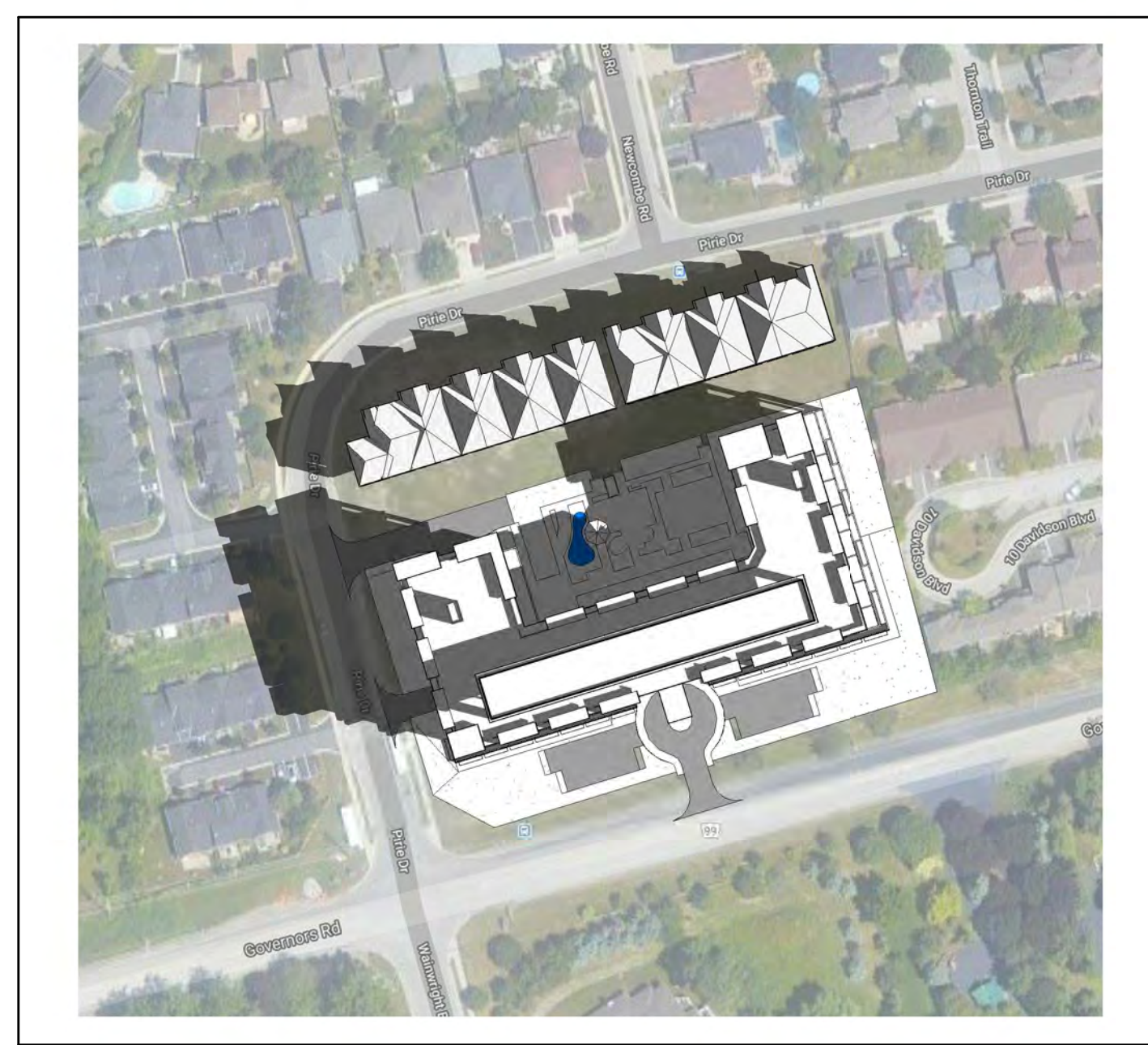
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12/21/20 Date:

Drawing No.:



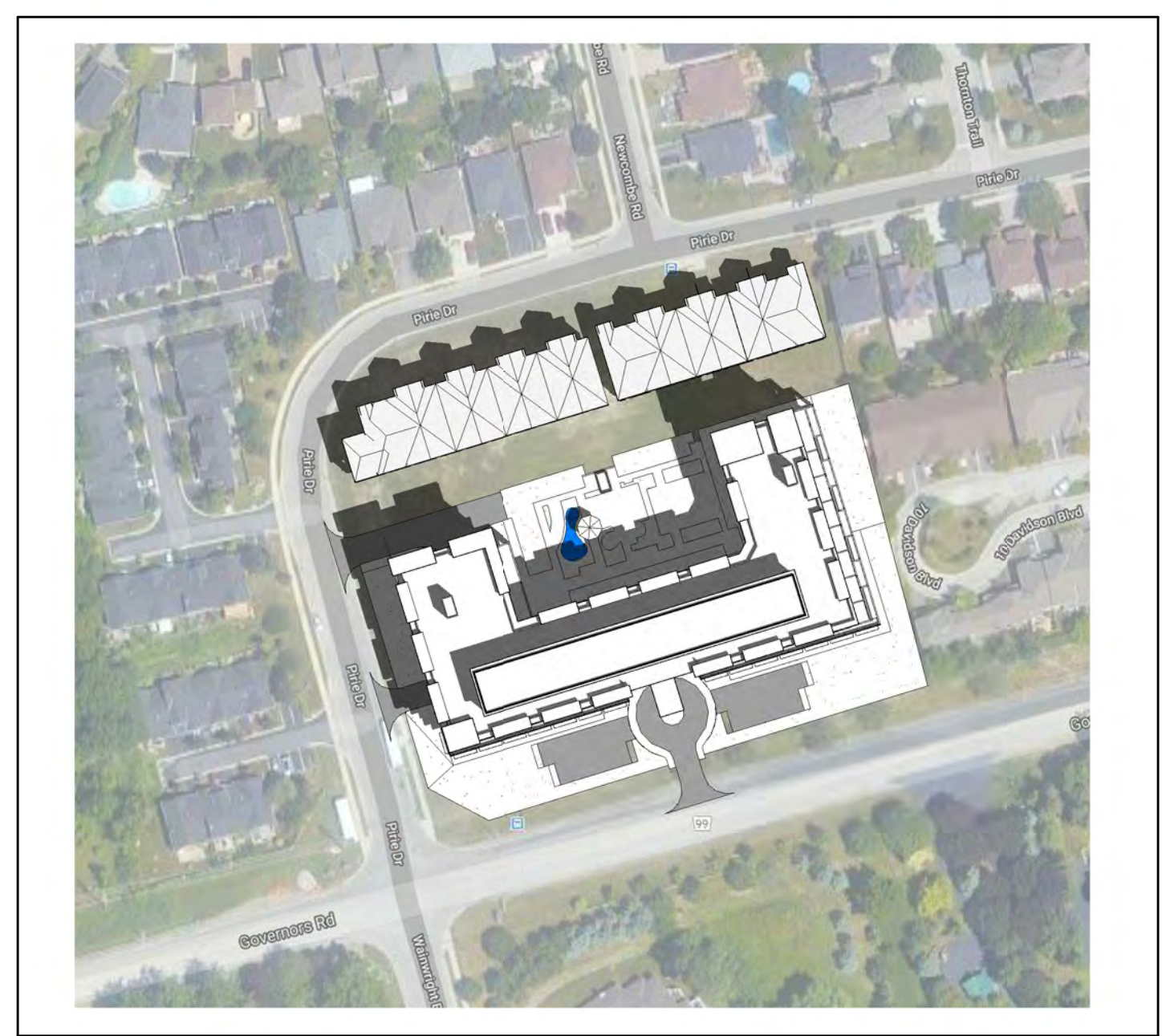
dA7.4



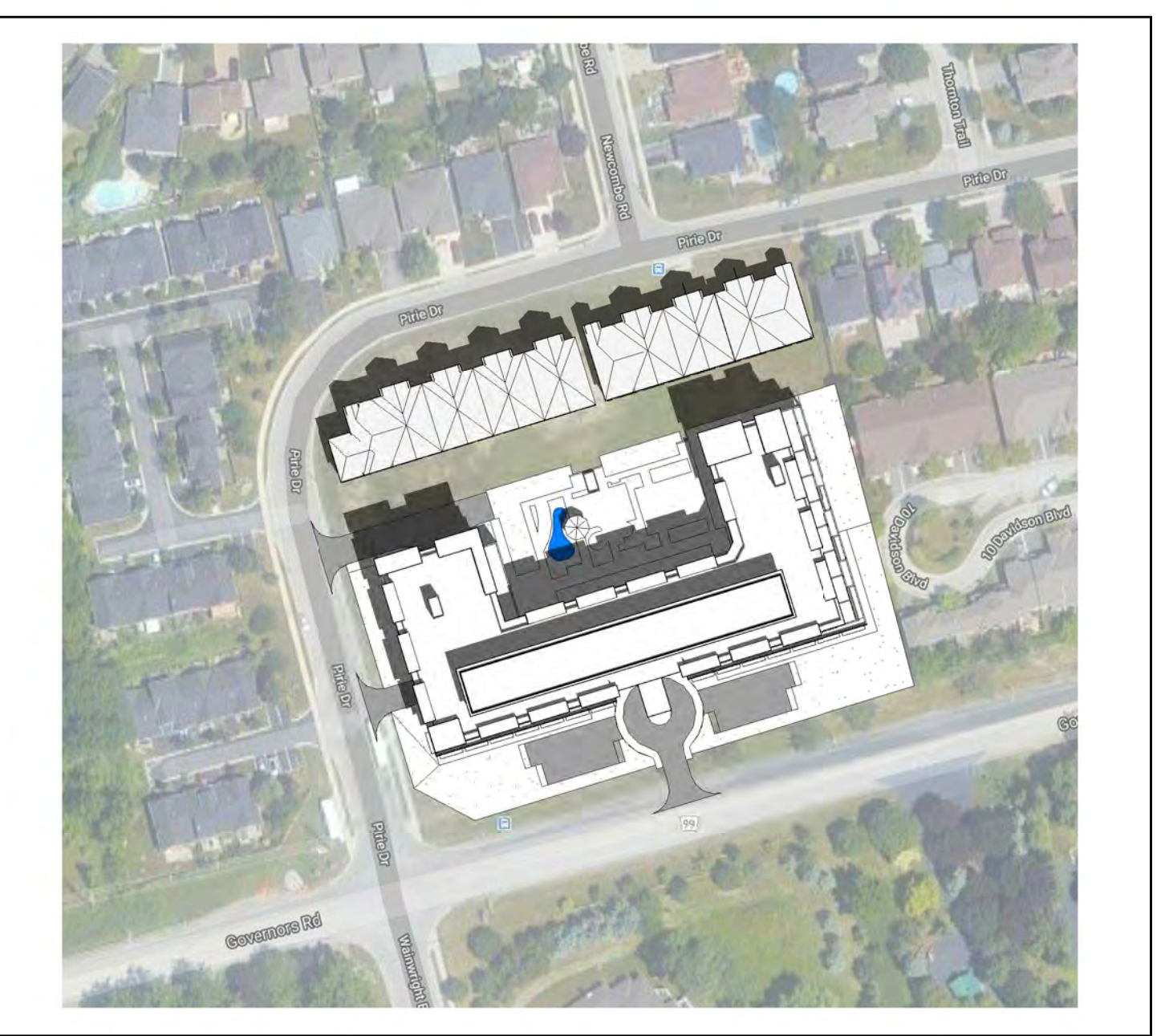
Sunrise: 7:06 AM
 + 1.5hr = 08:36 AM
September 21 @ 08:36 (1)
