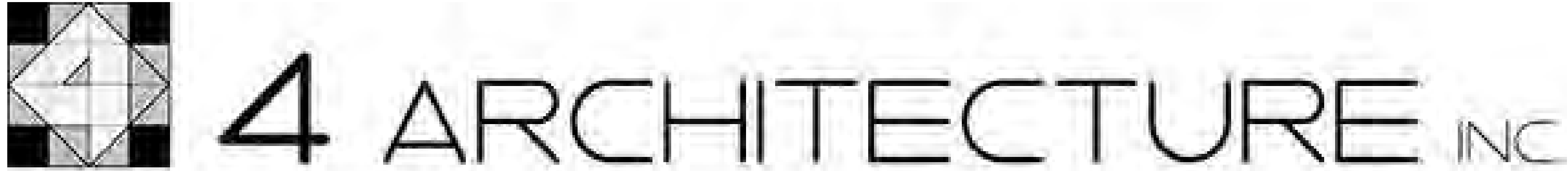


# CASTLEGROVE DEVELOPMENTS INC. - 423026

97 BOWER STREET, ACTON, ONTARIO



ARCHITECTURAL SHEET LIST	
SHEET NO.	SHEET NAME
A000	COVER PAGE
A101	CONTEXT, OBC MATRIX, PROJECT STATISTICS
A102	SURVEY DRAWING
A103	SITE PLAN
A104	BUILDING EFFICIENCY
A105	BUILDING EFFICIENCY
A201	LEVEL P1 FLOOR PLAN
A202	LEVEL 1 FLOOR PLAN
A203	LEVEL 2 TO 3 FLOOR PLAN
A204	LEVEL 4 TO 5 FLOOR PLAN
A205	ROOF PLAN
A301	BUILDING ELEVATIONS
A302	BUILDING ELEVATIONS
A401	BUILDING SECTIONS
A501	PERSPECTIVES



CLIENT	ARCHITECT	PLANNER	LANDSCAPE ARCHITECT	ENGINEERING-CIVIL	ENGINEERING-TRANSPORTATION	ENGINEERING - ECOLOGICAL	ENGINEERING - HYDROGEO / GEOTECHNICAL	ENGINEERING - NOISE / VIBRATION	HERITAGE CONSULTANT		
<b>CASTLEGROVE DEVELOPMENTS INC.</b>	<b>4 ARCHITECTURE INC.</b>	<b>KLM PLANNING PARTNERS</b>	<b>LANDSCAPE PLANNING</b>	<b>PEARSON ENGINEERING</b>	<b>PARADIGM TRANSPORTATION SOLUTIONS</b>	<b>SLR CONSULTING</b>	<b>SLR CONSULTING</b>	<b>HGC NOISE VIBRATION ACOUSTICS</b>	<b>LHC HERITAGE PLANNING &amp; ARCHEOLOGY INC.</b>		
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CONTEXT MAP



AERIAL VIEW FROM EAST



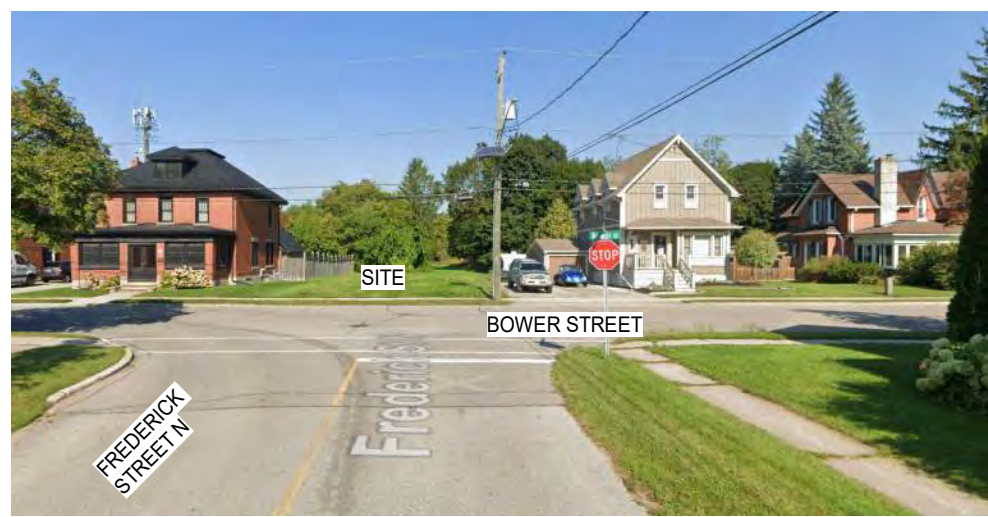
AERIAL VIEW FROM SOUTH



STREET VIEW 1 FROM BOWER STREET



STREET VIEW 2 FROM BOWER STREET



STREET VIEW FROM FREDERICK STREET

**BUCCI - ACTON**  
97 BOWER STREET, ACTON, ON

**Project Statistics**

September 18, 2025 Project No. 423026

	Metres	acres	sq.m	sq.ft
<b>GROSS LOT AREA</b>	0.947	2.341	9,472.20	101,356
<b>NET DEVELOPMENT AREA</b>	0.544	1.345	5,444.65	58,606

**2.0 Number of Suites**

(\*15% of suites to be fully accessible)

Building 1 units	floors	STUDIO	1BR	1BR+D	2 BR	2BR+D	3BR	Units
Level 1	1 x	0	0	4	0	2	2	8
Levels 2 to 3	2 x	2	6	8	0	4	0	40
Levels 4 to 5	2 x	2	4	1	0	4	5	32
<b>Total Units</b>		<b>8</b>	<b>20</b>	<b>22</b>	<b>0</b>	<b>18</b>	<b>12</b>	<b>80</b>

**2.2 Unit Mix Percentage**

Unit Type	Required	Proposed
STUDIO STUDIO, 1BR & 1 BR+D	N/A	62.5%
2BR AND 2BR+D	15.0%	22.5%
3BR	10.0%	15.0%
<b>TOTAL</b>		<b>100.0%</b>

**2.3 Approximate Area Range**

	sq.m	sq.ft
STUDIO	37.16-38.55	400-415
1 BR	39.02-49.70	420-535
1 BR+D	55.74-61.78	600-665
2 BR	60.39-69.68	650-740
2BR+D	77.57-92.90	835-995
3 BR	91.97-93.85	990-1010

**3.0 Density**

Number of Suites	Site Area	Density
80	1.345 acre	59.46 units / acre

**4.0 GFA Zoning By Law 2010-0050**

The aggregate of the areas of each floor of a building or structure above or below established grade, measured between the exterior faces of the exterior walls of the building or structure excluding the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles, unless the parking of motor vehicles is the principal use of the building or structure.

**4.1 GROSS FLOOR AREA**

Level	floors	sq.m	sq.ft
Level 1	1 x	1,151.00	12,389
Levels 2 to 3	2 x	1,278.10	27,515
Levels 4 to 5	2 x	1,278.10	27,515
<b>Total GFA</b>		<b>6,263.40</b>	<b>67,419</b>

**4.2 GROSS CONSTRUCTION AREA**

Level	Roof	sq.m	sq.ft
Level P1	1 x	1,282.50	13,805
Level 1	1 x	1,282.50	13,805
Levels 2 to 3	2 x	1,278.10	27,515
Levels 4 to 5	2 x	1,278.12	27,515
Level Roof	1 x	136.35	1,468
<b>Total GCA</b>		<b>7,813.79</b>	<b>84,108</b>

**4.3 Total GFA + Site Area**

Total GFA	Site Area	FSI
6,263.40 sq.m.	5,444.65 sq.m.	1.15

**5.0 Amenity Area**

Required	Min req	sq.m	sq.ft
5.1 Required Indoor Amenity Area	0.0	0.00	0
5.2 Required Outdoor Amenity Area	0.0	0.00	0
<b>Total Required Amenity</b>		<b>0.00</b>	<b>0</b>

Proposed	Location	sq.m	sq.ft
5.3 Proposed Indoor Amenity	Level 1	86.90	935
5.4 Proposed Outdoor Amenity	Outdoor	40.00	431
<b>Total Proposed Amenity</b>		<b>126.90</b>	<b>1,366</b>

Proposed	Location	sq.m	sq.ft
5.5 Proposed Green Space/Dog Run Area	Outdoor	103.00	1,109
<b>Total Proposed Green Space/Dog Run Area</b>		<b>103.00</b>	<b>1,109</b>

**6.0 Vehicular Parking Zoning By Law 2010-0050**

5.3 RESIDENTIAL PARKING REQUIREMENTS (TABLE 5.2 - Residential Parking Requirements):  
Apartment Dwelling Units - 1.5 spaces per unit plus 0.25 parking spaces per unit for visitors where more than 4 apartment dwelling units are located.