 Scale: 1 : 1500 dA7.4



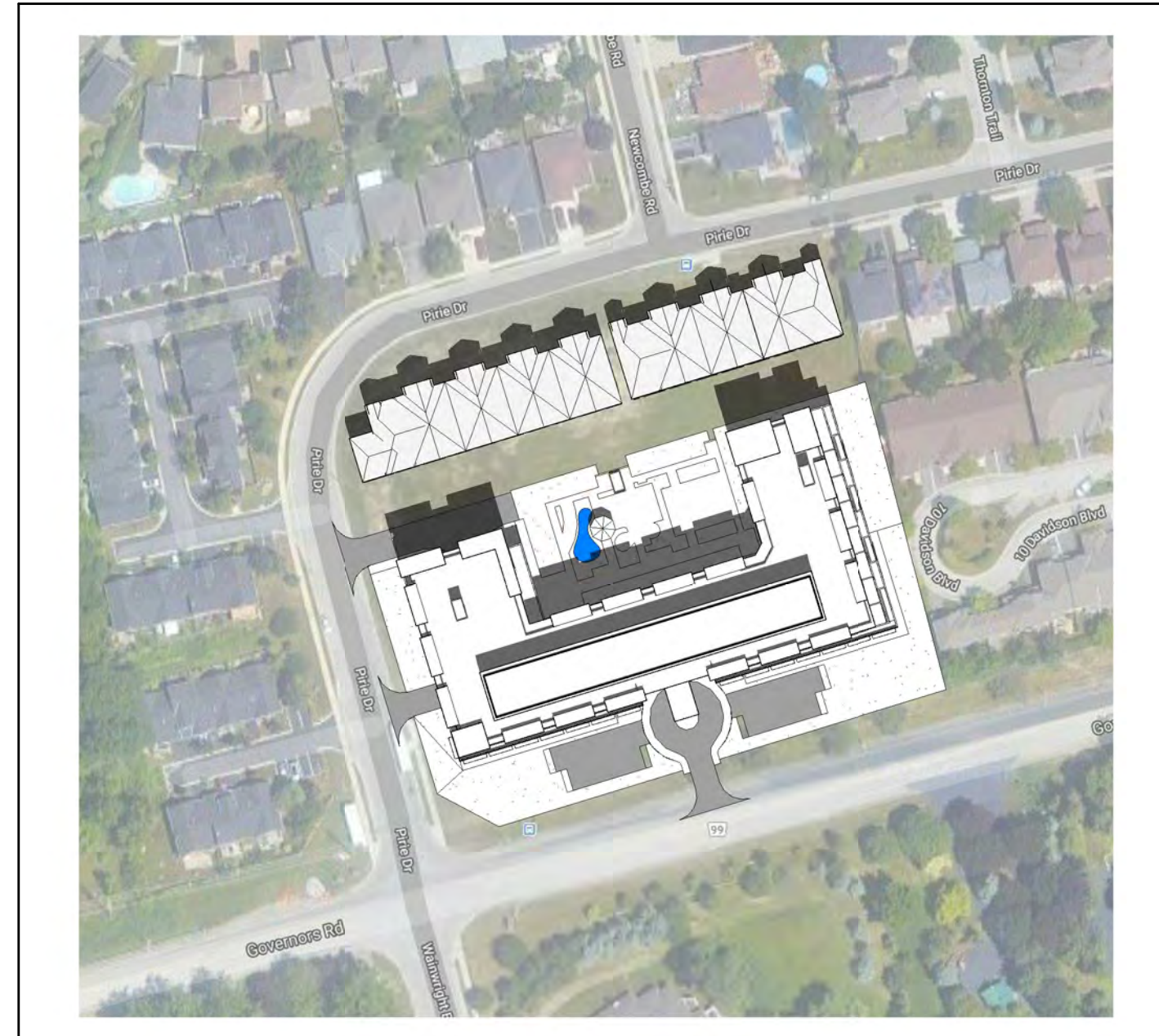
September 21 @ 09:36 (2)
 Scale: 1 : 1500 dA7.4



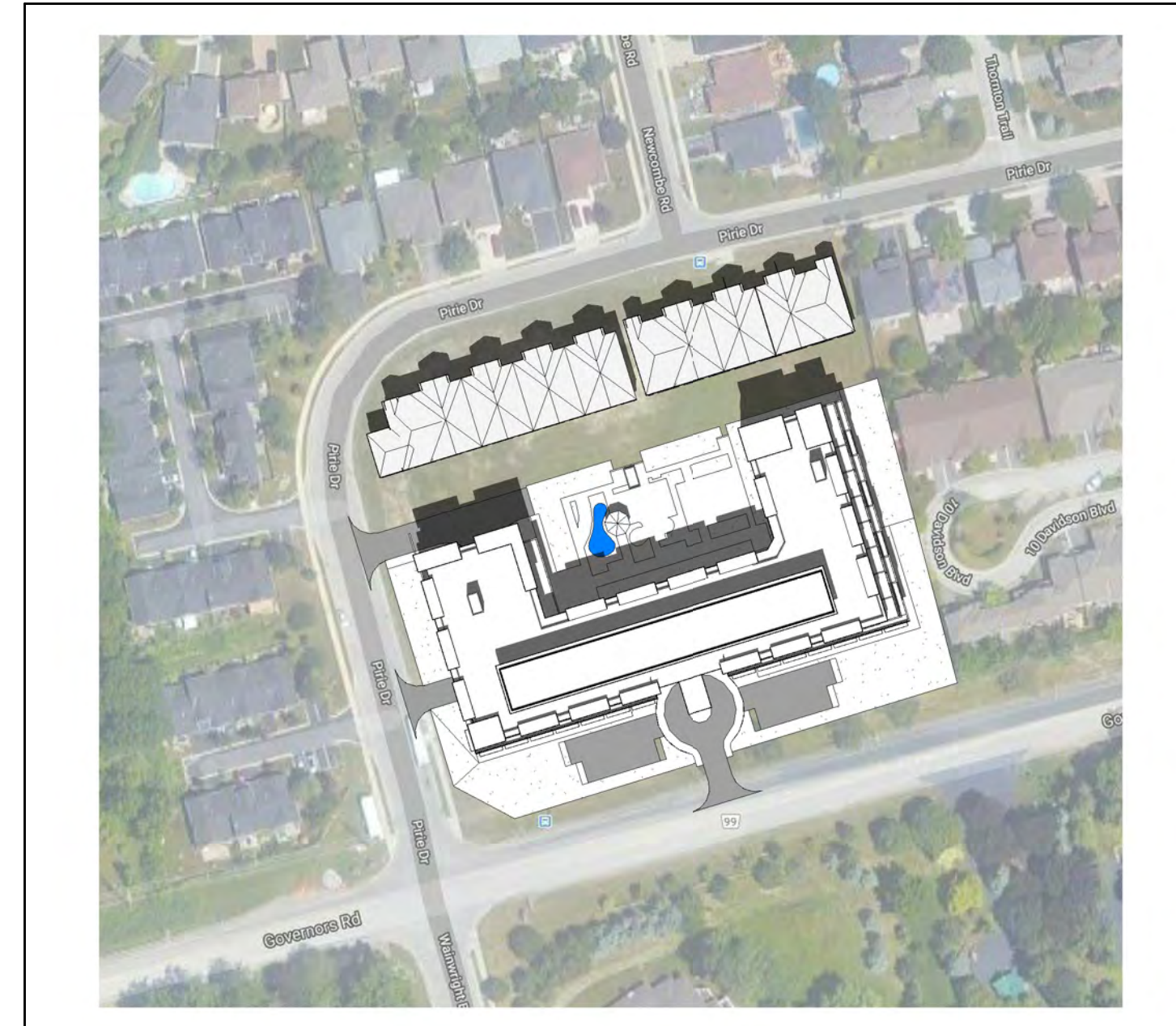
September 21 @ 10:36 (3)
 Scale: 1 : 1500 dA7.4



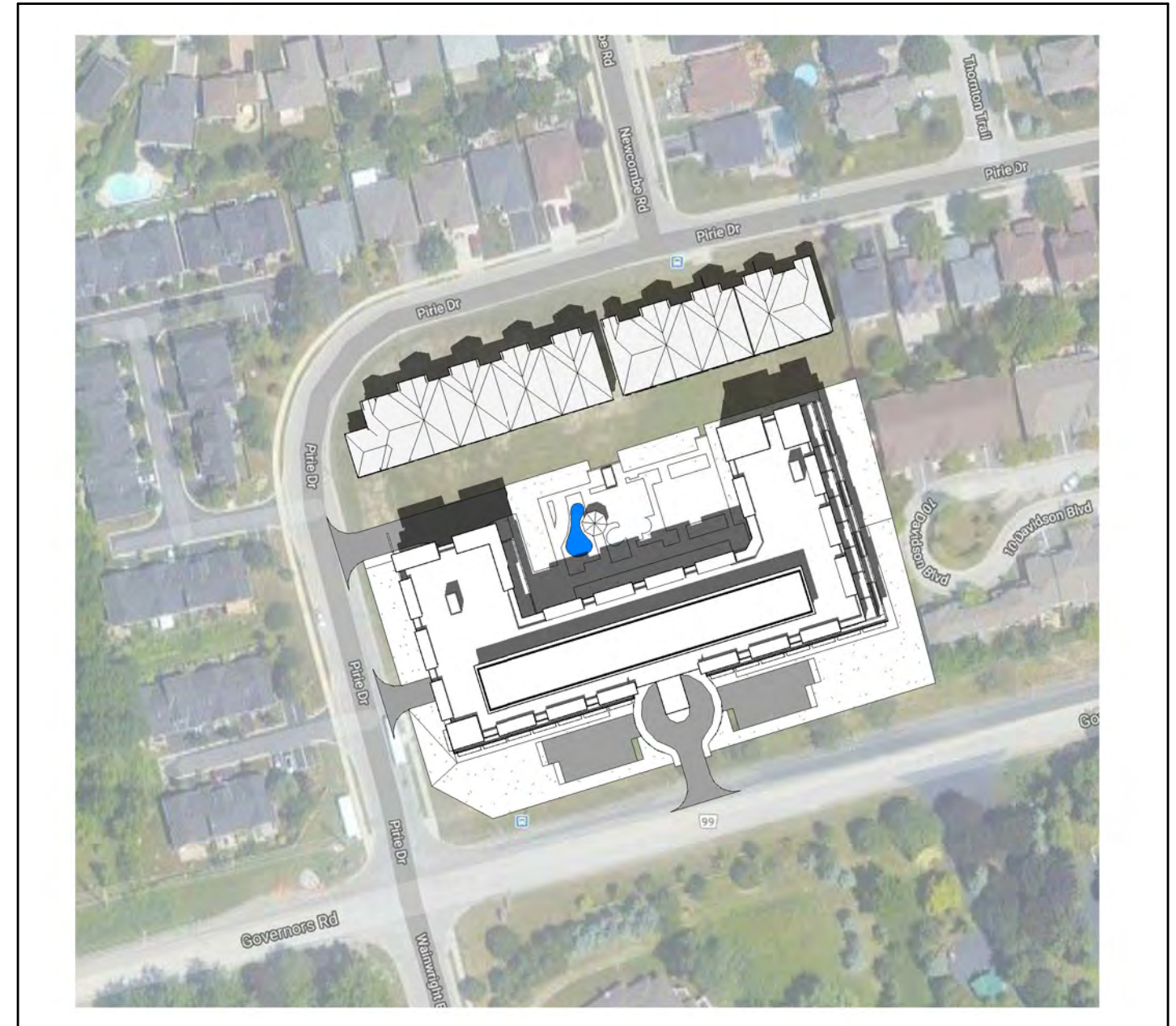
September 21 @ 11:36 (4)
 Scale: 1 : 1500 dA7.4