**6.1 Required Parking Spaces**

	ratio	units	Parking Spaces
Required Residential	1.50	x 80	120
Required Visitor	0.25	x 80	20
<b>Total Parking Spaces</b>			<b>140</b>

**6.2 Proposed Parking Spaces**

	ratio	units	Parking Spaces
Proposed Residential	1.00	x 80	80
Proposed Visitor	0.15	x 80	12
<b>Total Parking Spaces</b>			<b>92</b>

**6.3 Number of Proposed Parking Spaces**

Level	P1	1
Level P1	33	59
<b>Total Parking Area</b>		<b>92</b>

**6.4 Required Accessible Parking Spaces**

	No. of Provided Parking Sp.	No. of Acc. Parking Sp.	Total
13-100	13-100	4.00%	4.00

**6.5 Proposed Accessible Parking Spaces**

	No. of Provided Parking Sp.	No. of Acc. Parking Sp.	Total
92.00	92.00	4.00%	4.00

Name of Practice:		4 ARCHITECTURE INC. 8966 Woodbine Avenue, Suite 100 Markham, ON L3R 0J7 T.905.470.7121 / F.905.737.7326 / email : email@4architecture.ca	
Name of Project:		423026 - 97 BOWER STREET, ACTON	
Location:		97 BOWER STREET, ACTON, ONTARIO	
<b>2024 Ontario Building Code Data Matrix</b> <b>Part 3 - Fire Protection, Occupant Safety and Accessibility</b>			
3.00 Building Code Version:	O. Reg. 163/24	Last Amendment	O. Reg. 447/24
3.01 Project Type:	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Change of Use <input type="checkbox"/> Addition and Renovation	Description:	<input checked="" type="checkbox"/> Part 3 <input type="checkbox"/> Part 9 [A] 1.3.3.2. 9.10.1.3.
3.02 Major Occupancy Classification:	Occupancy Use GROUP C RESIDENTIAL OCCUPANCIES	3.1.2	9.10.2.
3.03 Superimposed Major Occupancies:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Description: Underground garage storage - Group F3 - Medium hazard industrial occupancy	3.2.2.7.	9.10.2.3.
3.04 Building Area (m²):	Description: Existing New Total PROPOSED BUILDING 0 0 0 0 0 0 0 0 0 0 0 0 Total 0 0 0	[A] 1.4.1.2 [A] 1.3.3.4.	[A] 1.4.1.2 [A] 1.3.3.4.
3.05 Gross Area:	Description: Existing New Total PROPOSED BUILDING 0 0 0 0 0 0 0 0 0 0 0 0 Total 0 0 0	[A] 1.4.1.2	[A] 1.4.1.2.
3.06 Mezzanine Area (m²):	Description: Existing New Total N/A 0 0 0 0 0 0 Total 0 0 0	3.2.1.1.	[A] 1.4.1.2 9.10.4.1.
3.07 Building Height:	5 Storeys above grade 1 Storeys below grade	(m) Above grade	[A] 1.4.1.2 & 3.2.1.1. [A] 1.4.1.2 9.10.4.
3.08 High Building:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		3.2.6. N/A
3.09 Number of Streets / Fire Fighter Access:	1 street(s)		3.2.2.10 & 3.2.5 9.10.20
3.10 Building Classification:	3.2.2 Group/Div 3.2.2.49 (GROUP C, UP TO 6 STOREYS, SPRINKLERED, NONCOMBUSTIBLE CONSTRUCTION)		3.2.2.20 - 3.2.2.93 9.10.2.
3.11 Sprinkler System:	<input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Provided: <input checked="" type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> none	Description:	3.2.1.5 & 3.2.2.18, 21., 22., 29., 3.2.4.1., 3.2.4.9., 3.2.4.15., and 3.2.5.12. to .14. INDEX 9.10.8.2.
3.12 Standpipe System:	<input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required		3.2.5.8 - 11. N/A
3.13 Fire Alarm System:	<input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Type Provided: <input type="checkbox"/> Single stage <input type="checkbox"/> Two stage <input type="checkbox"/> None		3.2.4 9.10.18.2
3.14 Water Service / Supply is Adequate:			3.2.5.7 N/A
3.15 Construction Type:	Restriction: <input type="checkbox"/> Combustible permitted <input checked="" type="checkbox"/> Non-combustible required Actual: <input type="checkbox"/> Encapsulated mass timber permitted <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Combination of combustible and non-combustible <input type="checkbox"/> Encapsulated mass timber <input type="checkbox"/> Combination of encapsulated mass timber and non-combustible Heavy Timber Construction: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		3.2.2.20-.93 & 3.1.6. 9.10.6.
3.19 Barrier-free Design: Entrances:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Number 1 Explanation		3.8 3.8.1.2. 9.5.2.

APPLICATION NUMBER:

APPLICATION NUMBER:

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SUBMITTALS

No.	Description	By
1.	ISSUED FOR OPA / ZBA SUBMISSION	2025.09.23 JL
No.	Description	YYYY.MM.DD By

CLIENT: CASTLEGROVE DEVELOPMENTS INC.

NORTH: STAMP:

**4 ARCHITECTURE INC.**  
8966 Woodbine Avenue, Suite 100, Markham, ON L3R 0J7  
T. (905) 470 7212 // email: mail@4architecture.ca

**CASTLEGROVE DEVELOPMENTS INC.**  
97 BOWER STREET, ACTON, ONTARIO

**CONTEXT, OBC MATRIX, PROJECT STATISTICS**  
2025.09.23

Scale: JL EM  
Author: JL  
Checked By: EM

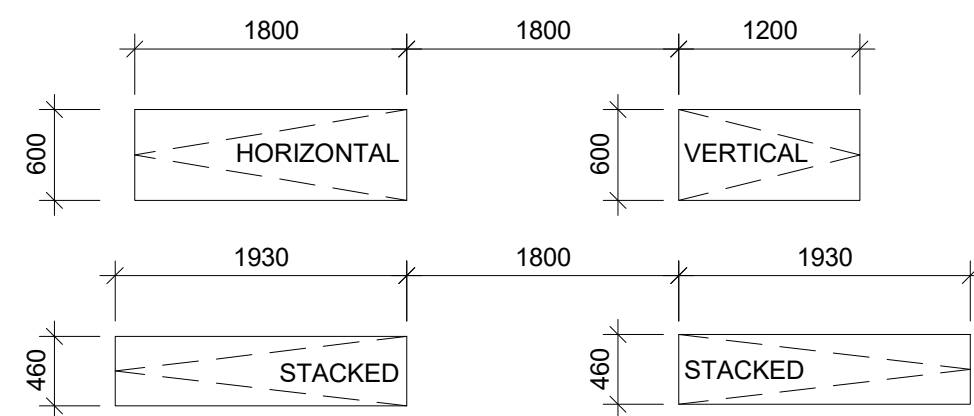
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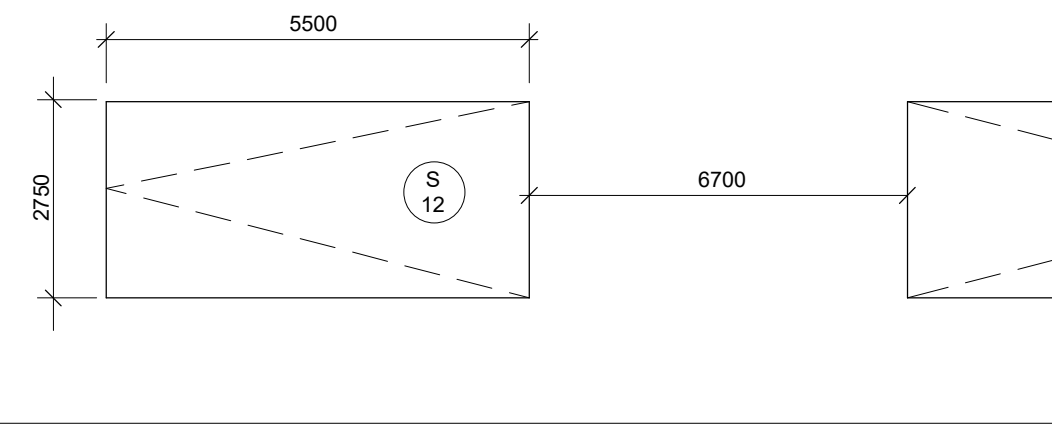
**TYPICAL BICYCLE PARKING SPACE:**

WALKWAY: MINIMUM 1800mm  
 VERTICAL PARKING SPACE: 1200mm (L) x 600mm (W)  
 HORIZONTAL PARKING SPACE: 1800mm (L) x 600mm (W)  
 STACKED PARKING SPACE: 1930mm (L) x 460mm (W)

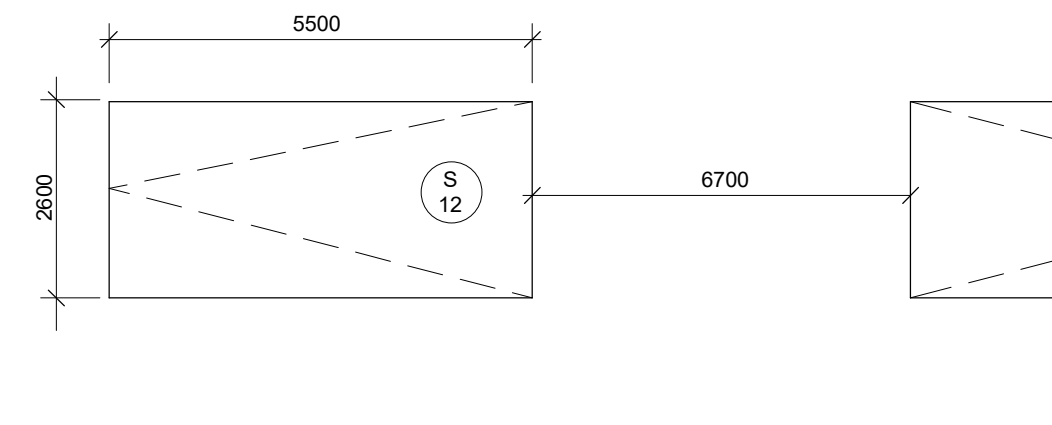


**TYPICAL PARKING SPACE:**  
 (AS PER TOWN OF HALTON HILLS ZONING BY-LAW 2010-0050)

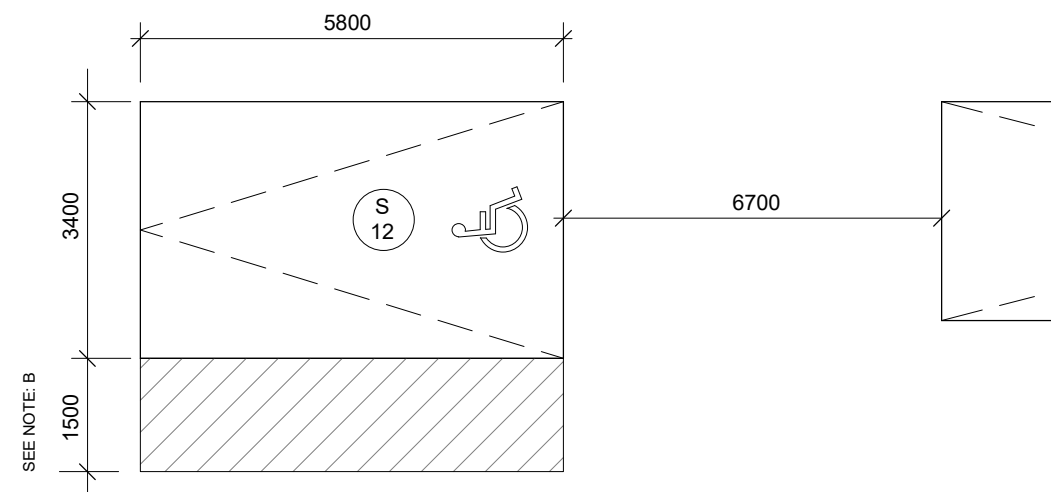
Drive Aisle @ 6.7m MIN. for Surface Parking Space NOTE: A