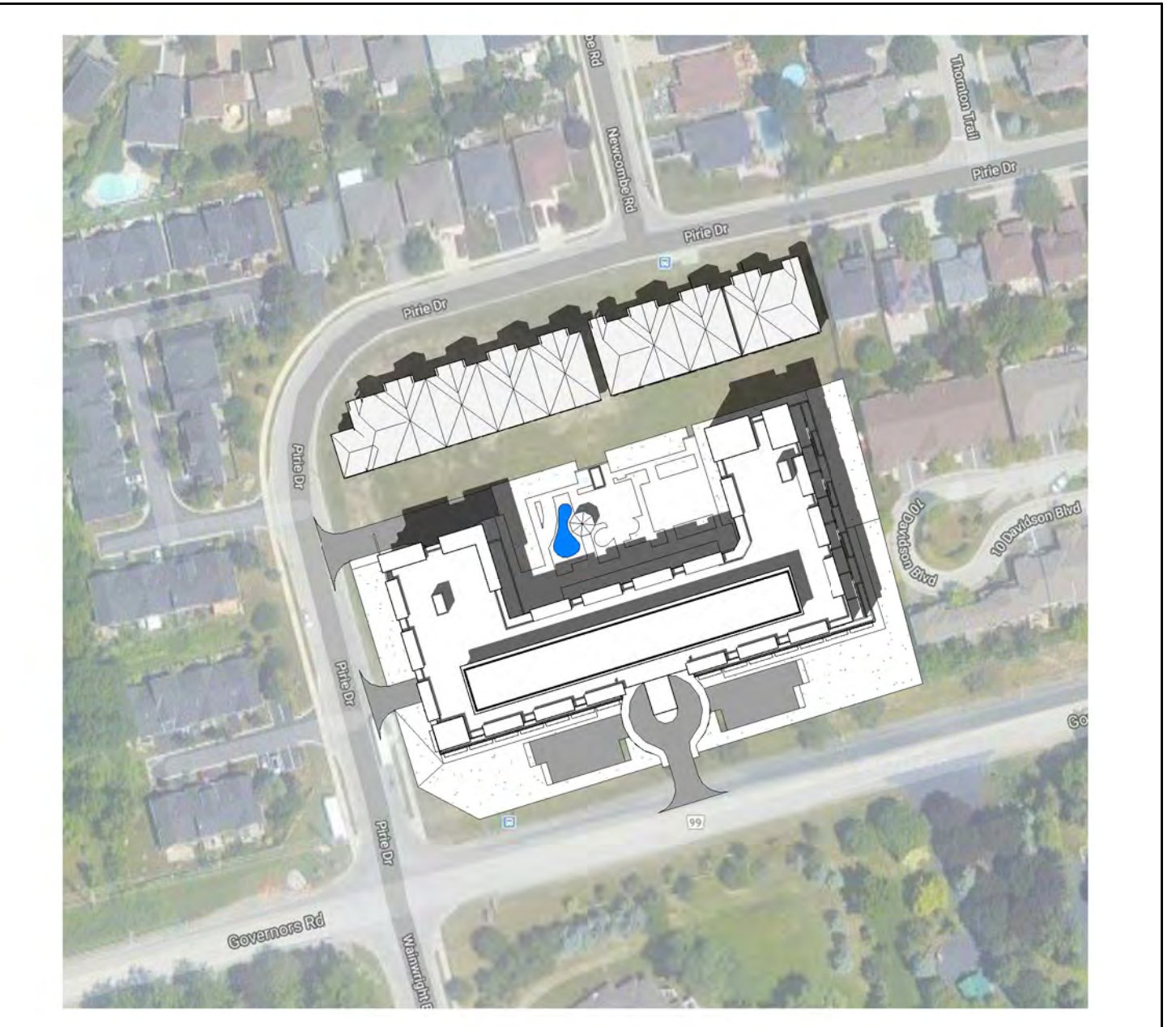
September 21 @ 12:36 (5)
 Scale: 1 : 1500 dA7.4



Solar Noon: 13:13 PM
September 21 @ 13:13 (6)