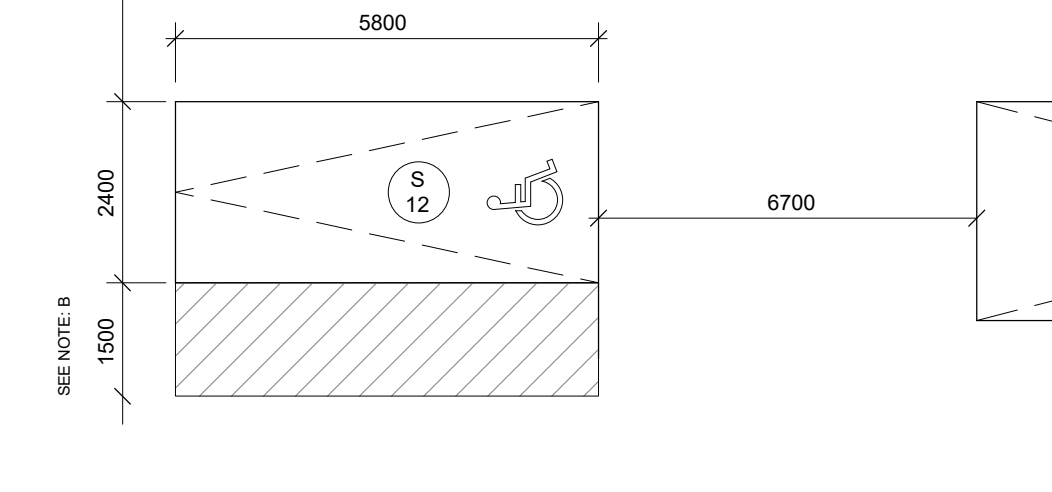
Drive Aisle @ 6.7m MIN. for Underground Parking Space NOTE: A



Accessible Parking Space - TYPE A



Accessible Parking Space - TYPE B



NOTES:  
 A - PARKING SPACE DIMENSIONS AS NOTED IN ZONING BY-LAW FOR SURFACE PARKING AND IN AN ENCLOSED OR UNDERGROUND GARAGE HAVE DIFFERENT SIZE REQUIREMENTS  
 B - PROVIDE A 1500mm WALKWAY ON AT LEAST ONE SIDE OF A HANDICAP PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING HANDICAP SPACE.

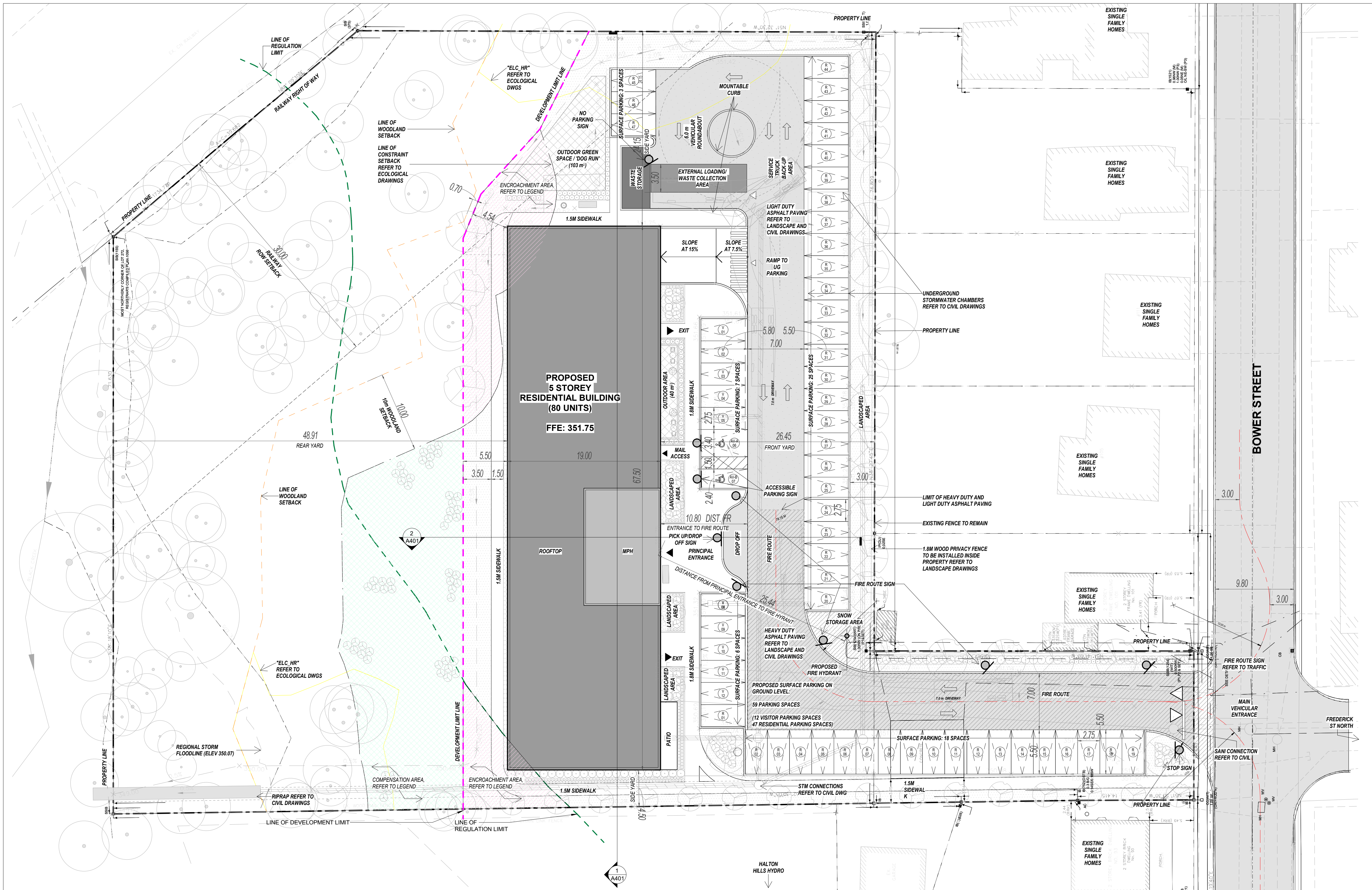
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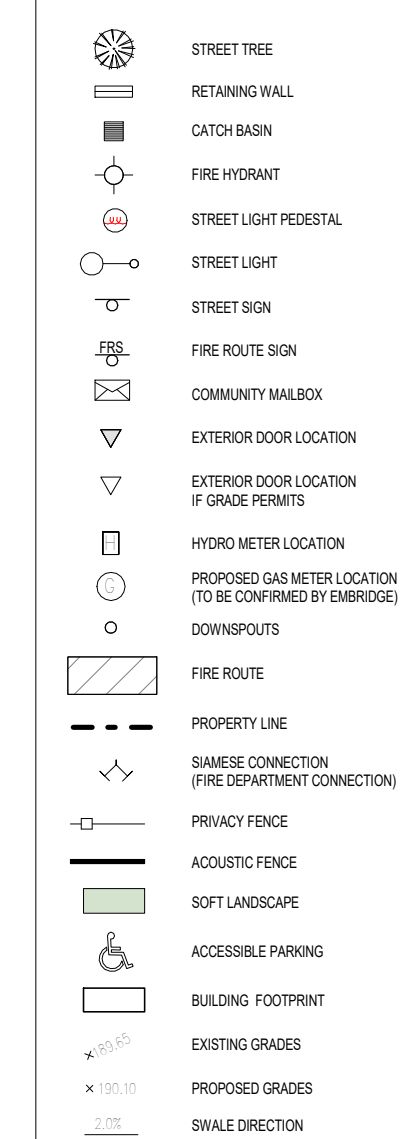
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**PARKING COUNT SCHEDULE**

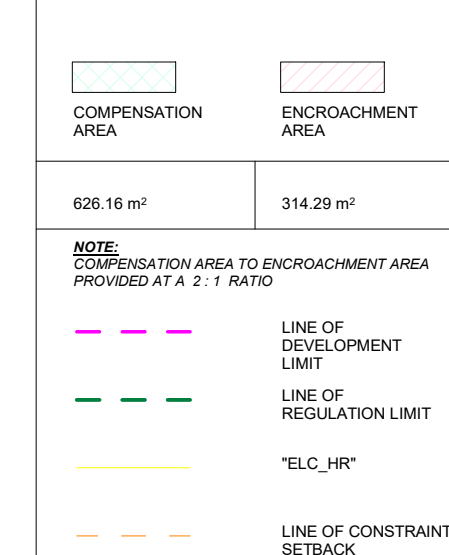
TYPE	COUNT
<b>LEVEL P1</b>	
RESIDENTIAL (BF) TYPE A	1
RESIDENTIAL (BF) TYPE B	1
RESIDENTIAL (GARAGE)	31
<b>LEVEL 1</b>	
RESIDENTIAL (SURFACE)	47
VISITOR (BF) TYPE A	1
VISITOR (BF) TYPE B	1
VISITOR PARKING	10
<b>TOTAL PARKING SPACES</b>	<b>92</b>



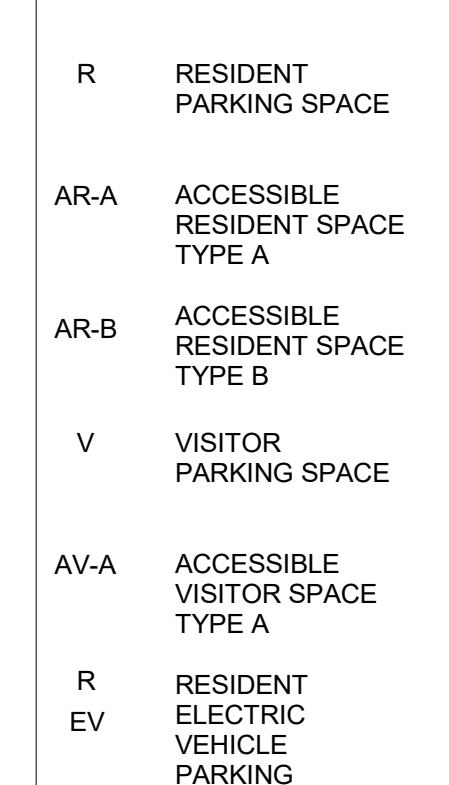
**LEGEND**



**DEVELOPMENT LIMIT AREA LEGEND**



**PARKING TAG LEGEND**

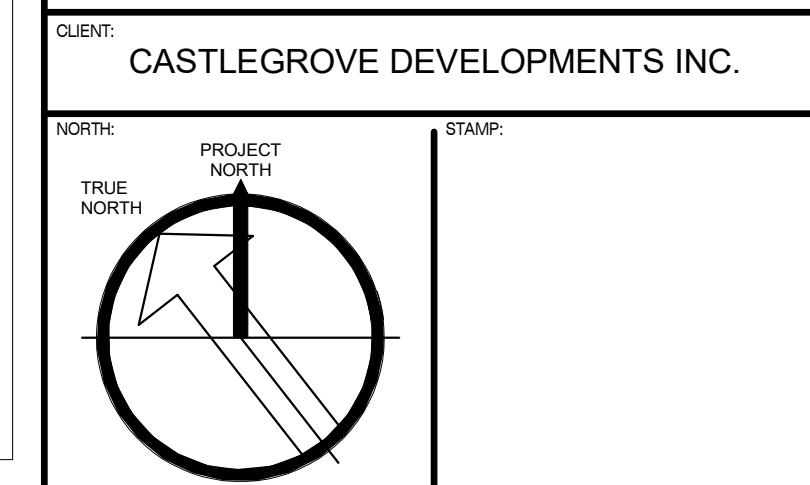


REVISIONS

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SUBMITTALS

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**4 ARCHITECTURE INC.**  
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**CASTLEGROVE DEVELOPMENTS INC.**  
 97 BOWER STREET, ACTON, ONTARIO

**SITE PLAN**  
 2025.09.23  
 As Indicated JL EM

**A103**

**1 SITE PLAN**  
 1 : 250

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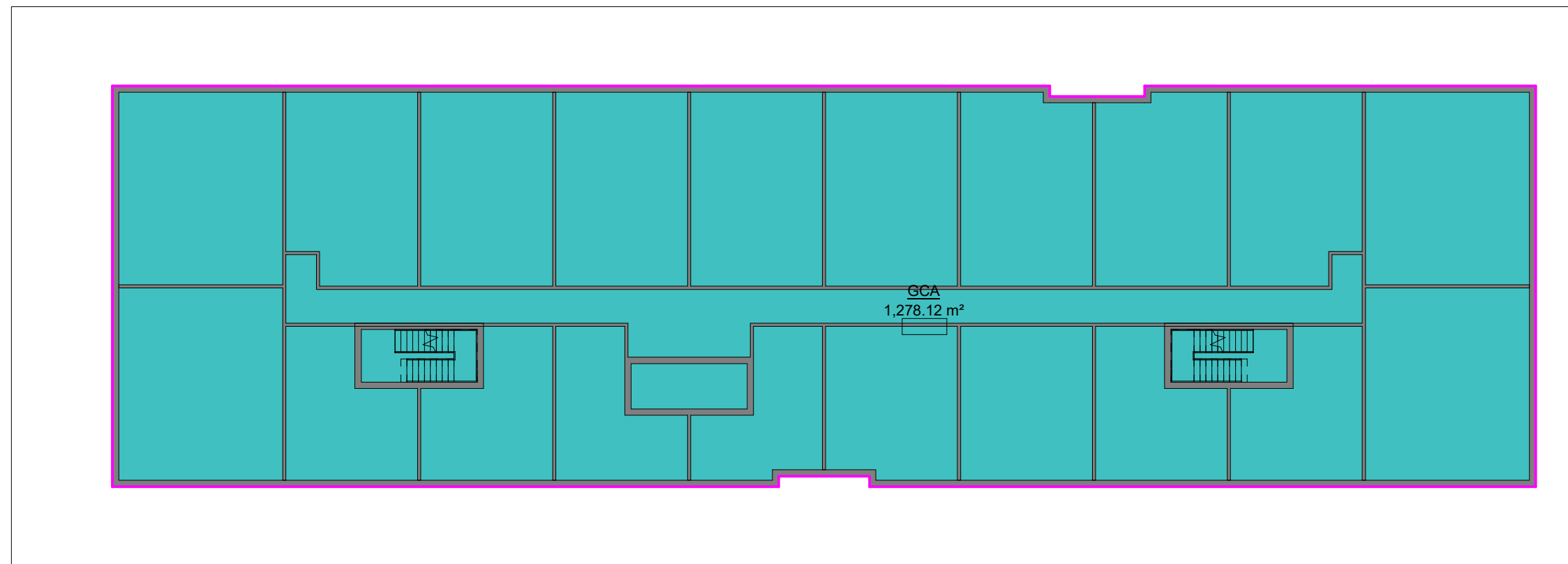


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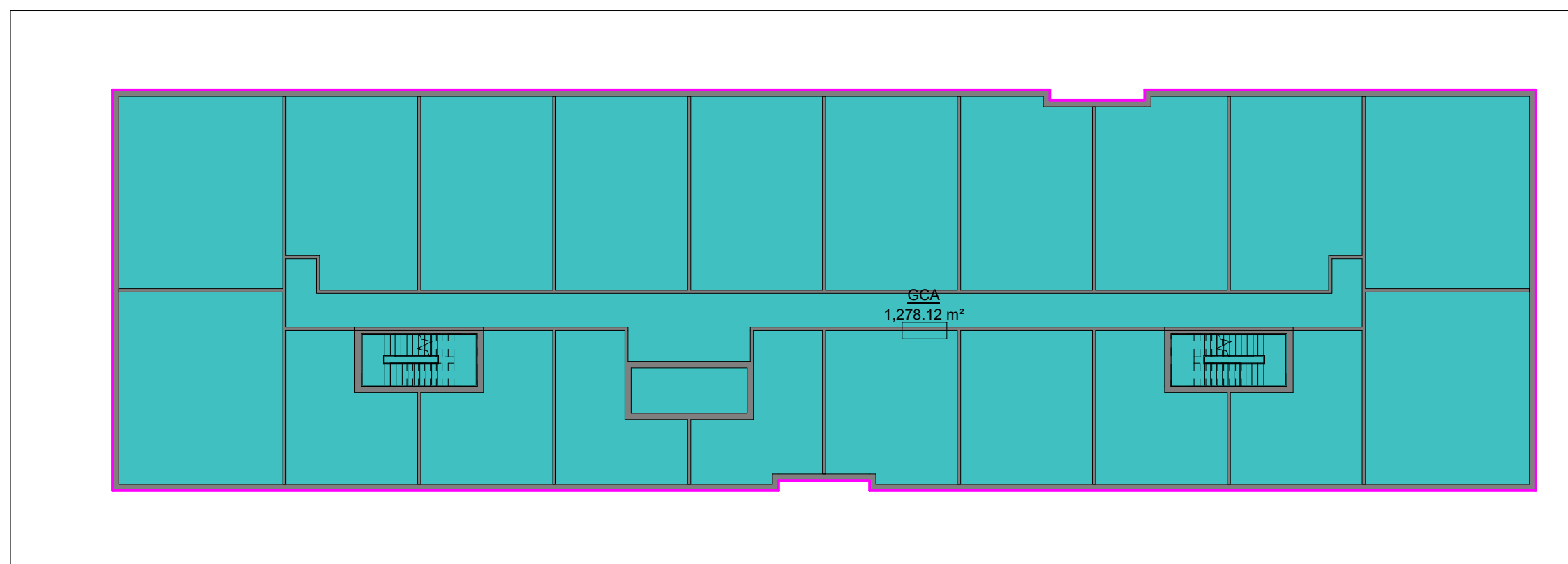
C:\Users\JLeung\Documents\423026\_Bucci\Acton\_RV\2019\_11\leung7\BDE.rvt 2025-09-23 8:42:32 AM