 Scale: 1 : 1500 dA7.4



September 21 @ 13:36 (7)
 Scale: 1 : 1500 dA7.4



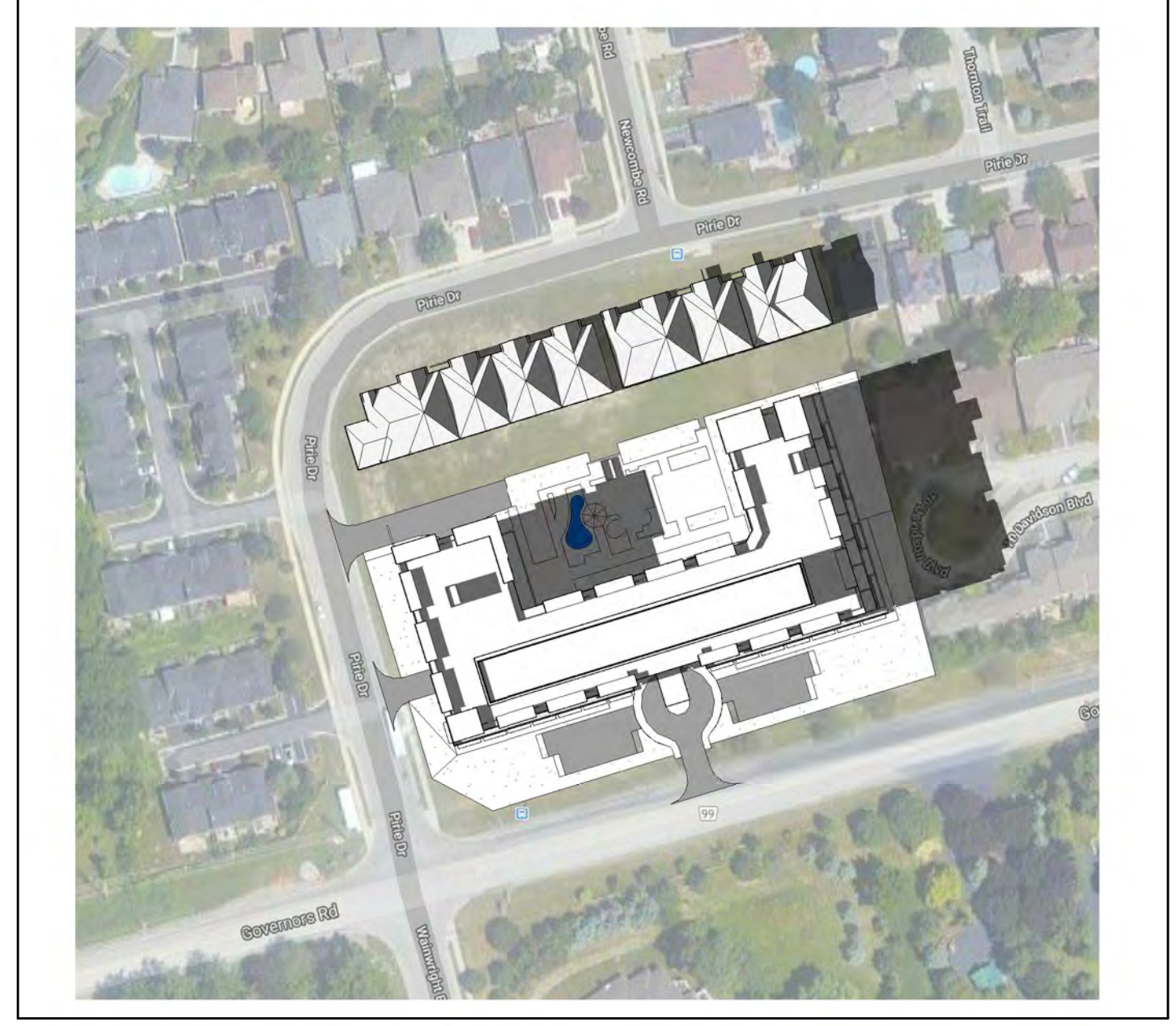
September 21 @ 14:36 (8)
 Scale: 1 : 1500 dA7.4