GROSS CONSTRUCTION AREA SCHEDULE	
Level	Area
LEVEL P1	1,282.50 m <sup>2</sup>
LEVEL 1	1,282.50 m <sup>2</sup>
LEVEL 2	1,278.12 m <sup>2</sup>
LEVEL 3	1,278.12 m <sup>2</sup>
LEVEL 4	1,278.12 m <sup>2</sup>
LEVEL 5	1,278.12 m <sup>2</sup>
ROOF	136.35 m <sup>2</sup>
Grand total	7,813.82 m <sup>2</sup>

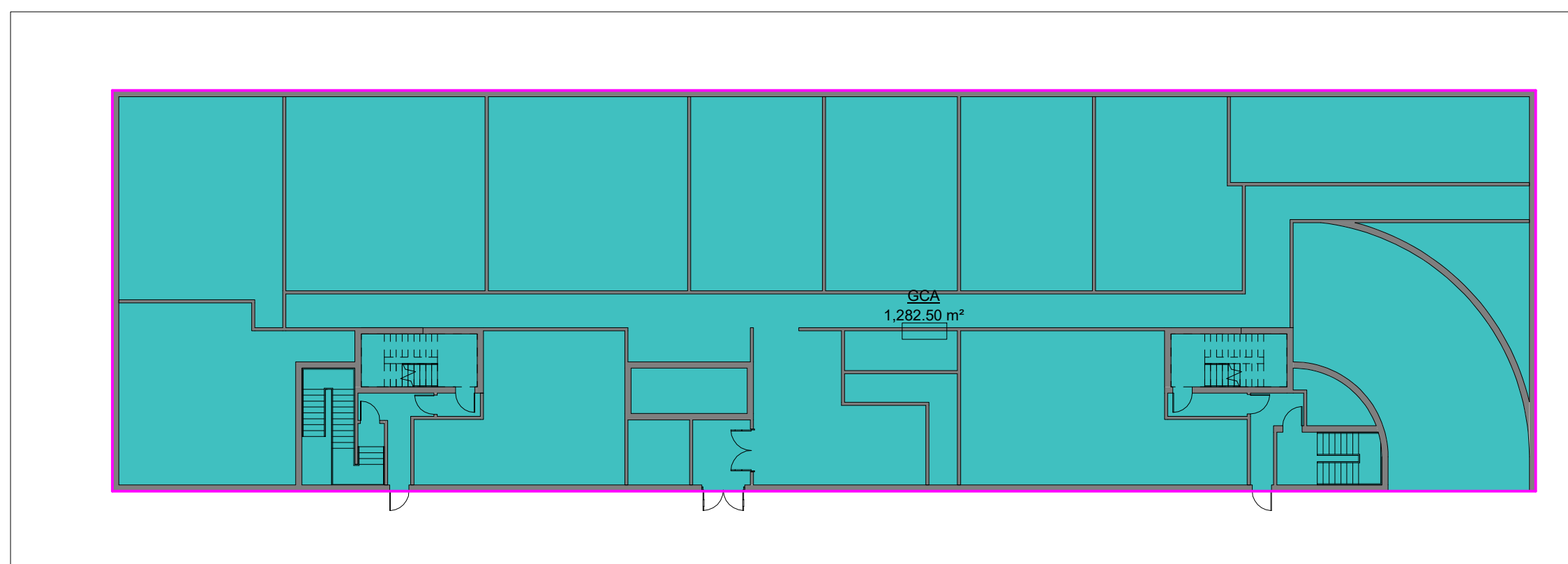
GROSS AREA, OBC	
Level	Area
LEVEL 1	1,282.50 m <sup>2</sup>
LEVEL 2	1,278.12 m <sup>2</sup>
LEVEL 3	1,278.12 m <sup>2</sup>
LEVEL 4	1,278.12 m <sup>2</sup>
LEVEL 5	1,278.12 m <sup>2</sup>
ROOF	136.35 m <sup>2</sup>
Grand total	6,531.32 m <sup>2</sup>



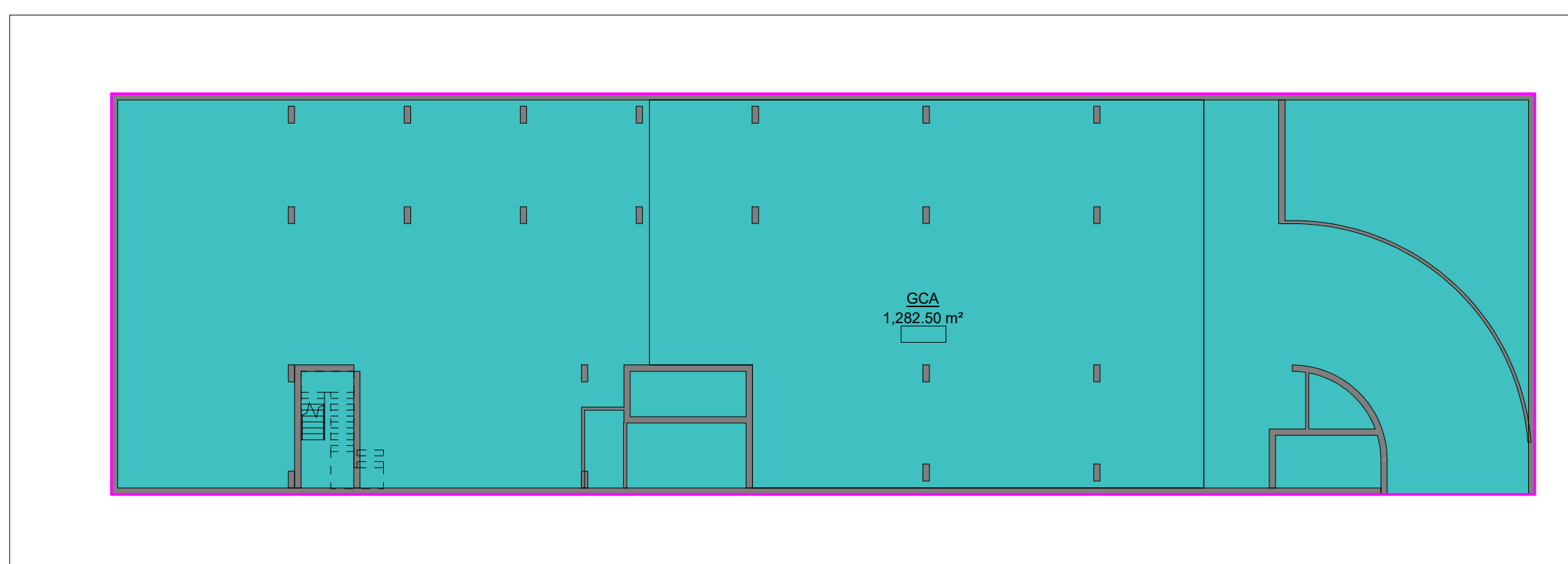
4 LEVEL 3  
1 : 250



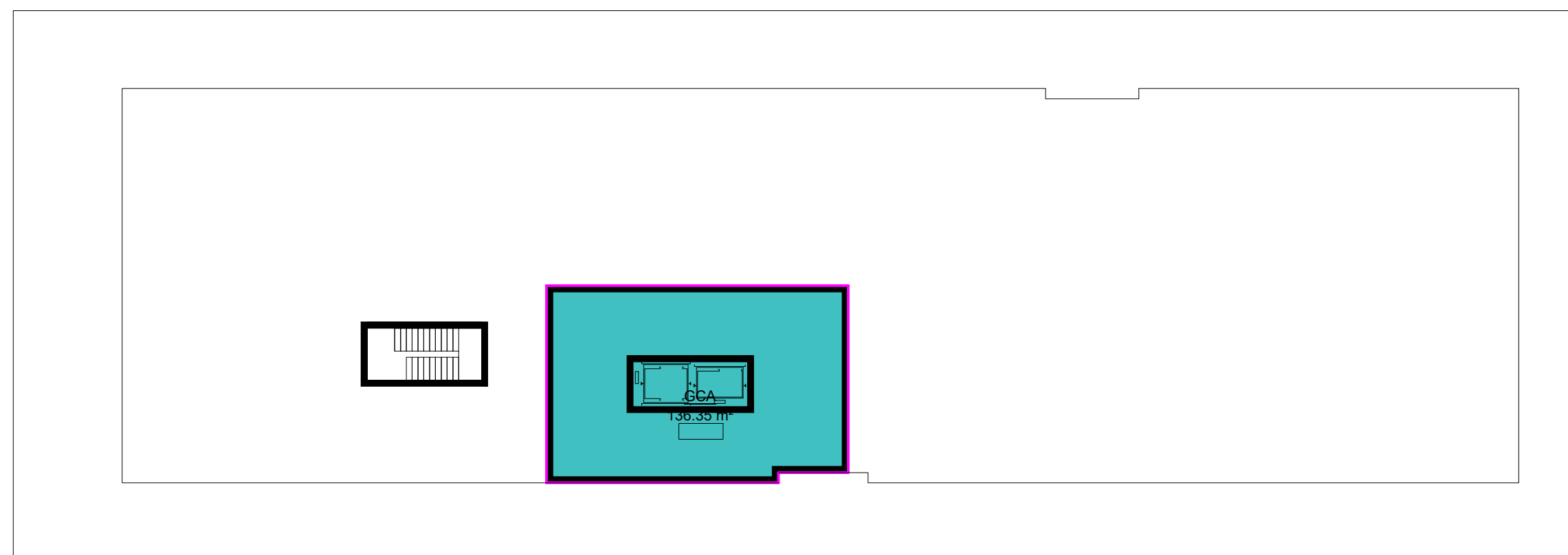
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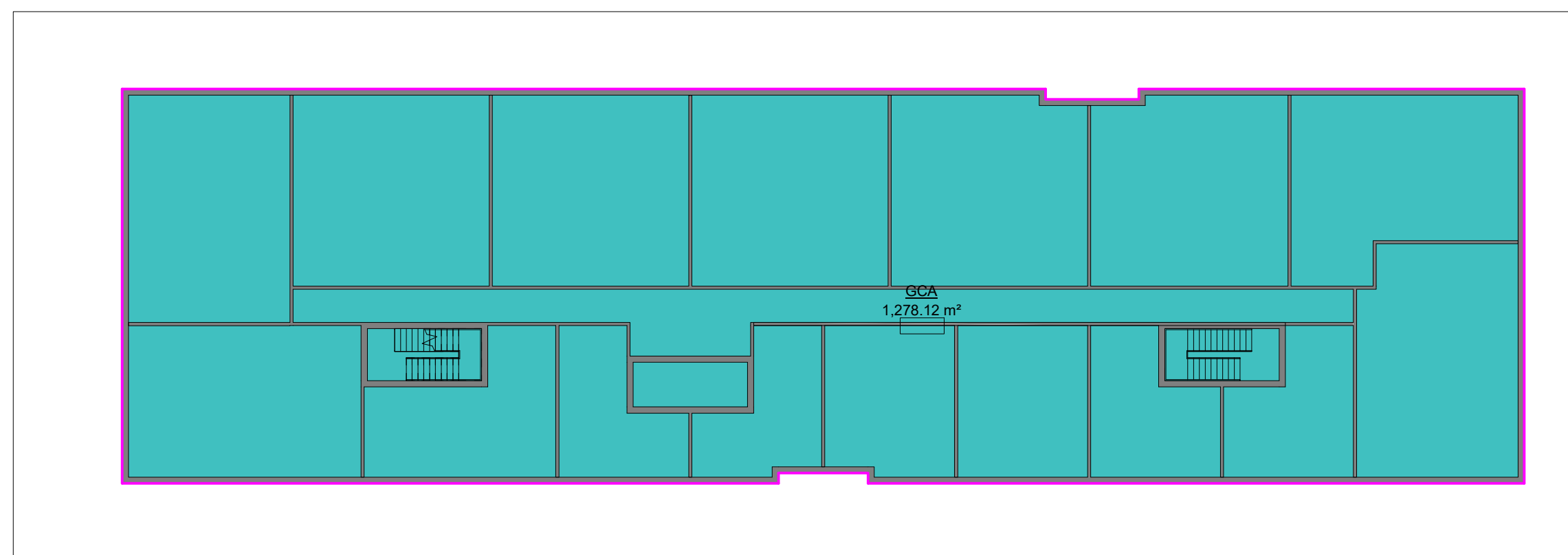
2 LEVEL 1  
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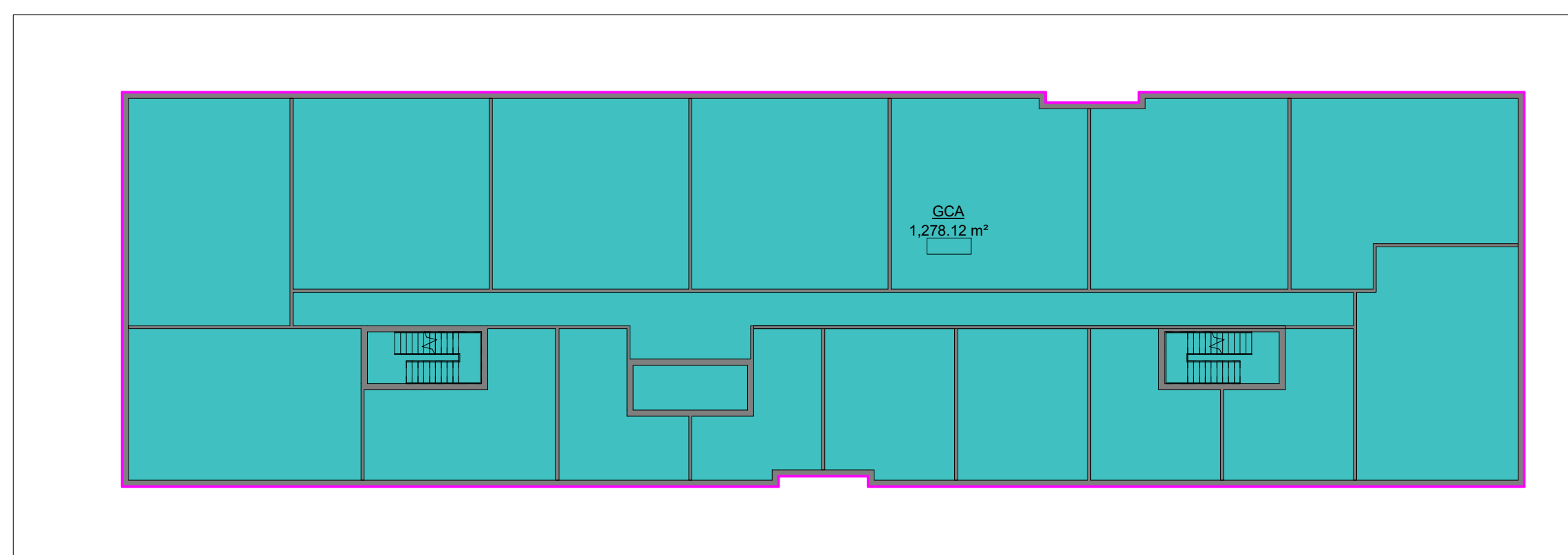
1 LEVEL P1  
1 : 250



7 ROOF  
1 : 250



6 LEVEL 5  
1 : 250

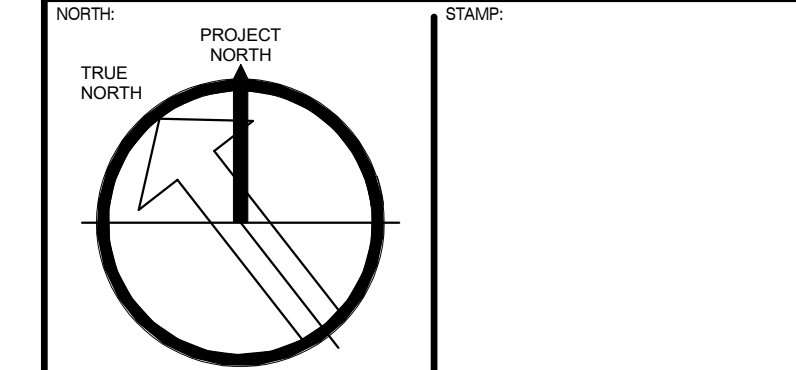


5 LEVEL 4  
1 : 250

REVISIONS		

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1.	ISSUED FOR OPA / ZBA SUBMISSION	2025.09.23 JL
No.	Description	YYYY.MM.DD By

CLIENT: CASTLEGROVE DEVELOPMENTS INC.



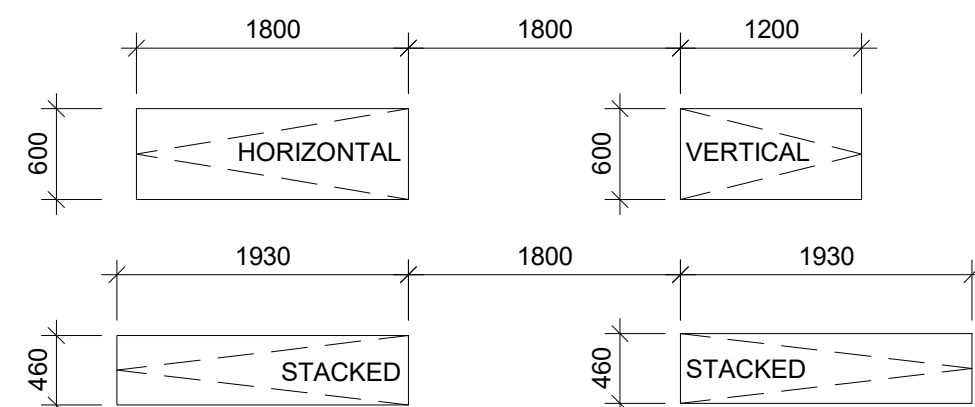
**4 ARCHITECTURE INC.**  
[www.4architecture.ca](http://www.4architecture.ca)  
 8966 Woodbine Avenue, Suite 300, Markham, ON L3R 0J7  
 T: (905) 470 7212 // email: mail@4architecture.ca

**CASTLEGROVE DEVELOPMENTS INC.**  
 97 BOWER STREET, ACTON, ONTARIO

**BUILDING EFFICIENCY**  
 2025.09.23  
 Scale: 1 : 250  
 Drawn By: HM  
 Checked By: JL  
**A105**

**TYPICAL BICYCLE PARKING SPACE:**

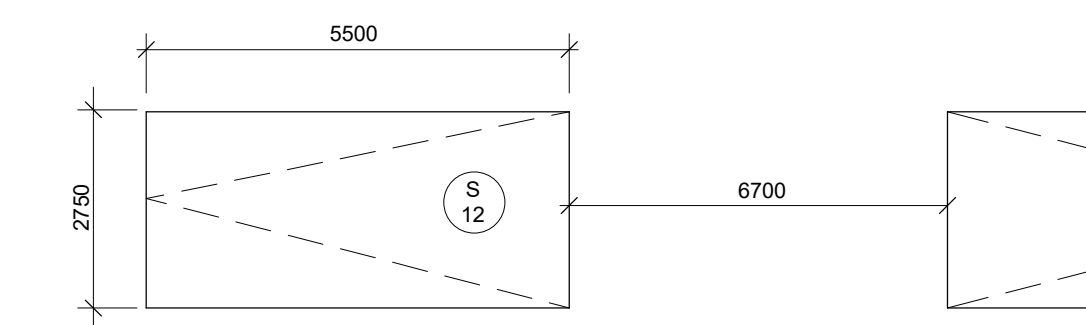
WALKWAY: MINIMUM 1800mm  
 VERTICAL PARKING SPACE: 1200mm (L) x 600mm (W)  
 HORIZONTAL PARKING SPACE: 1800mm (L) x 600mm (W)  
 STACKED PARKING SPACE: 1930mm (L) x 460mm (W)