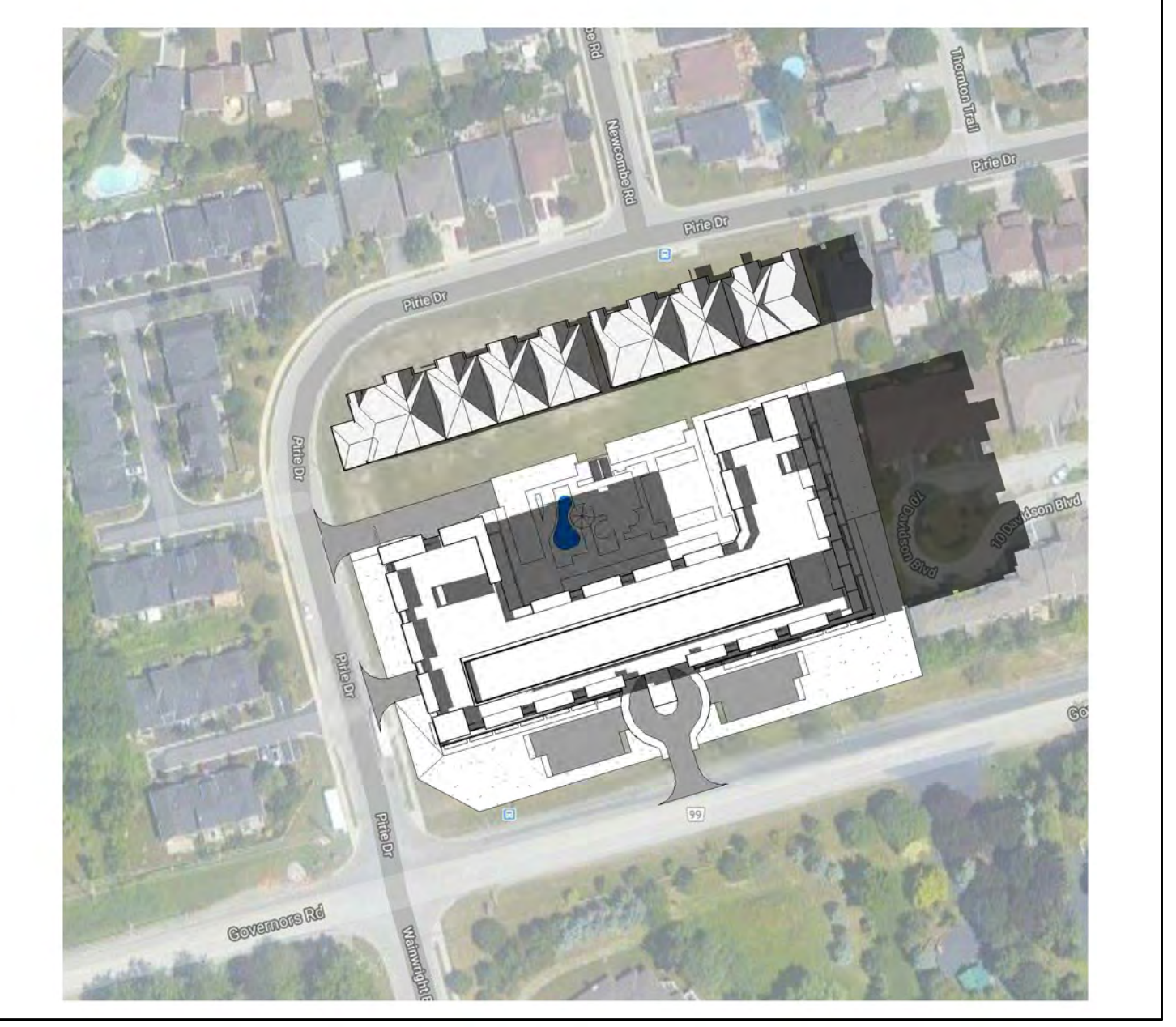
September 21 @ 15:36 (9)
 Scale: 1 : 1500 dA7.4



September 21 @ 16:36 (10)
 Scale: 1 : 1500 dA7.4



September 21 @ 17:36 (11)
 Scale: 1 : 1500 dA7.4



Sunset: 7:19 PM
 - 1.5hr = 17:49 PM
September 21 @ 17:49 (12)
 Scale: 1 : 1500 dA7.4