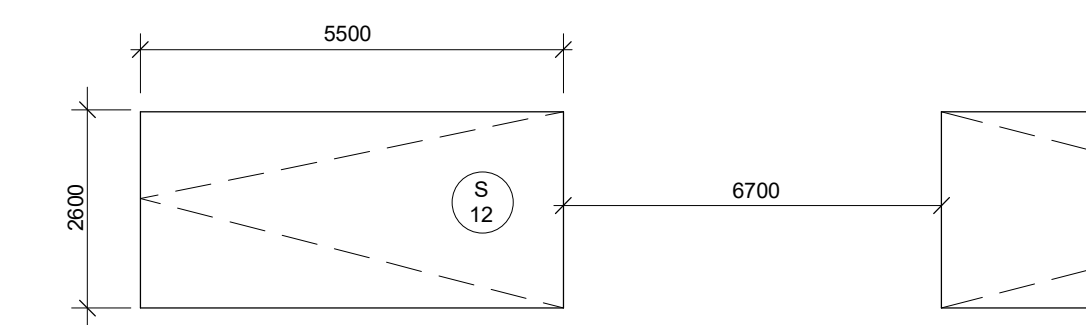
**TYPICAL PARKING SPACE:**

(AS PER TOWN OF HALTON HILLS ZONING BY-LAW 2010-0050)

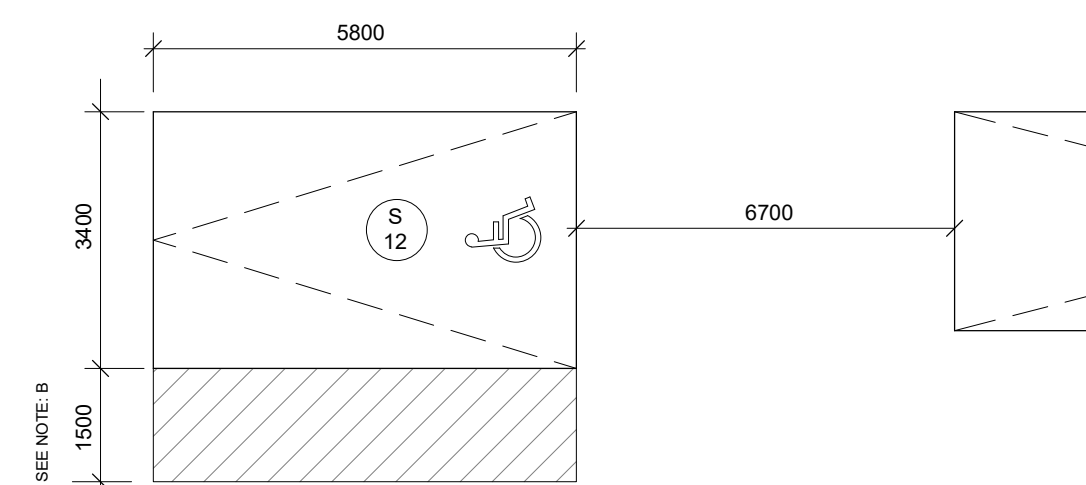
Drive Aisle @ 6.7m MIN. for Surface Parking Space <sup>NOTE A</sup>



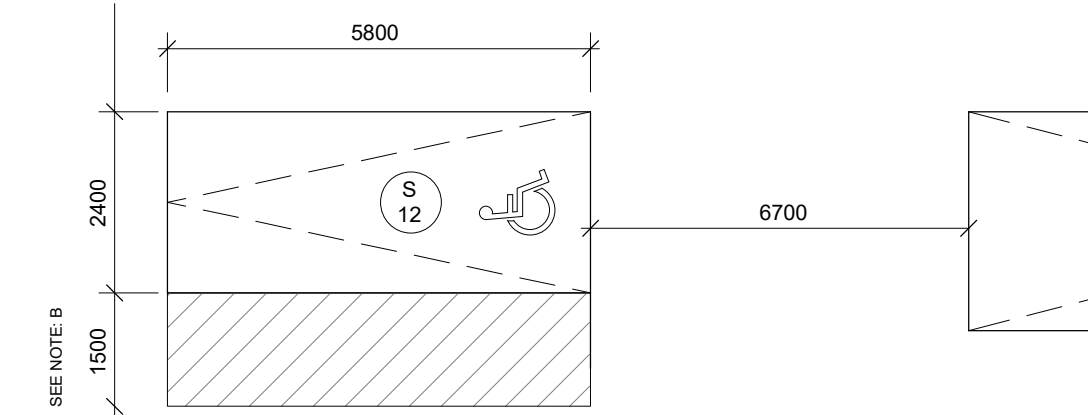
Drive Aisle @ 6.7m MIN. for Underground Parking Space <sup>NOTE A</sup>



Accessible Parking Space - TYPE A



Accessible Parking Space - TYPE B

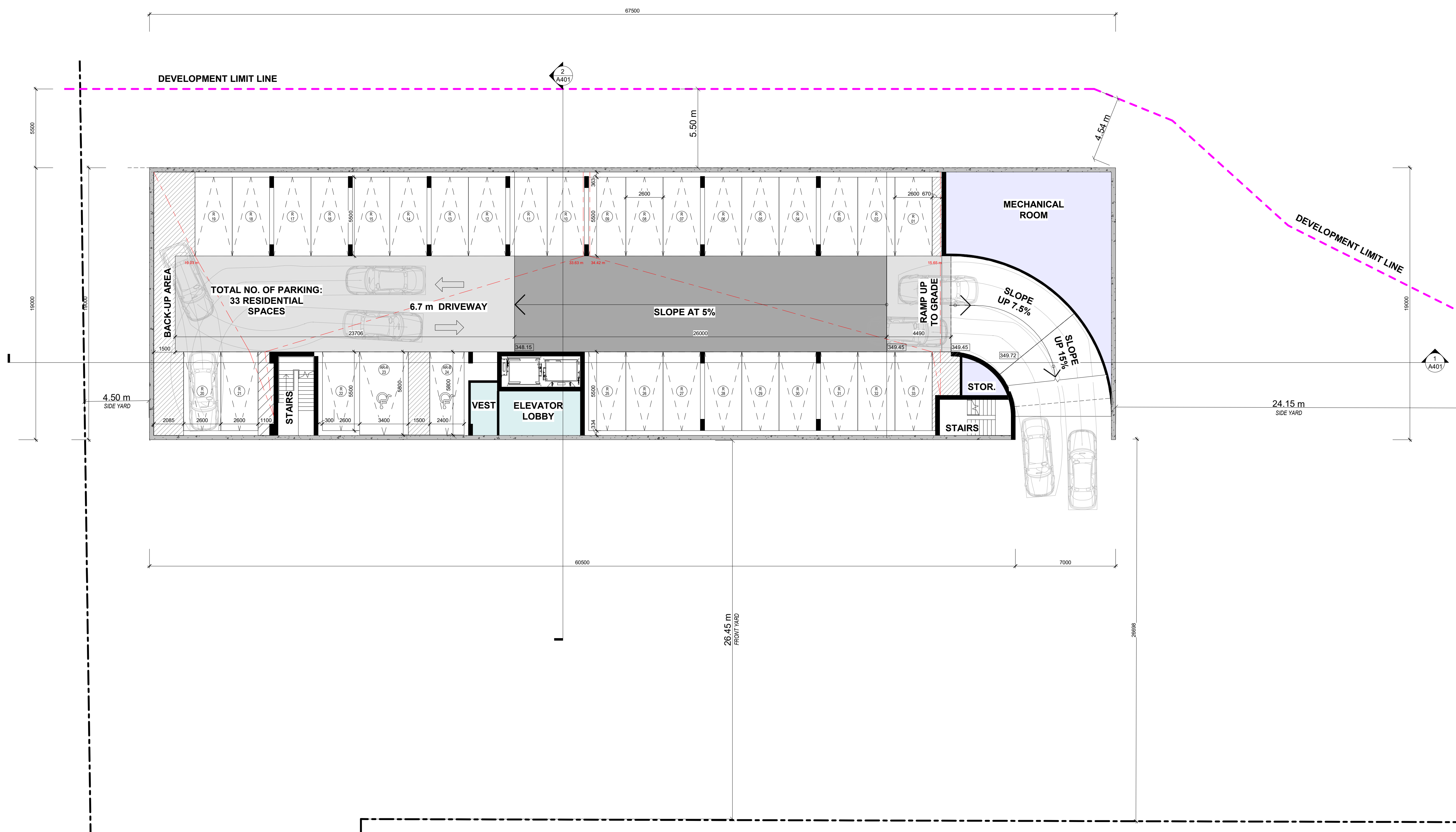


NOTES:  
 A - PARKING SPACE DIMENSIONS AS NOTED IN ZONING BY-LAW FOR SURFACE PARKING AND IN AN ENCLOSED OR UNDERGROUND GARAGE HAVE DIFFERENT SIZE REQUIREMENTS  
 B - PROVIDE A 1500mm WALKWAY ON AT LEAST ONE SIDE OF A HANDICAP PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING HANDICAP SPACE.

PARKING COUNT SCHEDULE	
TYPE	COUNT
<b>LEVEL P1</b>	
RESIDENTIAL (BF) TYPE A	1
RESIDENTIAL (BF) TYPE B	1
RESIDENTIAL (GARAGE)	31
<b>LEVEL 1</b>	
RESIDENTIAL (SURFACE)	47
VISITOR (BF) TYPE A	1
VISITOR (BF) TYPE B	1
VISITOR PARKING	10
<b>TOTAL PARKING SPACES</b>	<b>92</b>

**PARKING TAG LEGEND**

- R RESIDENT PARKING SPACE
- AV-A ACCESSIBLE VISITOR SPACE TYPE A
- R RESIDENT ELECTRIC VEHICLE PARKING
- V VISITOR PARKING SPACE
- AV-A ACCESSIBLE VISITOR SPACE TYPE A
- R RESIDENT ELECTRIC VEHICLE PARKING



APPLICATION NUMBER:

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REVISIONS

No.	Description	Date	By
1.	ISSUED FOR OPA / ZBA SUBMISSION	2025.09.23	JL

SUBMITTALS

No.	Description	Date	By
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STAMP:

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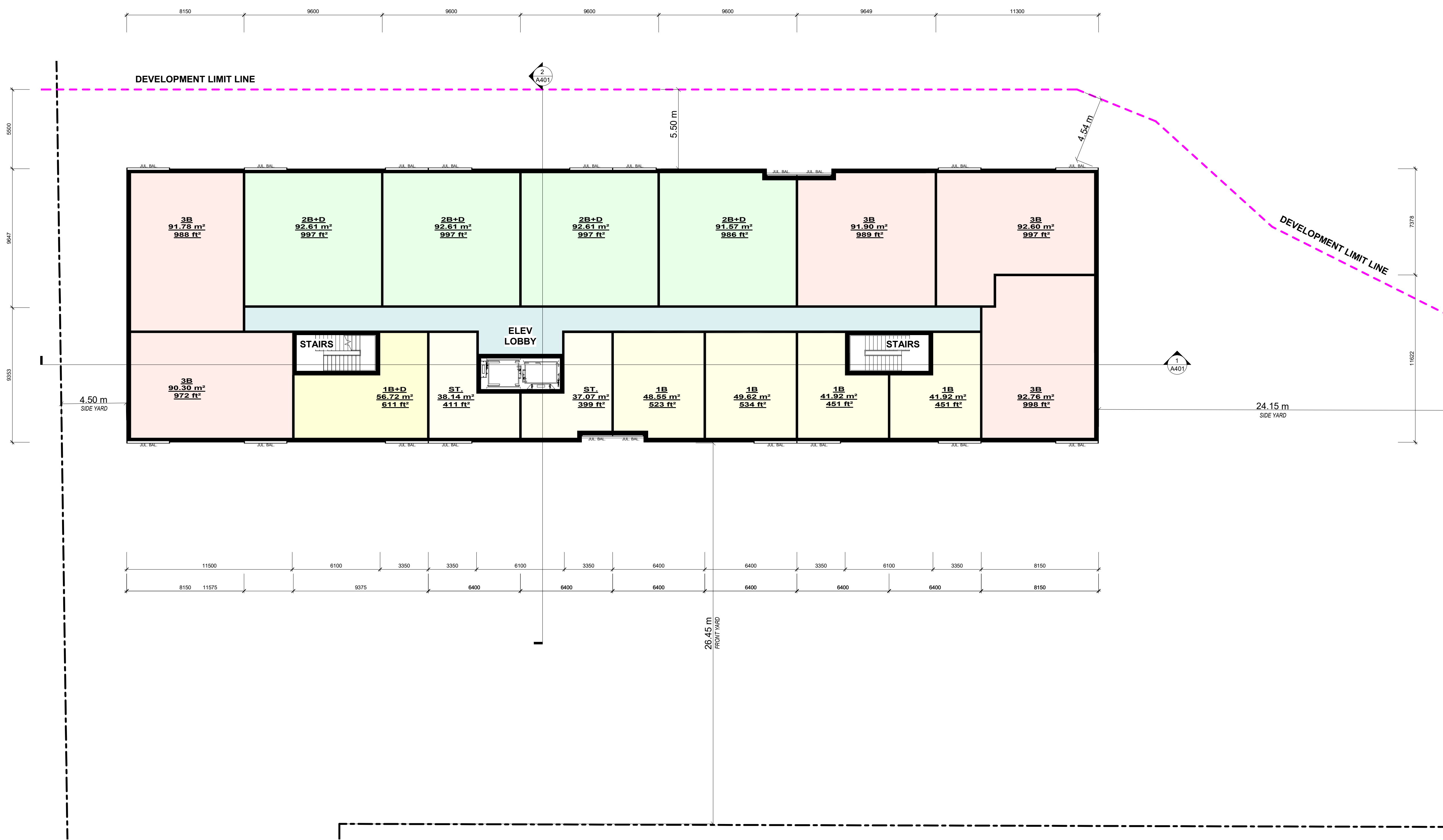
**LEVEL P1 FLOOR PLAN**  
 2025.09.23  
 As Indicated  
 AuthoChecker

**A201**

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1 LEVEL 4-5 FLOOR PLAN  
1 : 150

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1.	ISSUED FOR OPA / ZBA SUBMISSION	2025.09.23	JL

NO.	DESCRIPTION	DATE	BY
1.	ISSUED FOR OPA / ZBA SUBMISSION	2025.09.23	JL

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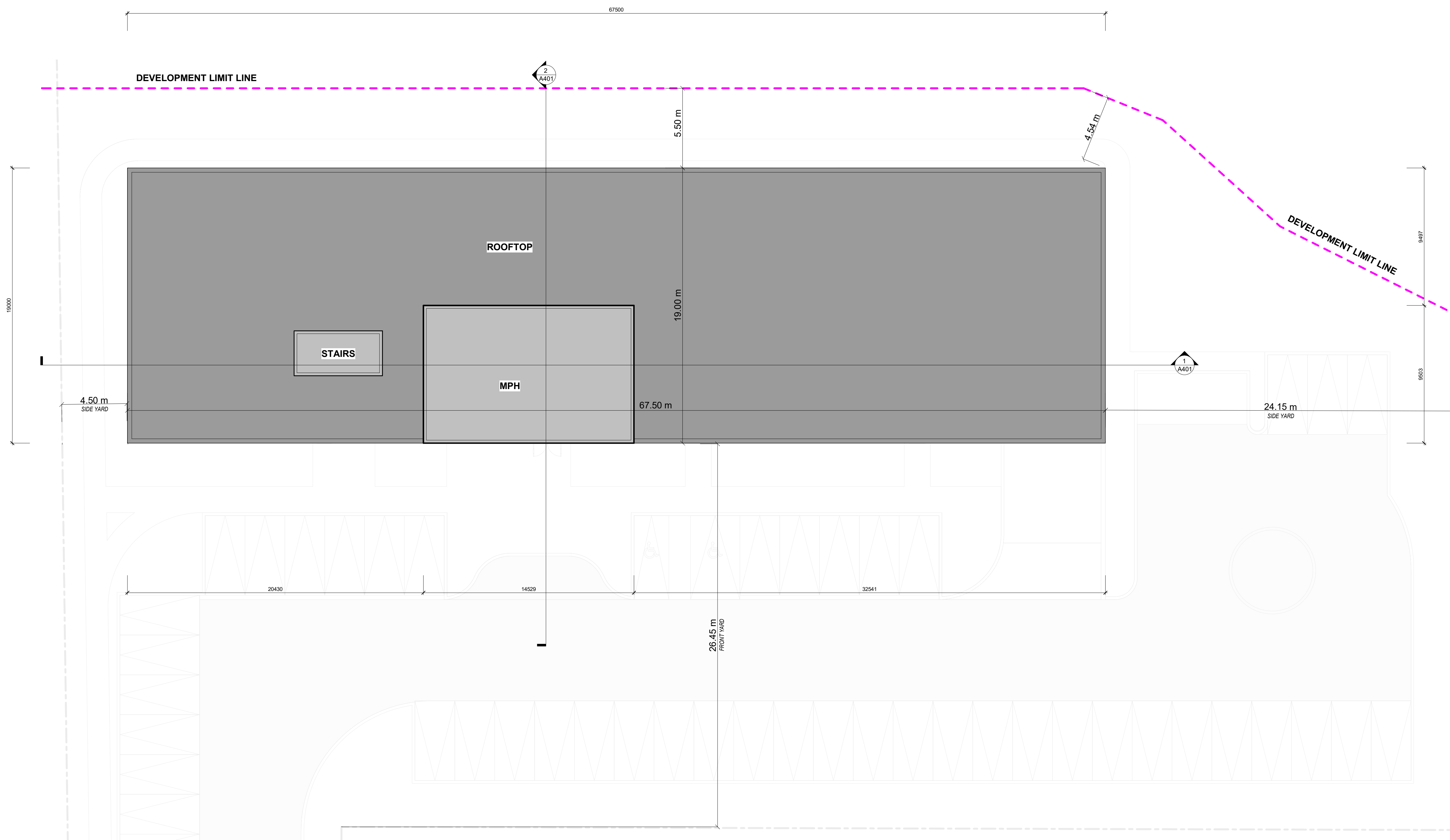
CASTLEGROVE DEVELOPMENTS INC  
97 BOWER STREET, ACTON, ONTARIO

LEVEL 4 TO 5 FLOOR PLAN  
2025.09.23

Scale: 1 : 150  
Drawn By: JL  
Checked By: EM

A204

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1 ROOF  
1 : 150

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SUBMITTALS

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CASTLEGROVE DEVELOPMENTS INC.  
97 BOWER STREET, ACTON, ONTARIO

ROOF PLAN  
2025.09.23  
Scale: 1 : 150  
Drawn By: JL, Checked By: EM  
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